

Annual Report 2008



REALKREDIT
Danmark

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Annual Report 2008 is a translation of the original report in the Danish language (Årsrapport 2008). In case of discrepancies, the Danish version prevails.

5-year financial highlights – Realkredit Danmark Group

NET PROFIT FOR THE YEAR

| (DKr m) | 2008 | 2007 | 2006 | 2005 | 2004 |
|---------------------------------------|-------|-------|-------|-------|-------|
| Administration margin | 2,954 | 2,833 | 2,689 | 2,471 | 2,318 |
| Net interest income | 1,963 | 1,740 | 1,281 | 1,178 | 953 |
| Net fees | -431 | -340 | -233 | 83 | 125 |
| Net trading income | 547 | 237 | 222 | 355 | 436 |
| Other income | 149 | 160 | 324 | 232 | 126 |
| Total income | 5,182 | 4,630 | 4,283 | 4,319 | 3,958 |
| Operating expenses | 1,010 | 1,194 | 1,171 | 1,251 | 1,255 |
| Profit before loan impairment charges | 4,172 | 3,436 | 3,112 | 3,068 | 2,703 |
| Loan impairment charges | 422 | -10 | -105 | -118 | -18 |
| Profit before tax | 3,750 | 3,446 | 3,217 | 3,186 | 2,721 |
| Tax | 940 | 854 | 861 | 769 | 655 |
| Net profit for the year | 2,810 | 2,592 | 2,356 | 2,417 | 2,066 |

BALANCE SHEET (YEAR-END)

| (DKr m) | 2008 | 2007 | 2006 | 2005 | 2004 |
|-----------------------------------|---------|---------|---------|---------|---------|
| Due from credit institutions etc. | 25,069 | 23,178 | 18,554 | 16,943 | 12,886 |
| Mortgage loans | 669,891 | 627,809 | 602,584 | 569,092 | 524,428 |
| Bonds and shares | 13,062 | 40,059 | 39,553 | 35,925 | 35,891 |
| Other assets | 2,900 | 3,157 | 2,586 | 3,893 | 3,404 |
| Total assets | 710,922 | 694,203 | 663,277 | 625,853 | 576,609 |
| Due to credit institutions etc. | 8,111 | 11,918 | 5,267 | 45,390 | 2,068 |
| Issued mortgage bonds | 647,731 | 630,844 | 610,761 | 536,530 | 531,401 |
| Other liabilities | 16,512 | 15,683 | 14,083 | 13,123 | 13,422 |
| Shareholders' equity | 38,568 | 35,758 | 33,166 | 30,810 | 29,718 |
| Total liabilities and equity | 710,922 | 694,203 | 663,277 | 625,853 | 576,609 |

RATIOS AND KEY FIGURES

| | | | | | |
|---|------|------|------|------|------|
| Net profit for the year as % of avg. shareh. equity | 7.6 | 7.5 | 7.4 | 8.0 | 7.2 |
| Cost/income ratio (%) | 19.5 | 25.8 | 27.3 | 29.0 | 31.7 |
| Solvency ratio (%) | 56.6 | 10.5 | 10.2 | 10.1 | 10.1 |
| Core (tier 1) capital ratio (%) | 56.5 | 10.5 | 10.2 | 10.0 | 10.0 |
| Full-time-equivalent staff, end of year | 520 | 519 | 738 | 749 | 771 |

As of 2008, the solvency and core (tier 1) capital ratios are calculated in accordance with the CRD.

Financial review

In 2008, the Realkredit Danmark Group recorded a net profit of Dkr2,810m, against Dkr2,592m the year before. In spite of the growing unrest in the financial markets especially in the second half of 2008, the profit was satisfactory.

Mortgage lending rose Dkr42bn, or 7%, to Dkr670bn at year-end. The increase in the outstanding nominal bond debt amounted to Dkr35bn.

Results

Total income rose Dkr552m, or 12%, in 2008 to Dkr5,182m. The administration margin was up Dkr121m as a result of the larger loan portfolio, whilst net interest income increased Dkr223m, primarily on account of the rise in shareholders' equity.

Net fee expenses were up Dkr91m, or 27%, to Dkr431m in 2008. Lower activity caused a decline in fee income, and fee expenses were up as a result of the larger activity and portfolio-based fees paid for mortgage loans arranged through Danske Bank. This increase was anticipated and should be viewed in the context of generally lower expenses.

Net trading income amounted to Dkr547m, against Dkr237m in 2007. Net trading income consists of value adjustments and the yield on the proprietary investment portfolio after deduction of funding costs – calculated on the basis of short-term money market rates. Net trading income was positively affected by a decline in short-term rates at the end of 2008.

Other income fell Dkr11m to Dkr149m, among other things due to lower franchise income from the real-estate agency chain "home".

Operating expenses declined by Dkr184m, or 15%, to Dkr1,010m. This fall was anticipated because a number of employees transferred to Danske Bank in connection with the organisational change at the end of 2007. The cost/income ratio was 19.5% in 2008, against 25.8% in 2007.

Loan impairment charges amounted to Dkr422m, against an income of Dkr10m in 2007 and are still moderate. The loan impairment charges correspond to 0.063% of total mortgage lending, and credit quality remains good. In the fourth quarter of 2008, loan impairment charges were affected by individual provisions in respect of corporate customers and collective impairment charges. The delinquency rate is very low in a historical perspective, although an increase was recorded during 2008. The 3-month delinquency rate was 0.28% at the end of 2008 against 0.09% at the beginning of the year. Most private-market customers have

loans with 12 payment dates, which typically have lower delinquency rates than loans with two or four payment dates.

The pre-tax profit of Dkr3,750m matched the level forecast at the publication of the report for the first nine months of 2008.

Balance sheet

Mortgage lending at fair value rose Dkr42bn, or 7%, in 2008 to Dkr670bn. The nominal outstanding bond debt rose Dkr35bn to Dkr683bn on the basis of gross lending of Dkr115bn in 2008.

The private market accounted for 60% of the total loan portfolio at end-2008, which was on a par with year-end 2007. Interest-only loans accounted for 48% of the loan portfolio in the private market at December 31 against 44% at year-end 2007.

Issued mortgage bonds rose Dkr17bn in 2008 to Dkr648bn. In nominal value, issued bonds rose Dkr8bn to Dkr660bn. The amounts are exclusive of holdings of own mortgage bonds.

Realkredit Danmark is subject to the specific balance principle and therefore has very limited exposure to market risks. At the end of 2008, Realkredit Danmark's interest rate risk and exchange rate risk amounted to Dkr350m and Dkr1m, respectively. In addition, the fact that Realkredit Danmark finances lending by issuing bonds means that its liquidity risk is limited.

Capital and solvency

Shareholders' equity stood at Dkr38.6bn at the end of 2008, against Dkr35.8bn at the beginning of the year. The increase equals the profit for the year. Realkredit Danmark did not pay any dividend for 2008.

The solvency ratio calculated according to the Capital Requirement Directive (CRD) was 56.6% at year-end 2008, against 64.3% at the beginning of 2008.

Since January 1, 2008, the Realkredit Danmark Group has used the advanced internal ratings-based (IRB) approach for calculating risk-weighted assets for credit risks. This has resulted in a significant reduction of the capital requirement. However, in accordance with the CRD transition rules, the capital requirement for 2008 must as a minimum amount to 90% of the requirement calculated under the previous rules, corresponding to Dkr27.1bn and a solvency ratio of 39.9%.

Outlook for 2009

The Group expects that interest rates in Denmark will be lowered by about 1 percentage point during the course of the first half of 2009.

Total income is expected to be lower in 2009 than in 2008 as a higher administration margin is not expected to offset a decline in net interest income and net trading income.

The level of loan impairment charges is expected to be higher in 2009 than in 2008.

The costs relating to the expected Danish state injection of subordinated loan capital also reduce the expected earnings.

However, the expected profit for 2009 will to a large extent depend on developments in the capital markets and macro-economic trends in Denmark.

Property market

The financial turmoil

In 2008, the capital markets were subject to extreme turbulence, with sharply falling equity prices, substantially wider credit spreads, frozen money markets and slowing economic growth. In the second half of the year, the situation worsened and developed into a profound distrust of the international financial system

The crisis led to bankruptcies and meltdowns in the financial sector worldwide. Several financial institutions in both the US and Europe were merged or taken over, in many cases through government intervention. In the autumn of 2008, a number of countries, including Denmark, established programmes to restore confidence in the financial system.

Two rescue packages were introduced in Denmark during 2008. The first package is a state guarantee scheme, which took effect on October 5, 2008 and will expire on September 30, 2010. This scheme provides an unconditional state-backed guarantee for unsecured creditors of the banks that have joined the scheme. In other words, the scheme supports the funding of the banks' activities. The other package was aimed at pension fund investments in mortgage bonds. This package underpinned pension fund interest in mortgage bond investments and prevented a major sell-out. At the same time, the Danish Ministry of Finance allowed The Social Pension Fund to invest in mortgage bonds.

In 2009, the Danish state introduced a credit package, which allows the mortgage credit institutions to issue so-called junior covered bonds with a state guarantee, and under which banks and mortgage credit institutions are offered Danish state capital injections.

The rescue packages affected capital market activity in the fourth quarter of 2008. The introduction of the packages caused an immediate fall in interest rates and narrowing yield spreads. The markets have subsequently been very volatile, however, due to uncertainty about the longer-term impact of the rescue packages. Moreover, the Danish krone came under pressure, and the Danish central bank was compelled to implement a round of rate hikes to prevent a depreciation of the Danish currency. As the pressure on the Danish krone gradually eased towards the end of the year, interest rates were cut once again. Among other things due to the Danish central bank's interest rate adjustments, large fluctuations were observed in interest rates and yield spreads in the fourth quarter, which also had an impact on the refinancing of FlexLån® in December 2008.

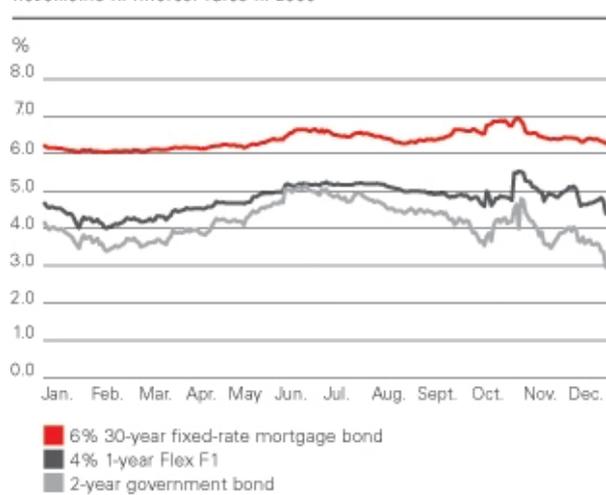
At the beginning of 2008, the Danish economy faced a dramatic downturn due to impaired competitive strength and a shortage of labour. Combined with a surge in inflation, the financial unrest contributed to an economic downturn in Denmark throughout 2008.

Despite the European Central Bank's (ECB) rate cuts from 5.25% in July 2008 to 3.25% in November and 2.5% in December, Danish borrowers were left facing higher interest rates at the end of 2008. As a result, it had become more expensive to obtain home loans and loans for consumption. Housing investments declined and growth in consumer spending subsided. Consumer confidence also fell throughout 2008, which affected household purchasing power and, by extension, consumer spending.

| Effective rate of interest, bonds % | Dec. 31, 2008 | Dec. 31, 2007 |
|-------------------------------------|---------------|---------------|
| FlexLån® F1 | 4.4 | 4.7 |
| 5% 30-year fixed-rate loan | 5.5 | 5.2 |
| 6% 30-year fixed-rate loan | 6.2 | 6.3 |
| FlexGaranti® 5M | 5.6 | 5.4 |
| FlexGaranti® 6M | 7.1 | - |
| RD Cibor6® | 5.2 | 4.9 |

Ahead of the interest resetting in December 2008, a sharp increase in mortgage payments was expected for borrowers with FlexLån® because of relatively weak investor demand for mortgage bonds in the months leading up to the auctions. However, these expectations were put to shame, and the auctions, at which loans worth Dkr122bn were refinanced, met with great investor interest. The cash loan rate

Movements in interest rates in 2008



only rose moderately relative to the level one year earlier, and the cash loan rate for FlexLån[®] with annual interest reset rose by about 0.5 of a percentage point.

Property prices and sales

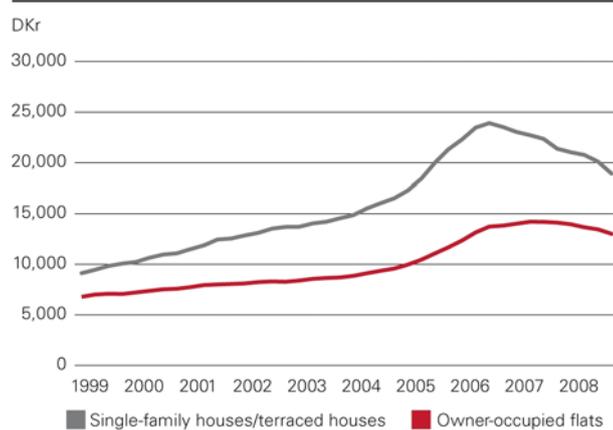
House prices fell during 2008 as a result of higher interest rates and weaker economic growth. The fall in house prices significantly reduced the substantial home equity accumulated during the most recent boom in the housing market. Furthermore, the number of forced sales in Denmark rose sharply from 718 in 2007 to 3,106 in 2008, but remains at a low level.

The housing market slowdown covers large regional differences. The areas that recorded the strongest increase in house prices during the recent housing market boom from 1993 to 2006 are also the areas that saw the largest drop in prices in 2008. The biggest decline in house prices was recorded in the cities of Copenhagen and Aarhus. In other parts of the country, house prices rose in 2008, for example in Region Northern Jutland. Prices of owner-occupied flats declined by much more than the rest of the housing market, and relatively small flats recorded the sharpest price fall.

of existing commercial property is coming down, and scheduled construction projects have been postponed. Furthermore, many companies are expecting a slowdown and are reluctant to expand their office or manufacturing premises.

The residential rental market was influenced by investors who often had to divest their investment properties at a loss owing to the financial crisis. At the same time, agricultural property prices were stagnant in the wake of the strong increases seen since 2004.

Development in square metre prices for single-family and terraced houses and owner-occupied flats



More stringent return requirements caused a decline in prices in the commercial property market. The number of properties sold also fell, as the financial unrest left the market in a vacuum.

Vacancy rates in the commercial property market remain moderate, but the market is expected to see an increase in vacant office properties in the years ahead.

Property developers have come under economic and financial pressure because of the financial turmoil. The price

Lending

Mortgage credit market

There was a decline in gross lending in the Danish mortgage credit market from 2007 to 2008. The decline in gross lending was owing to the lower housing market activity, although this was to some extent offset by an increase in lending in the corporate market.

Total lending

Gross lending by Realkredit Danmark fell 3% to Dkr115bn from Dkr119bn in 2007. Net new lending fell 9% to Dkr51bn from Dkr56bn in 2007.

Mortgage lending measured at fair value rose Dkr42bn to Dkr670bn in 2008, while the nominal outstanding bond debt increased Dkr35bn.

Lending broken down by loan types is illustrated in the table on page 8. Loans which protect the borrower against rising interest rates – fixed-rate loans or FlexGaranti® – represented a falling share of the loan portfolio, while FlexLån® represented a rising share.

In the corporate market, floating-rate loans without protection against rising interest rates remain the loan type that attracts the greatest demand.

Interest-only loans accounted for 35% of the aggregate portfolio of loans at the end of 2008, against 32% at the beginning of the year.

Private market

The private market, which consists of loans for owner-occupied housing and holiday homes, represented 60% of Realkredit Danmark's total loan portfolio. The level of activity in the private market in 2008 remained at the same low level as in 2007.

Gross lending fell 7% to Dkr66bn from Dkr72bn in 2007. The loan portfolio was up 2% to Dkr407bn.

Remortgaging and change of ownership loans and supplementary borrowing represented the bulk of gross lending in the private market with shares of 37% and 30% respectively. In actual amounts loans for change of ownership were lower than in 2007, whereas there was an increase in remortgaging.

Corporate market

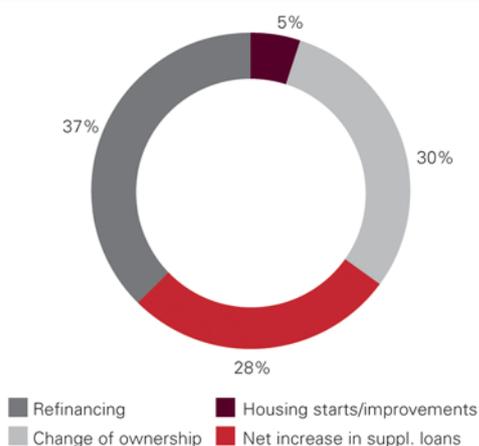
The corporate market consists of urban trade, agriculture and residential rental property. Stagnant demand and difficult credit terms for investors left their mark on activity in the commercial property market in 2008.

Lending activity was strong in the first six months of 2008, and in spite of the financial unrest, which gathered momentum in the third quarter, activity in 2008 reached a higher level than in 2007. However, sales of commercial property in the second half-year suffered under the financial turbulence, as investors remained reluctant, waiting for the markets to settle. Commercial property development starts also declined during the second half of 2008.

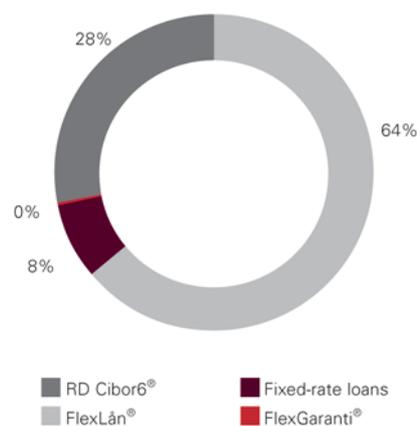
In spite of uncertainty about interest rates in connection with the refinancing of FlexLån® at the turn of the year, most corporate customers opted to hold on to their floating-rate loans. The share of fixed-rate loans fell to 8% of total gross lending in 2008, against 16% the year before.

Gross lending to corporate customers amounted to Dkr49bn in 2008, an increase of 3% on 2007. The loan portfolio rose Dkr27bn. The urban trade segment achieved the relatively largest increase in gross lending. Interest-only loans accounted for 16% of the aggregate portfolio of loans to the corporate market at the end of 2008, against 14% at the beginning of the year.

Private market: Purpose of gross lending in 2008



Corporate market: Gross Lending – loan types in 2008



Urban trade

Gross lending to urban trade was up 26% to DKr26bn in 2008. The loan portfolio increased 23% to DKr98bn.

The financial turmoil and the resulting pressure on liquidity meant that securing long-term financing was the obvious solution for many businesses, including businesses that have not previously used mortgage credit as a source of funding. This trend was characteristic of lending activity in 2008.

Demand for investment property was particularly high during the period 2005 to 2007, but 2008 brought a sharp drop in sales of commercial and investment property. The level of vacant commercial leases remained low, but rent levels have come under pressure because of a rising supply of completed projects.

Agriculture

Gross lending to agriculture was down 6% to DKr11bn in 2008. The loan portfolio increased 11% to DKr50bn. Floating-rate loans in EUR still constitute the bulk of lending to the agricultural sector. The increase in interest rates on RD Cibor6[®] and RD Euribor3[®] loans resulted in a higher interest burden for the agricultural sector.

Realkredit Danmark has opted to focus on large agricultural production farms, which because of structural changes

dedicate the major part of their investments to buying up land, barns and warehouse buildings.

The agricultural sector continued its structural trend towards fewer and larger farms.

Prices of agricultural properties were stagnant following a period of surging prices since 2004, partly owing to the unrest in the financial markets, partly due to higher costs of agricultural production.

Residential rental property

Gross lending to subsidised housing, co-operative housing and private residential rental property was down 22% to DKr12bn in 2008. The loan portfolio was up 3% to DKr128bn.

Lending to subsidised rental property fell 2% in 2008 to DKr66bn in a highly competitive market. Fast repayment of mature loans combined with relatively weak lending activity was the primary reason for the portfolio development.

Private residential rental property and co-operative housing experienced a 9% increase in the loan portfolio to DKr62bn at the end of 2008. Loans for improvements in the existing housing stock accounted for the bulk of lending, as the market was affected by a sharp drop in the number of sales and, by extension, the opportunities for establishing housing co-operatives. In addition, there was very weak demand for financing for new co-operative housing society properties after the record-year in 2007.

| Activities and portfolio | Gross lending | | Net new lending | | Loan portfolio | | | |
|-----------------------------|---------------|---------|-----------------|--------|----------------|-----|---------------|-----|
| | 2008 | 2007 | 2008 | 2007 | Dec. 31, 2008 | % | Dec. 31, 2007 | % |
| DKr m | | | | | | | | |
| Private market | 66,300 | 71,641 | 16,402 | 28,869 | 406,851 | 60 | 398,779 | 62 |
| Urban trade | 26,239 | 20,842 | 20,384 | 10,704 | 97,826 | 14 | 79,828 | 12 |
| Agriculture | 11,001 | 11,710 | 5,870 | 7,402 | 50,230 | 7 | 45,149 | 6 |
| Residential rental property | 11,822 | 15,162 | 7,956 | 8,575 | 128,115 | 19 | 124,478 | 20 |
| Total corporate market | 49,062 | 47,714 | 34,210 | 26,681 | 276,171 | 40 | 249,455 | 38 |
| Total (nominal value) | 115,362 | 119,355 | 50,612 | 55,550 | 683,022 | 100 | 648,234 | 100 |

| Lending broken down by loan type | Share of gross lending | | Share of loan portfolio | |
|--|------------------------|------|-------------------------|---------------|
| | 2008 | 2007 | Dec. 31, 2008 | Dec. 31, 2007 |
| % | | | | |
| FlexLån [®] | 57 | 34 | 43 | 39 |
| Fixed-rate loans | 29 | 44 | 41 | 46 |
| FlexGaranti [®] and Rentedyk [™] | 2 | 7 | 9 | 10 |
| RD Cibor6 [®] | 12 | 15 | 7 | 5 |
| Total | 100 | 100 | 100 | 100 |

Funding

Funding and bond issuance

Realkredit Danmark funds its lending to borrowers by issuing bonds, and in 2008 Realkredit Danmark issued only mortgage-covered bonds. The bonds are listed on NASDAQ OMX Copenhagen.

Issued bonds are carried at their fair value after deduction of own holdings. The following text and charts are based on nominal values before set-off, as these reflect the actual volume of bonds issued and listed on NASDAQ OMX Copenhagen.

Bonds issued in 2008

In 2008, Realkredit Danmark issued bonds for a total of DKr261bn, which was 4% more than in 2007. The increase was primarily attributable to a higher level of activity in the corporate market.

Non-callable bonds issued to fund FlexLån[®] accounted for DKr212bn, of which bonds worth DKr147bn were issued in connection with refinancing in December 2008. Moreover, DKr32bn worth of bonds was issued to fund fixed-rate, callable loans, and bonds worth DKr15bn were issued to fund floating rate loans, primarily FlexGaranti[®].

Of callable fixed-rate bonds issued in 2008, 47% had a coupon of 6%, and 35% had a coupon of 7%. The total amount issued was DKr26bn in 30-year bonds with or without an interest-only option.

Annual refinancing

At the auction of bonds to refinance FlexLån[®] on January 1, 2009, Realkredit Danmark sold non-callable bonds worth DKr122bn as compared with DKr124bn at the auction in December 2007.

Owing to the financial unrest, Realkredit Danmark advised its customers individually on whether or not to lock-in the interest rate for the refinancing ahead of the auction and to consider switching to 1-year interest-reset periods for loans both in DKK and EUR. As a result, DKr25bn was locked in, compared with the previous amount of DKr7bn.

As a result of the large refinancing amount and market jitters, Realkredit Danmark resolved to carry out the auction over the course of ten business days, from Monday, December 1, to Friday, December 12, 2008. The refinancing auctions generated a satisfactory oversubscription rate.

VP Lux

From October 1, 2008, companies were allowed to issue securities denominated in EUR through VP Securities Services' Luxembourg subsidiary, VP Lux.

The ECB has approved mortgage-covered bonds in EUR issued through VP Lux as collateral. This makes the instrument more attractive for investors in Denmark and the rest of Europe.

Realkredit Danmark expects to see growing interest in EUR-denominated bonds, allowing it to offer its customers better prices and interest rates. Consequently, all mortgage-covered bonds to fund FlexLån[®], RD Euribor3[®] and RenteDyk[™] are issued in EUR via VP Lux.

Bonds issued at end-2008

At end-2008, Realkredit Danmark had issued mortgage bonds for a total amount of DKr453bn and mortgage-covered bonds worth DKr391bn, of which DKr147bn was for refinancing.

At the end of 2008, bonds with a coupon of 4% accounted for 55% of bonds in circulation. A total of 66% of bonds issued had a coupon of 4% or less.

At 53% at end-2008 (50% the year before), non-callable bullet bonds issued to fund FlexLån[®] continued to account for the largest part of the bond portfolio.

Not including the brief double funding in relation to FlexLån[®] at year-end, the proportions of non-callable bullet bonds were 53%, fixed-rate callable bonds 30%, floating rate bonds issued to fund FlexGaranti[®], RD Cibor6[®], RD Cibor6Extra[®], RD Euribor3[®] and RenteDyk[™] 12% and index-linked bonds 4%.

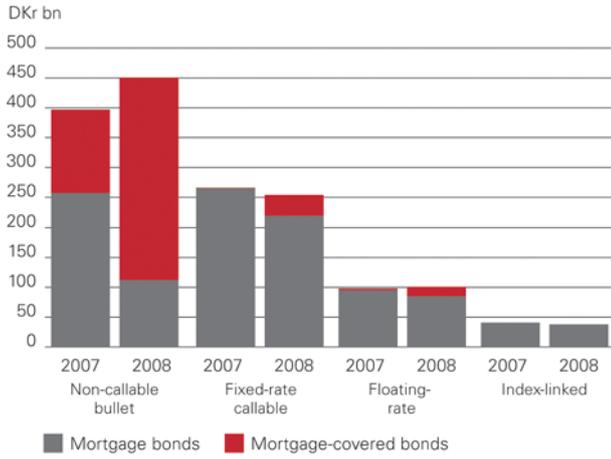
Euro-denominated bonds accounted for 12% of total issues in 2008, and 7% of the bonds in circulation at the end of the year.

Rating

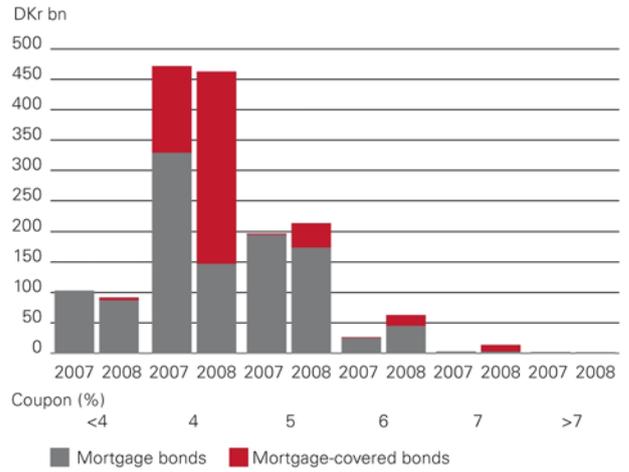
All new bonds issued by Realkredit Danmark carry Aaa and AAA ratings, which are the highest possible ratings awarded by the credit rating agencies Moody's Investors Service and Standard & Poor's.

The ratings of Moody's as well as of Standard & Poor's apply to 97% of all bonds issued by Realkredit Danmark.

Bonds issued as at Dec. 31, broken down by type



Bonds issued as at Dec. 31, broken down by coupon



Capital management

Capital management

The Realkredit Danmark Group's capital management procedures are based on the regulatory capital requirements contained in the Capital Requirements Directive (CRD), and the ambition to maintain a AAA rating for issued bonds. The CRD, which took effect on January 1, 2008, consists of three pillars:

- Pillar I contains a set of rules for the mathematical calculation of capital requirements for credit, market and operational risks.
- Pillar II describes the supervisory review process and requires companies to carry out an internal capital adequacy assessment process.
- Pillar III deals with market discipline and sets forth disclosure requirements for risk and capital management.

The capital requirement is calculated under Pillar I and the additional capital needed under Pillar II represents the total capital required under the CRD.

Pillars I and II

Since January 1, 2008, the Group has applied the advanced internal ratings-based (IRB) approach to calculate risk-weighted assets for credit risk.

With respect to credit risk, the capital requirement is calculated on the basis of parameters from Realkredit Danmark's internal risk models. The calculation is based on the probability of customers defaulting on their payment obligations, expected losses in case of default and the size of the loan facility at default.

Pillar II comprises risk not defined under Pillar I, for example, concentration and residual risk as well as the Group's own assessment of the overall solvency assessment. Other than this, under Pillar II the Danish FSA may impose an extra capital requirement on a credit institution if it considers that the methods used to calculate the Pillar I capital requirement do not adequately capture the risks to which the credit institution is exposed.

During the transition phase until the rules are fully implemented in 2010, a ceiling applies to the reduction of the capital requirement that may be obtained relative to the capital requirement under the previous rules. The capital reduction is capped at 10% in 2008 and 20% in 2009.

Customer classification – PD

The Probability of Default (PD) is calculated for all customers by means of in-house classification models.

Depending on the customer's loan facility and customer type, customers are classified using the Group's rating models or the Group's statistical scoring models. These models typically rely on the customer's financial statements, industry information and an assessment of the company's situation in terms of management and competition. The rating is assessed in the central credits department by a rating specialist and a person responsible for granting loans, before it is fixed. The customer's rating is mapped to a PD.

The Group's statistical scoring models rely on factors such as relevant sector information and payment records. The calculated PD is translated into a rating category.

Portfolio as at Dec. 31, 2008 broken down by customer type and rating category (DKr bn)

| Rating category | Private | Corporate | Total |
|-----------------|---------|-----------|-------|
| 1 | 13 | 0 | 13 |
| 2 | 51 | 6 | 57 |
| 3 | 79 | 62 | 141 |
| 4 | 68 | 46 | 114 |
| 5 | 60 | 61 | 121 |
| 6 | 27 | 72 | 99 |
| 7 | 49 | 14 | 63 |
| 8 | 38 | 14 | 52 |
| 9 | 1 | 4 | 5 |
| 10 | 1 | 1 | 2 |
| 11 | 1 | 2 | 3 |
| Total | 388 | 282 | 670 |

Backtests to assess the models' ability to classify the customers correctly are performed regularly in order to identify any need to adjust the models.

For all customers, Realkredit Danmark calculates a current probability of default, the so-called point-in-time (PIT) PD and a long-term average referred to as through-the-cycle (TTC) PD. The PIT-PD, which expresses the expected default frequency for the next year, is used in the Group's internal credit risk model and in the price models. The TTC-PD, which expresses the average one-year default frequency over an economic cycle, is used to calculate risk-weighted assets and capital requirements.

| Probability of Default (PD) % | | |
|-------------------------------|--------|---------|
| Rating category | Low PD | High PD |
| 1 | 0.00 | 0.01 |
| 2 | 0.01 | 0.03 |
| 3 | 0.03 | 0.06 |
| 4 | 0.06 | 0.14 |
| 5 | 0.14 | 0.31 |
| 6 | 0.31 | 0.63 |
| 7 | 0.63 | 1.90 |
| 8 | 1.90 | 7.98 |
| 9 | 7.98 | 25.70 |
| 10 | 25.70 | 99.99 |
| 11 | 100.00 | 100.00 |

Loss given default – LGD

For several years, Realkredit Danmark has applied a sophisticated model to calculate the expected loss if a customer is in default – Loss Given Default (LGD). Building on more than 15 years of historical losses, the model calculates LGD based on the market value of the properties on which the loans are secured and on a number of haircuts used, for example, to cover fixed and the variable costs that will be associated with forced sale of the properties.

The market value of properties in the private market is calculated using Realkredit Danmark's property valuation model.

Two LGD values are calculated for all loans; a PIT-LGD and a downturn LGD. The PIT-LGD is used in the Group's internal credit risk models. The downturn LGD, which is based on experience from 1990-1992, is used to calculate risk-weighted assets and the capital requirement.

Backtests are performed regularly to ensure that the estimates calculated using the LGD model tally with realised LGD values. Being secured against the mortgaged properties, a mortgage loan typically has a low LGD.

79% of Realkredit Danmark's lending is for the residential property segment – with 60% for owner-occupied dwellings and 19% for residential rental property.

Furthermore, Realkredit Danmark's losses on customers in default are reduced by the fact that most of the loans for owner-occupied dwellings are covered partly by a loss guarantee provided by Danske Bank. Loss guarantees covering the top of the guaranteed loans, amounted to Dkr43bn at the end of 2008.

The key factors in terms of LGD are the size of the loan and the ranking of the mortgage. Combined, these result in the Loan to Value (LTV).

Mortgage-covered bonds and supplementary collateral

Since the summer of 2007, Realkredit Danmark has been offering mortgage-covered bonds, which are particularly attractive for financial investors, as they carry only a 10% weighting in the calculation of the capital requirement. For bonds to be classified as mortgage-covered bonds, the value of the mortgaged properties must be monitored throughout the life of the loans, and supplementary collateral must be provided by the bond issuer if the LTV ratio of the loan exceeds 80% for residential property and 60% for commercial property.

At end-2008, Realkredit Danmark calculated its requirement for supplementary collateral at Dkr4bn. The requirement derives partly from loans to corporate customers, to which loans can be granted for up to 70% of the value of the property against the borrower providing supplementary collateral, partly from the current need for supplementary collateral as LTV limits are exceeded because of falling property prices.

Credit package 2009

On February 3, 2009, the Danish parliament passed a bill which allows Danish credit institutions that meet the regulatory solvency requirement to apply for state loans in the form of hybrid core capital.

The Board of Directors will propose to the general meeting that the Board of Directors be authorised to apply for and let Realkredit Danmark receive subordinated loan capital from the Danish state. Realkredit Danmark expects to receive hybrid core capital of about Dkr2bn.

Organisation and management

Management

Realkredit Danmark A/S is a wholly-owned subsidiary of Danske Bank A/S. The Board of Directors consists of four directors who represent the bank and two directors elected by the employees. At the company's Annual General Meeting on March 3, 2008, the composition of the Board of Directors changed, as Jakob Brogaard, Chairman, was replaced by Henrik Normann. Immediately after the general meeting, the Board of Directors elected Sven Lystbæk Chairman and Henrik Normann Vice Chairman of the Board of Directors.

Sven Holm, Chairman of the Executive Board and Chief Executive Officer, will retire at the end of May 2009. Carsten Nøddebo, member of the Executive Board, will be appointed Chief Executive Officer at June 1, 2009.

Human resources

The annual employee satisfaction survey showed an increase in satisfaction and once again recorded a very satisfactory level.

Human resource initiatives and projects are regularly implemented to maintain a positive trend in employee satisfaction and to retain employees.

At the end of 2008, the number of full-time equivalent staff at the Realkredit Danmark Group was 520, compared with 519 at the beginning of the year.

Distribution channels

Realkredit Danmark's distribution channels are:

- Corporate centres and the Mortgage Line
- Danske Bank branches
- The Internet
- The real-estate agency chain "home"

Realkredit Danmark's distribution in the corporate area is handled by ten corporate centres across Denmark. Most of these centres are located in premises shared with Danske Bank finance centres, giving corporate customers the best possible opportunity to get fast, competent and co-ordinated advice on all types of financial products in the market. The largest corporate customers are served through the Large Corporates unit in Lyngby.

Realkredit Danmark's private customers can receive finance advisory services from Realkredit Danmark home finance advisers at 43 centrally located Danske Bank

branches across Denmark. In addition, the nation-wide branch network of Danske Bank, comprising a total of 376 branches and finance centres, strengthens Realkredit Danmark's distribution power and local presence, and the broad range of products and services gives the Group a very strong basis for sales of mortgage products.

The Mortgage Line's telephone services encompass all advisory aspects for private customers and the full processing of loan applications.

The website www.rd.dk offers a broad range of services that allow both existing and potential customers to make a large number of calculations. Furthermore, Realkredit Danmark provides indicative property values using an electronic home value calculator. Electronic registration of mortgages – expected to be implemented in September 2009 – will substantially increase the potential for self-service options.

"home" is wholly-owned by Realkredit Danmark and is the Danish real-estate agency chain of the Danske Bank Group. The real-estate agency activities are organised as franchise business and comprise 181 estate agents across the country. Loans distributed through "home" are mainly used to finance changes of ownership. Sale of owner-occupied dwellings is the largest business area of the real-estate agency, but "home" and Realkredit Danmark also collaborate on the corporate market. "home" has a total of 12 corporate centres and 5 back office functions. The back office functions handle after-sale services to optimise the process of a change of ownership.

Administration

Mortgage finance-related back-office functions for loans arranged by Realkredit Danmark's corporate centres are performed by Property Valuation & Support, while all back-office functions for mortgage loans arranged through the Mortgage Line and Danske Bank are handled by Home Service at Danske Bank.

Many of the valuations of owner-occupied dwellings are made using Realkredit Danmark's property valuation model. Other owner-occupied dwellings are valued on the basis of physical inspections performed by Realkredit Danmark's valuation consultants, who are physically located at the ten corporate centres.

Local strategy

In 2008, Realkredit Danmark continued its local strategy of playing an active role in the local community. These activities are part of the Smart Square Metres initiative, which supports and recognises local and close activities of importance to the development and innovation of physical surroundings. From its Smart Square Metres pool, in 2008 Realkredit Danmark also awarded grants to educational institutions that give special priority to "physical and functional settings that inspire learning, co-operation and innovative ideas". Moreover, the Smart Square Metres award has been granted to 19 companies that have focused on reducing their CO₂ emissions.

Income statement

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|---|--------------------------|--------|------------------------|--------|
| | | 2008 | 2007 | 2008 | 2007 |
| 4 | Interest income | 33,879 | 30,115 | 33,868 | 30,104 |
| 5 | Interest expense | 29,036 | 25,565 | 29,036 | 25,565 |
| | Net interest income | 4,843 | 4,550 | 4,832 | 4,539 |
| | Dividends from shares | 12 | 15 | 12 | 15 |
| | Fee and commission income | 454 | 459 | 454 | 459 |
| | Fee and commission expense | 885 | 799 | 885 | 799 |
| 3 | Net fee and commission income | 4,424 | 4,225 | 4,413 | 4,214 |
| 3, 6 | Value adjustments | 607 | 235 | 607 | 235 |
| | Other operating income | 149 | 160 | 11 | -1 |
| 7-9 | Staff costs and administrative expenses | 1,003 | 1,184 | 820 | 1,089 |
| | Impairment, depreciation and amortisation charges | 7 | 10 | 4 | 7 |
| | Loan impairment charges | 422 | -10 | 417 | -10 |
| | Income from associated and group undertakings | 2 | 10 | 15 | 47 |
| | Profit before tax | 3,750 | 3,446 | 3,805 | 3,409 |
| 10 | Tax | 940 | 854 | 952 | 837 |
| | Net profit for the year | 2,810 | 2,592 | 2,853 | 2,572 |
| | Proposal for allocation of profits | | | | |
| | Reserve according to the equity method | | | 16 | 33 |
| | Reserves in series | | | 667 | 148 |
| | Other reserves | | | 2,170 | 2,391 |
| | Total allocation | | | 2,853 | 2,572 |

Balance sheet

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|-----------|--|--------------------------|----------------|------------------------|----------------|
| | | 2008 | 2007 | 2008 | 2007 |
| | ASSETS | | | | |
| | Cash in hand and demand deposits with central banks | 5 | 25 | 5 | 25 |
| 11 | Due from credit institutions and central banks | 25,064 | 23,153 | 24,865 | 22,956 |
| 12 | Bonds at fair value | 12,986 | 39,987 | 12,986 | 39,987 |
| 13-14, 17 | Mortgage loans at fair value | 669,891 | 627,809 | 669,891 | 627,809 |
| 13, 15-17 | Loans and other amounts due at amortised cost | 471 | 333 | 429 | 294 |
| | Shares | 63 | 62 | 62 | 62 |
| 18 | Holdings in associated undertakings | 13 | 10 | 13 | 10 |
| | Holdings in group undertakings | - | - | 298 | 285 |
| | Land and buildings | 95 | 124 | 152 | 185 |
| 19 | Domicile property | 95 | 124 | 152 | 185 |
| 20 | Other tangible assets | 14 | 17 | 11 | 14 |
| | Current tax assets | 31 | - | 28 | - |
| 21 | Deferred tax assets | - | 28 | - | 55 |
| 17, 22-23 | Other assets | 1,410 | 2,643 | 1,254 | 2,423 |
| | Prepayments | 879 | 12 | 877 | 11 |
| | Total assets | 710,922 | 694,203 | 710,871 | 694,116 |
| | LIABILITIES AND EQUITY | | | | |
| | LIABILITIES | | | | |
| 24 | Due to credit institutions and central banks | 8,111 | 11,918 | 8,111 | 11,918 |
| 25 | Issued mortgage bonds at fair value | 647,731 | 630,844 | 647,731 | 630,844 |
| | Current tax liabilities | - | 4 | - | 4 |
| 26, 27 | Other liabilities | 16,489 | 15,671 | 16,235 | 15,389 |
| | Deferred income | - | 8 | - | 8 |
| | Total liabilities | 672,331 | 658,445 | 672,077 | 658,163 |
| | PROVISIONS FOR LIABILITIES | | | | |
| 21 | Deferred tax | 23 | - | 22 | - |
| 27 | Reserves in early series subject to a reimbursement obligation | - | - | 244 | 268 |
| | Total provisions for liabilities | 23 | - | 266 | 268 |
| | Total liabilities | 672,354 | 658,445 | 672,343 | 658,431 |
| | SHAREHOLDERS' EQUITY | | | | |
| | Share capital | 630 | 630 | 630 | 630 |
| | Revaluation reserve | - | - | 45 | 48 |
| | Reserve according to the equity method | - | - | 49 | 33 |
| | Reserves in series | 9,770 | 6,334 | 9,754 | 6,333 |
| | Other reserves | 28,168 | 28,794 | 28,050 | 28,641 |
| | Total shareholders' equity | 38,568 | 35,758 | 38,528 | 35,685 |
| | Total liabilities and equity | 710,922 | 694,203 | 710,871 | 694,116 |

Statement of capital

Realkredit Danmark Group

| (DKr m) | Share capital | Reserves in series | Other reserves | Total |
|---|---------------|--------------------|----------------|--------|
| Shareholders' equity at January 1, 2008 | 630 | 6,334 | 28,794 | 35,758 |
| Net profit for the year | - | 670 | 2,140 | 2,810 |
| Transferred from/to Other reserves | - | 2,766 | -2,766 | - |
| Shareholders' equity at December 31, 2008 | 630 | 9,770 | 28,168 | 38,568 |
| Shareholders' equity at January 1, 2007 | 630 | 1,453 | 31,083 | 33,166 |
| Net profit for the year | - | 149 | 2,443 | 2,592 |
| Transferred from/to Other reserves | - | 4,732 | -4,732 | - |
| Shareholders' equity at December 31, 2007 | 630 | 6,334 | 28,794 | 35,758 |

Realkredit Danmark A/S

| | Share capital | Undistrib. reserves | Other reserves | Total 2008 | Total 2007 |
|--|---------------|---------------------|----------------|------------|------------|
| Shareholders' equity at January 1 | 630 | 6,414 | 28,641 | 35,685 | 33,107 |
| Net profit for the year | - | 667 | 2,170 | 2,837 | 2,539 |
| Revaluation of properties | - | -15 | 5 | -10 | 6 |
| Reserve according to the equity method | - | 16 | - | 16 | 33 |
| Transferred from/to Other reserves | - | 2,766 | -2,766 | - | - |
| Shareholders' equity at December 31 | 630 | 9,848 | 28,050 | 38,528 | 35,685 |

At December 31, 2008, the share capital consisted of 6,300,000 shares of DKr100 each. All shares carry the same rights; there is thus only one class of shares. The company is a wholly-owned subsidiary of Danske Bank A/S, Copenhagen.

Statement of capital

| (DKr m) | Realkredit Danmark Group | | |
|--|--------------------------|-----------------|------------------|
| | Dec. 31, 2008 | Jan. 1, 2008 | Dec. 31, 2007 |
| Solvency | | | |
| Shareholders' equity | 38,568 | 35,758 | 35,758 |
| Expected dividends | - | - | - |
| Revaluation of domicile property | 57 | 61 | 61 |
| Pension obligations at fair value | -114 | -179 | -179 |
| Tax effect | 16 | 45 | 45 |
| Shareholders' equity calculated in accordance with the rules of the Danish FSA | 38,527 | 35,685 | 35,685 |
| Revaluation reserve | -45 | -48 | -48 |
| Deferred tax assets | - | -73 | -73 |
| Difference between expected losses and value adjustments | -62 | -256 | - |
| Core (tier 1) capital | 38,420 | 35,308 | 35,564 |
| Reserves in series subject to a reimbursement obligation | 96 | 106 | 106 |
| Revaluation reserve | 45 | 48 | 48 |
| Difference between expected losses and value adjustments | -62 | -154 | - |
| Capital base | 38,499 | 35,308 | 35,718 |
| Capital requirement | | | |
| Credit risk, IRB approach | 4,298 | 3,470 | |
| Credit risk, standardised approach | 1 | 6 | |
| Counterparty risk | 38 | - | |
| Total credit risk | 4,337 | 3,476 | 26,802 |
| Market risk | 547 | 383 | 384 |
| Operational risk | 556 | 532 | |
| Capital requirements under Pillar I | 5,440 | 4,391 | |
| Pillar II and transitional rules | 21,702 | 20,077 | |
| Total capital requirement | 27,142 | 24,468 | 27,186 |
| Total risk-weighted assets | 67,993 | 54,892 | 339,828 |
| Core (tier 1) capital ratio, % | 56.51 | 64.32 | 10.47 |
| Solvency ratio, % | 56.62 | 64.32 | 10.51 |

As of 2008, the solvency and core (tier 1) capital ratios are calculated in accordance with the CRD. For 2007, solvency and core (tier1) capital ratios are calculated in accordance with the rules of the Danish FSA in force at that time.

In accordance with the CRD transitional rules, the minimum requirement for the solvency ratio at December 31, 2008 is 39.9 % in the Realkredit Danmark Group.

Statement of capital

| Realkredit Danmark A/S | | | |
|--|------------------|-----------------|------------------|
| (DKr m) | Dec. 31, 2008 | Jan. 1, 2008 | Dec. 31, 2007 |
| Solvency | | | |
| Shareholders' equity | 38,528 | 35,685 | 35,685 |
| Expected dividends | - | - | - |
| Revaluation reserve | -45 | -48 | -48 |
| Deferred tax assets | - | -55 | -55 |
| Difference between expected losses and value adjustments | -61 | -255 | - |
| Core (tier 1) capital | 38,422 | 35,327 | 35,582 |
| Reserves in series subject to a reimbursement obligation | 96 | 106 | 106 |
| Revaluation reserve | 45 | 48 | 48 |
| Difference between expected losses and value adjustments | -61 | -154 | - |
| Capital base | 38,502 | 35,327 | 35,736 |
| Capital requirements | | | |
| Credit risk, IRB approach | 4,274 | 3,437 | |
| Credit risk, standardised approach | 25 | 29 | |
| Counterparty risk | 38 | - | |
| Total credit risk | 4,337 | 3,466 | 26,815 |
| Market risk | 547 | 383 | 383 |
| Operational risk | 540 | 516 | |
| Capital requirements under Pillar I | 5,424 | 4,365 | |
| Pillar II and transitional rules | 21,726 | 20,113 | |
| Total capital requirement | 27,150 | 24,478 | 27,198 |
| Total risk-weighted assets | 67,797 | 54,563 | 339,981 |
| Core (tier 1) capital ratio, % | 56.67 | 64.74 | 10.47 |
| Solvency ratio, % | 56.79 | 64.74 | 10.51 |

As of 2008, the solvency and core capital ratios are calculated in accordance with the CRD. For 2007, solvency and core (tier1) capital ratios are calculated in accordance with the rules of the Danish FSA in force at that time.

In accordance with the CRD transitional rules, the minimum requirement for the solvency ratio at December 31, 2008 is 40.0 % in Realkredit Danmark A/S.

Cash flow statement

| | Realkredit Danmark Group | |
|---|--------------------------|---------|
| (DKr m) | 2008 | 2007 |
| Cash flow from operating activities | | |
| Profit before tax | 3,750 | 3,446 |
| Adjustment for non-cash operating items | | |
| Amortisation and depreciation | 7 | 10 |
| Loan impairment charges | 443 | 11 |
| Other non-cash items | 5 | -39 |
| Tax paid | -923 | -836 |
| Total | 3,282 | 2,592 |
| Cash flow from operating capital | | |
| Bonds and shares | 27,281 | -491 |
| Mortgage loans | -34,393 | -39,298 |
| Issued mortgage bonds | 8,539 | 34,251 |
| Due to credit institutions | -3,807 | 6,651 |
| Other assets/liabilities | 946 | 919 |
| Cash flow from operating activities | 1,848 | 4,624 |
| Cash flow from investing activities | | |
| Acquisition of tangible assets | -1 | -1 |
| Sale of tangible assets | 44 | 1 |
| Cash flow from investing activities | 43 | - |
| Cash flow from financing activities | | |
| Dividends | - | - |
| Cash flow from financing activities | - | - |
| Cash and cash equivalents at January 1 | 23,178 | 18,554 |
| Change during the year | 1,891 | 4,624 |
| Cash and cash equivalents at December 31 | 25,069 | 23,178 |
| Cash and cash equivalents at December 31 | | |
| Cash in hand and demand deposits with central banks | 5 | 25 |
| Deposits with credit institutions and central banks with terms shorter than 3 months | 25,064 | 23,153 |
| Total | 25,069 | 23,178 |

1 SIGNIFICANT ACCOUNTING POLICIES

General

Realkredit Danmark presents its consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and adopted by the EU and with relevant interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC). Furthermore, the consolidated financial statements comply with the requirements formulated by the Nasdaq OMX Copenhagen and the Danish FSA for annual reports of issuers of listed bonds.

The accounting policies are unchanged from the policies applied in Annual Report 2007.

Accounting estimates and assessments

The preparation of the consolidated financial statements is based on management's estimates and assessments of future events that will significantly affect the carrying amounts of assets and liabilities. The amounts most influenced by critical estimates and assessments are

- impairment charges for mortgage loans
- the fair value of financial instruments

The estimates and assessments are based on assumptions that the management finds reasonable but that are inherently uncertain and unpredictable. Assumptions may be incomplete or inaccurate, and unexpected future events or situations may occur. Such estimates and assumptions are therefore difficult to make and will always entail uncertainty, even under stable macroeconomic conditions, when they involve transactions with customers and other counterparties. Other people may make other estimates.

Consolidation

Group undertakings

The consolidated financial statements cover Realkredit Danmark A/S and group undertakings in which the Group has control over financial and operating policy decisions. Control is said to exist if Realkredit Danmark A/S, directly or indirectly, holds more than half of the voting rights in an undertaking or otherwise has power to control management and operating policy decisions, provided that most of the return on the undertaking accrues to the Group and that the Group assumes most of the risk.

The consolidated financial statements are prepared by consolidating items of the same nature and eliminating intra-group balances, accounts and trading profits and losses.

Undertakings acquired are included in the financial statements at the time of acquisition. Divested undertakings are included in the financial statements until the transfer date.

The net assets of such undertakings (including identifiable intangible assets, less liabilities and contingent liabilities), are included in the financial statements at their fair value on the date of acquisition according to the purchase method.

Associated undertakings

Associated undertakings are businesses, other than group undertakings, in which the Group has holdings and significant influence but not control. The Group generally classifies undertakings as associated undertakings, if Realkredit Danmark A/S, directly or indirectly, holds 20-50% of the voting rights.

Holdings are recognised at cost at the date of acquisition and are subsequently presented according to the equity method. The proportionate share of the net profit or loss of the individual undertaking is included under Income from associated undertakings based on data from financial statements with balance sheet dates that differ no more than three months from the balance sheet date of the Group.

Segment reporting

Realkredit Danmark has only one segment, mortgage finance, and therefore no segment reporting.

Offsetting

Amounts due to and from the Group are offset when the Group has a legally enforceable right to set off a recognised amount and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Holdings of own bonds do not constitute a claim on a counterparty, but reduce the Group's liability under the issued bonds. Holdings of own mortgage bonds are therefore set off against the liability item Issued mortgage bonds at fair value.

Translation of transactions in foreign currencies

The presentation currency of the consolidated financial statements is Danish kroner, which is the functional currency of Realkredit Danmark.

Transactions in foreign currency are translated at the exchange rate of the functional currency at the transaction date. Gains and losses on exchange differences arising between the transaction date and the settlement date are recognised in the income statement.

Monetary assets and liabilities in foreign currency are translated at the exchange rates at the balance sheet date. Exchange rate adjustments of monetary assets and liabilities arising as a result of differences in the exchange rates applying at the transaction date and at the balance sheet date are recognised in the income statement.

Non-monetary assets and liabilities in foreign currency that are subsequently revalued at fair value are translated at the exchange rates at the date of revaluation.

Exchange rate adjustments are included in the fair value adjustment of an asset or liability. Other non-monetary items in foreign currency are translated at the exchange rates at the date of transaction.

Financial instruments-general

Purchases and sales of financial instruments are measured at their fair value as at the settlement date. The fair value is usually the same as the transaction price. Before the settlement date, changes in the value of financial instruments are recognised.

Classification

At the time of recognition, financial assets are divided into the following categories:

- securities measured at fair value;
- mortgage loans at fair value with value adjustment through profit or loss
- loans measured at amortised cost

Issued mortgage bonds designated at fair value with value adjustment through profit and loss are recognised under financial liabilities.

Fair value option - mortgage loans and issued mortgage bonds at fair value through profit or loss

Mortgage loans granted under Danish mortgage finance law are funded by issuing listed mortgage bonds with matching terms. Borrowers may repay such mortgage loans by delivering the underlying bonds.

Realkredit Danmark buys and sells own mortgage bonds on an ongoing basis because these securities play an important role in the Danish financial market. If mortgage loans and issued mortgage bonds were valued at amortised cost, the purchase and sale of own mortgage bonds would result in timing differences in profit and loss recognition: the purchase price of the mortgage bond portfolio would not equal the amortised cost of the issued bonds. Moreover, elimination would result in recognition of an arbitrary effect on profit and loss that would require excessive resources to calculate. If the Group subsequently decided to sell its holding of own mortgage bonds, the new amortised cost of this "new issue" would not equal the amortised cost of the matching mortgage loans, and the difference would be amortised over the remaining term to maturity.

Consequently, the Group has chosen to recognise mortgage loans and issued mortgage bonds at fair value in accordance with the fair value option offered by IAS 39 to ensure that neither profit nor loss will occur on the purchase of own mortgage bonds.

The fair value of the mortgage loans is based on the fair value of the underlying mortgage bonds adjusted for the credit risk on borrowers. The fair value adjustment of the mortgage loans largely equals the fair value adjustment of the mortgage bonds issued. The fair value adjustment of the mortgage loans and the issued mortgage bonds is recognised under Value adjustments, except for the part of the value adjustment that concerns the credit risk on mortgage loans: this part is recognised under Loan impairment charges.

BALANCE SHEET

Bonds at fair value

Bonds acquired with a view to resale in the short term are considered to constitute a trading portfolio and are measured at initial recognition at fair value exclusive of transaction costs and at subsequent recognition at fair value with value adjustment over profit and loss.

If an active market exists, value measurement is based on the most recently observed market price at the balance sheet date.

If a financial instrument is quoted in a market that is not active, the Group bases its valuation on the most recent transaction price. It adjusts the price for subsequent changes in market conditions, for instance by including transactions in similar financial instruments that are motivated by normal business considerations.

If an active market does not exist, the fair value is measured according to generally accepted measurement methods. Market-based parameters are used to measure fair value.

Mortgage lending and issued mortgage bonds

At initial recognition, mortgage loans and issued mortgage bonds are measured at fair value, exclusive of transaction costs. Such assets are subsequently measured at fair value.

The fair value of the issued mortgage bonds will usually equal the market value. However, a small part of the issued bonds are illiquid, and the fair value of these bonds is calculated on the basis of a discounted cash flow valuation model.

The fair value of mortgage loans is based on the fair value of the underlying mortgage bonds adjusted for the credit risk on borrowers in accordance with the principles described under lending.

Impairment

If objective evidence of impairment of a loan exists, and the effect of the impairment event or events on the cash flow from the asset is reliably measurable, the Group determines the impairment loss individually. The impairment charge equals the difference between the carrying amount and the present value of the expected future cash flow from the asset, including the net realisable value of the mortgages on the properties in question and any other security.

Objective evidence of impairment of loans exists if at least one of the following events has occurred:

- the borrower is experiencing significant financial difficulty
- the borrower's actions, such as default on interest or principal payments, lead to a breach of contract
- the Group, for reasons relating to the borrower's financial difficulty, grants to the borrower a concession that the Group would not otherwise have granted, or
- it becomes probable that the borrower will enter bankruptcy or another type of financial reorganisation.

Loans without objective evidence of impairment are considered in an assessment of collective impairment at portfolio level. Collective impairment is calculated for portfolios of loans with similar credit risk characteristics.

Impairment charges on loans are offset against Mortgage loans at fair value. Changes in impairment charges are recorded under Loan impairment charges in the income statement. If subsequent events show that the impairment is not permanent, the charges are reversed via Loan impairment charges.

Where the Group temporarily takes over a mortgaged property through compulsory sale in order to limit its loss on the loan, the loss is considered to have been finally realised at the time of takeover of the property.

Due from credit institutions and central banks and Loans and other amounts due at amortised cost

Amounts due from credit institutions and central banks comprise amounts due from other credit institutions and time deposits with central banks. Reverse transactions, that is, purchases of securities to be resold at a later date, are recognised as amounts due from credit institutions and central banks.

Loans and other amounts due carried at amortised cost consist of mortgage payments due and other outlays relating to mortgage loans as well as claims against individual borrowers and reserve fund mortgages, etc.

Impairment of these claims and loans carried at amortised cost is made according to the same principles as described above for mortgage loans.

Domicile property

Domicile property is real property occupied by the Group's administrative departments, mortgage credit offices and the like. Real property with both domicile and investment property elements is allocated proportionally to the two categories if the elements are separately sellable. If that is not the case, such real property is classified as domicile property, unless the Group occupies less than 10% of the total floorage.

Domicile property is measured at cost plus improvements and less depreciation and impairment charges. The straight-line depreciation of the property is based on the expected scrap value and an estimated useful life of 20 to 50 years.

Domicile property is tested for impairment if evidence of impairment exists, and the property is written down to its recoverable value, which is the higher of its fair value less costs to sell and its value in use.

Domicile property which, according to a publicly announced plan, the Group expects to sell within twelve months is recognised as an asset held for sale under Other assets.

Other tangible assets

Equipment, vehicles, furniture, fixtures and leasehold improvements are recognised at cost less depreciation and impairment. Assets are depreciated over their expected useful

lives, which are usually three years, according to the straight-line method. Leasehold improvements are depreciated over the term of the lease, with a maximum of ten years.

Other tangible assets are tested for impairment if evidence of impairment exists, and the asset is written down to its recoverable value, which is the higher of its fair value less costs to sell and its value in use.

Other assets

Other assets includes interest due and property taken over temporarily under non-performing loan agreements.

At initial recognition, properties taken over temporarily in a compulsory sale are carried at their estimated net realisable value, that is, the sales price offered by the real estate agent less expected costs to sell. At subsequent recognition, properties taken over are measured at the lower of their cost price and net realisable value. Any impairment of properties taken over or loss incurred in connection with the sale thereof is carried under Staff costs and administrative expenses. Any gain on sales is carried under Other operating income.

Other assets also includes assets held for sale, that is, tangible assets, except investment property, which, according to a publicly announced plan, the Group expects to sell within twelve months. At the time the assets are classified as held for sale, they are measured at the lower of their carrying amount and their net realisable value and are no longer depreciated.

Pension assets

The Group's pension obligations consist of both defined contribution and defined benefit plans for its staff. Under the defined contribution plans, the Group pays regular contributions to insurance companies and other institutions. Such payments are expensed as they are earned by the staff, and the obligations under the plans are taken over by the insurance companies and other institutions as contributions are made.

Under the defined benefit plan maintained under Kreditforeningen Danmarks Pensionsafviklingskasse (pension fund), Realkredit Danmark A/S guarantees payment of a defined benefit from the time of retirement. The amounts payable are recognised on the basis of an actuarial assessment of the present value of expected benefits. The present value is calculated on the basis of the expected future trends in salaries and interest rates, time of retirement, mortality and other factors.

The fair value of pension assets less the present value of pension benefits is carried as a pension asset under Other assets on the balance sheet.

The difference between the expected trends in pension assets and benefits and the actual trends will result in actuarial gains or losses. Actuarial gains and losses that do not exceed the higher of 10% of the present value of benefits and 10% of the fair value of pension assets are not recognised in the income statement or on the balance sheet but form part of the corridor. If the accumulated actuarial gains and losses exceed both these threshold values, the excess amount is recognised in the income statement and in the net pension obligation or asset over the expected remaining period of service of the staff covered by the plan.

Amounts due to credit institutions and central banks

Amounts due to credit institutions and central banks include amounts received under repo transactions.

Amounts due to credit institutions and central banks are measured at amortised cost.

Deferred tax

Deferred tax on all temporary differences between the tax base of the assets and liabilities and their carrying amounts is accounted for according to the balance sheet liability method. Deferred tax is recognised on the balance sheet under Deferred tax assets or Provisions for deferred tax on the basis of current tax rates.

Deferred tax is measured on the basis of the tax regulations and rates that, according to the rules in force at the balance sheet date, will apply at the time the deferred tax is expected to crystallise as current tax. Changes in deferred tax resulting from changes in tax rates are recognised in the income statement.

Shareholders' equity

Proposed dividends

The Board of Directors' proposal for dividends for the year submitted to the general meeting is included as a separate reserve in shareholders' equity. The dividends are recognised as a liability after the general meeting has adopted the proposal.

INCOME STATEMENT

Interest

Interest income and expenses include interest on financial instruments measured at fair value. Origination fees on mortgage loans carried at fair value are recognised as Interest income at origination.

Fees

Income from mortgage loans carried at fair value is recognised when the transaction is completed.

Value adjustments

Value adjustments comprise realised and unrealised capital gains and losses on bonds at fair value, mortgage loans, issued mortgage bonds and fixed-price agreements as well as exchange rate adjustments.

Staff costs and administrative expenses

Staff costs

Salaries and other remuneration that the Group expects to pay for work carried out during the year are expensed under Staff costs and administrative expenses. This item comprises salaries, bonuses, expenses for share-based payments, holiday allowances, jubilee bonuses, pension costs and other remuneration.

Bonuses and share-based payments

Bonuses are expensed as they are earned. Part of the bonuses for the year is paid in the form of share options with delivery and conditional shares issued by Danske Bank. Share options may not be exercised until three years after the grant date and are conditional on the employees not having resigned from the Group within a three-year period. Conditional shares vest three years after the grant date if the employee has not resigned from the Group.

The fair value of share-based payments at the grant date is expensed over the service period that unconditionally entitles the employee to the payment. The intrinsic value of the grant is expensed in the year when the options vest, whereas the time value is accrued over the remaining service period. Expenses are set off against shareholders' equity. The increase in shareholders' equity is eliminated by set-off against an interim account with Danske Bank A/S. Subsequent changes in the fair value are not recognised in the income statement.

Pensions

The Group's contributions to defined contribution plans are recognised in the income statement as they are earned by the staff. The Group applies the corridor method to defined benefit plans, and the income statement thus includes actuarial pension expenses (standard cost).

Loan impairment charges

Loan impairment charges includes the fair value adjustment of the credit risk on mortgage loans as well as losses on and impairment charges for other loans and amounts due.

Tax

Calculated current and deferred tax on the profit for the year and adjustments of tax charges for previous years are recognised in the income statement. Tax on items recognised in shareholders' equity is charged directly.

Cash flow statement

The Group has prepared its cash flow statement according to the indirect method. The statement is based on the pre-tax profit for the year and shows the cash flows from operating, investing and financing activities and the increase or decrease in cash and cash equivalents during the year.

Cash and cash equivalents consist of cash in hand and demand deposits with central banks and amounts due from credit institutions and central banks with original maturities shorter than three months.

Standards and interpretations not yet in force

The International Accounting Standards Board (IASB) has issued a number of amendments to international accounting standards that have not yet come into force. Similarly, the International Financial Reporting Interpretations Committee (IFRIC) has issued a number of interpretations that have not yet come into force.

None of these standards or interpretations is expected to materially affect Realkredit Danmark's future financial reporting.

Accounting policies for the parent company

The financial statements of the parent company, Realkredit Danmark A/S, are presented in accordance with the Danish Financial Business Act, including the Danish FSA's executive order on financial reports presented by credit institutions etc. The principles of the new rules are identical to the Group's valuation principles under IFRS, with the exceptions that domicile property owned by the parent company is recognised at its estimated fair value and that the corridor method is not applied to pension obligations. Holdings in group undertakings are valued using the equity method, which means that the tax payable by group undertakings is charged to the item "Income from associated and group undertakings".

Notes

Note (DKr m)

| 2 | Operating activity accounts | Realkredit Danmark Group | | | | |
|-------------|---------------------------------------|--------------------------|--------------|-------|------------------|------------|
| | | Mortgage finance | Own holdings | Total | Reclassification | Highlights |
| 2008 | | | | | | |
| | Administration margin | 2,954 | - | 2,954 | - | 2,954 |
| | Net interest income | 1,963 | -74 | 1,889 | 74 | 1,963 |
| | Dividends from shares | - | 12 | 12 | -12 | - |
| | Net fee income | -431 | - | -431 | - | -431 |
| | Net trading income | - | - | - | 547 | 547 |
| | Value adjustments | 162 | 445 | 607 | -607 | - |
| | Other income | 149 | - | 149 | - | 149 |
| | Total income | 4,797 | 383 | 5,180 | 2 | 5,182 |
| | Operating expenses | 1,006 | 4 | 1,010 | - | 1,010 |
| | Profit before loan impairment charges | 3,791 | 379 | 4,170 | 2 | 4,172 |
| | Loan impairment charges | 422 | - | 422 | - | 422 |
| | Income from associated undertakings | - | 2 | 2 | -2 | - |
| | Profit before tax | 3,369 | 381 | 3,750 | - | 3,750 |
| 2007 | | | | | | |
| | Administration margin | 2,833 | - | 2,833 | - | 2,833 |
| | Net interest income | 1,740 | -23 | 1,717 | 23 | 1,740 |
| | Dividends from shares | - | 15 | 15 | -15 | - |
| | Net fee income | -340 | - | -340 | - | -340 |
| | Net trading income | - | - | - | 237 | 237 |
| | Value adjustments | 252 | -17 | 235 | -235 | - |
| | Other income | 160 | - | 160 | - | 160 |
| | Total income | 4,645 | -25 | 4,620 | 10 | 4,630 |
| | Operating expenses | 1,190 | 4 | 1,194 | - | 1,194 |
| | Profit before loan impairment charges | 3,455 | -29 | 3,426 | 10 | 3,436 |
| | Loan impairment charges | -10 | - | -10 | - | -10 |
| | Income from associated undertakings | - | 10 | 10 | -10 | - |
| | Profit before tax | 3,465 | -19 | 3,446 | - | 3,446 |

In addition to the mortgage finance business itself, mortgage finance also includes purchases and sales of real property through the "home" franchise. Under the Danish Financial Business Act, at least 60% of the capital base of a mortgage credit institution must be invested in bonds, etc. Own holdings comprise the net return on the part of the securities portfolio not relating to the mortgage finance business. Income from trading activities and own holdings is carried in the income statement under net interest income, value adjustments, etc. In the consolidated highlights, this income is reclassified to net trading income.

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|--|--------------------------|---------------|------------------------|---------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 3 | Geographical segmentation For the Realkredit Danmark Group, interest on loans to non-Danish residents amounted to DKr59m (2007: DKr9m). Realkredit Danmark A/S's net interest and fee income and value adjustments on non-Danish loans totals DKr3m (2007: DKr0m). | | | | |
| 4 | Interest income | | | | |
| | Reverse repo transactions with credit institutions and central banks | 479 | 375 | 479 | 375 |
| | Due from credit institutions and central banks | 132 | 77 | 123 | 69 |
| | Loans and other amounts due | 29,815 | 26,316 | 29,813 | 26,314 |
| | Administration margin | 2,954 | 2,833 | 2,954 | 2,833 |
| | Bonds | 404 | 386 | 404 | 386 |
| | Derivatives | | | | |
| | Interest rate contracts | 27 | 58 | 27 | 58 |
| | Other interest income | 68 | 70 | 68 | 69 |
| | Total | 33,879 | 30,115 | 33,868 | 30,104 |
| | Interest income derived from | | | | |
| | Assets at fair value | 33,741 | 30,031 | 33,741 | 30,030 |
| | Other assets | 138 | 84 | 127 | 74 |
| | Total | 33,879 | 30,115 | 33,868 | 30,104 |
| 5 | Interest expense | | | | |
| | Repo transactions with credit institutions and central banks | 649 | 222 | 649 | 222 |
| | Due to credit institutions and central banks | 35 | 18 | 35 | 18 |
| | Issued mortgage bonds | 28,308 | 25,282 | 28,308 | 25,282 |
| | Reimbursement of origination fees etc. | 41 | 39 | 41 | 39 |
| | Other interest expense | 3 | 4 | 3 | 4 |
| | Total | 29,036 | 25,565 | 29,036 | 25,565 |
| | Interest expense relates to | | | | |
| | Liabilities at fair value | 28,998 | 25,543 | 28,998 | 25,543 |
| | Other liabilities | 38 | 22 | 38 | 22 |
| | Total | 29,036 | 25,565 | 29,036 | 25,565 |
| 6 | Value adjustments | | | | |
| | Mortgage loans | 9,232 | -11,862 | 9,232 | -11,862 |
| | Bonds | 289 | -24 | 289 | -24 |
| | Shares | - | 32 | - | 32 |
| | Foreign exchange | 8 | 9 | 8 | 9 |
| | Derivatives | 438 | -106 | 438 | -106 |
| | Other assets | 28 | 8 | 28 | 8 |
| | Issued mortgage bonds | -9,388 | 12,171 | -9,388 | 12,171 |
| | Reserves in early series subject to a reimbursement obligation | - | 7 | - | 7 |
| | Total | 607 | 235 | 607 | 235 |
| | Value adjustments derived from | | | | |
| | Assets and liabilities at fair value | 579 | 227 | 579 | 227 |
| | Other assets and liabilities | 28 | 8 | 28 | 8 |
| | Total | 607 | 235 | 607 | 235 |

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|--|--------------------------|--------------|------------------------|--------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 7 | Staff costs and administrative expenses | | | | |
| | Salaries and remuneration of Executive Board, Board of Directors and local councils | | | | |
| | Executive Board | 6 | 6 | 6 | 6 |
| | Board of Directors | - | - | - | - |
| | Local councils | 4 | 4 | 4 | 4 |
| | Total | 10 | 10 | 10 | 10 |
| | Staff costs | | | | |
| | Salaries | 274 | 349 | 249 | 327 |
| | Share-based payments | - | 2 | - | 2 |
| | Pensions | 40 | 43 | -27 | 62 |
| | Financial services employer tax | 31 | 35 | 31 | 35 |
| | Total | 345 | 429 | 253 | 426 |
| | Other administrative expenses | 648 | 745 | 557 | 653 |
| | Total staff costs and administrative expenses | 1,003 | 1,184 | 820 | 1,089 |
| | Number of full-time-equivalent staff (avg.) | 516 | 676 | 479 | 639 |
| | Remuneration of the Board of Directors (DKr thousands) | | | | |
| | Klaus Pedersen | 125 | 125 | 125 | 125 |
| | Max Jeppesen (from December 1, 2007) | 125 | 10 | 125 | 10 |
| | Margit Würtz (until December 1, 2007) | - | 125 | - | 125 |
| | Total remuneration | 250 | 260 | 250 | 260 |

Members of the Board of Directors employed by Danske Bank A/S do not receive remuneration.

Remuneration of the Executive Board

| 2008 | Carsten Nøddebo Rasmussen | |
|----------------------|---------------------------|------------|
| | Sven Holm | |
| Fixed salary | 3.0 | 1.5 |
| Cash bonus | 0.5 | 0.4 |
| Pension | 0.4 | 0.2 |
| Share-based payments | - | - |
| Total | 3.9 | 2.1 |

In accordance with the Group's general staff policy, Sven Holm received a 40-year anniversary benefit corresponding to two months' salary.

| 2007 | Carsten Nøddebo Rasmussen | |
|----------------------|---------------------------|------------|
| | Sven Holm | |
| Fixed salary | 2.8 | 1.4 |
| Cash bonus | 0.2 | 0.1 |
| Pension | 0.4 | 0.2 |
| Share-based payments | 0.7 | 0.4 |
| Total | 4.1 | 2.1 |

| Note | (DKr m) |
|-------------|--|
| 7 cont'd | <p>Staff costs and administrative expenses</p> <p>Pensions</p> <p>Sven Holm, who has attained the age of 60, will retire at the end of May 2009 with a life pension, which constitutes 70% of his remuneration on retirement. The contributions made in 2008 amounted to DKr0.4m (2007: DKr0.4m). At end-2008, the pension obligation amounted to DKr38m (end-2007: DKr40m). The pension obligation is covered by payments to Kreditforeningen Danmarks Pensionsafviklingskasse.</p> <p>Realkredit Danmark A/S is liable for any shortfall. The pension obligation is determined on the basis of actuarial calculations and a number of assumptions (see note 23).</p> <p>Carsten Nøddebo Rasmussen is entitled to retire at the end of the month in which he attains the age of 60. The pension obligation is covered by payments equal to 14% of his salary to a bank.</p> <p>Termination</p> <p>Carsten Nøddebo Rasmussen may terminate his service by giving three months' notice. Realkredit Danmark may terminate the service contract by giving eight months' notice. In case of termination by Realkredit Danmark, Carsten Nøddebo Rasmussen is entitled to severance pay equal to 12 months' salary.</p> |
| 8 | <p>Share-based payments</p> <p>Realkredit Danmark offers the Executive Board and selected senior managers and specialists an incentive programme set up by the Danske Bank Group for managers and certain other employees. Until 2008, the programme consisted of share options and conditional shares. Incentive payments reflected individual performance and also depended on financial results and other measures of value creation. The options and shares were granted in the first quarter of the following year.</p> <p>Issued options carry a right to buy Danske Bank shares exercisable from three to seven years after they are granted provided that the employee has not resigned from the Group. The strike price of the options is computed as the average price of Danske Bank shares for 20 stock exchange days after the release of Danske Bank's annual report plus 10%.</p> <p>Rights to buy Danske Bank shares under the conditional share programme until 2008 are granted as a portion of the annual bonus earned. The shares vest after three years provided that the employee has not resigned from the Group.</p> <p>The fair value of the share options at the grant date is calculated according to a dividend-adjusted Black & Scholes formula based on the following assumptions: Share price 179.76 (2007: 252), dividend payout ratio 3.9% (2007: 3.1%), rate of interest 4.7 % (2007: 4.0 %), volatility 19% (2007: 18%), average time of exercise 5 years (2007: 5 years). The volatility is estimated on the basis of historical volatility.</p> <p>The fair value of the conditional shares at the grant date is calculated as the share price less the payment made by the employees.</p> <p>Intrinsic value is recognised in the year the share options and rights to conditional shares vest, while time value is recognised during the vesting period of three years using the straight-line method. Realkredit Danmark has hedged the share price risk.</p> |

Notes

| Note | (DKr m) | | | | | | | |
|---|----------------------------------|-----------------|---------|----------------------|------------------|---------------------|--------|-----|
| 8 | Share-based payments 2008 | | | | | | | |
| cont'd | Share options | | | | | | | |
| | Number | | | Fair Value (FV) | | | | |
| | Executive Board | Other employees | Total | Exercise price (DKr) | At issue (DKr m) | End of year (DKr m) | | |
| Granted in 2004-2005, beg. | 45,902 | 92,077 | 137,979 | 157,2-190,2 | 2.2 | 0.0 | | |
| Exercised | - | - | - | | | | | |
| Forfeited | - | - | - | | | | | |
| Other changes | - | -3,278 | -3,278 | | | | | |
| Granted in 2004-2005, end | 45,902 | 88,799 | 134,701 | 157,2-190,2 | 2.1 | 0.0 | | |
| Granted in 2006, beg. | 30,300 | 55,900 | 86,200 | 244.6 | 1.4 | 0.0 | | |
| Exercised | - | - | - | | | | | |
| Forfeited | - | - | - | | | | | |
| Other changes | - | 2,600 | 2,600 | | | | | |
| Granted in 2006, end | 30,300 | 58,500 | 88,800 | 244.6 | 1.5 | 0.0 | | |
| Granted in 2007, beg. | 20,700 | 15,300 | 36,000 | 294.1 | 1.1 | 0.0 | | |
| Exercised | - | - | - | | | | | |
| Forfeited | - | - | - | | | | | |
| Other changes | - | 2,000 | 2,000 | | | | | |
| Granted in 2007, end | 20,700 | 17,300 | 38,000 | 294.1 | 1.1 | 0.0 | | |
| Granted in 2008 | 26,190 | 19,440 | 45,630 | 197.7 | 1.0 | 0.0 | | |
| Exercised | - | - | - | | | | | |
| Forfeited | - | - | - | | | | | |
| Other changes | - | -680 | -680 | | | | | |
| Granted in 2008, end | 26,190 | 18,760 | 44,950 | 197.7 | 1.0 | 0.0 | | |
| Holdings of the Executive Board, end of 2008 | | | | | | | | |
| Grant year (DKr m) | 2004-2005 | | 2006 | | 2007 | | 2008 | |
| | Number | FV | Number | FV | Number | FV | Number | FV |
| Sven Holm | 45,902 | 0.0 | 30,300 | 0.0 | 14,500 | 0.0 | 16,370 | 0.0 |
| Carsten Nøddebo Rasmussen | - | - | - | - | 6,200 | 0.0 | 9,820 | 0.0 |

In 2008, no share options were exercised.

Share options granted in 2008 relate to the grant in the first quarter of 2008 of options that vested in 2007.

Notes

| Note | (DKr m) | | | | | | |
|--------|---|-----------------|-----------------|--------|------------------|---------------------|-----|
| 8 | Share-based payments 2008 | | | | | | |
| cont'd | Conditional shares | | | | | | |
| | | Number | | | Fair Value (FV) | | |
| | | Executive Board | Other employees | Total | At issue (DKr m) | End of year (DKr m) | |
| | Granted in 2005, beg. | 1,389 | 5,163 | 6,552 | 1.1 | 0.3 | |
| | Exercised | -1,389 | -4,856 | -6,245 | | | |
| | Forfeited | - | - | - | | | |
| | Other changes | - | -307 | -307 | | | |
| | Granted in 2005, end | - | - | - | - | - | |
| | Granted in 2006, beg. | 2,649 | 8,278 | 10,927 | 2.4 | 0.6 | |
| | Exercised | - | -710 | -710 | | | |
| | Forfeited | - | -431 | -431 | | | |
| | Other changes | - | 223 | 223 | | | |
| | Granted in 2006, end | 2,649 | 7,360 | 10,009 | 2.2 | 0.5 | |
| | Granted in 2007, beg. | 2,362 | 5,229 | 7,591 | 2.0 | 0.4 | |
| | Exercised | - | -473 | -473 | | | |
| | Forfeited | - | -134 | -134 | | | |
| | Other changes | - | 542 | 542 | | | |
| | Granted in 2007, end | 2,362 | 5,164 | 7,526 | 2.0 | 0.4 | |
| | Granted in 2008 | 3,239 | 8,795 | 12,034 | 2.2 | 0.6 | |
| | Exercised | - | - | - | | | |
| | Forfeited | - | - | - | | | |
| | Other changes | - | -788 | -788 | | | |
| | Granted in 2008, end | 3,239 | 8,007 | 11,246 | 2.0 | 0.6 | |
| | Holdings of the Executive Board, end of 2008 | | | | | | |
| | Grant year (DKr m) | 2006 | | 2007 | | 2008 | |
| | | Number | FV | Number | FV | Number | FV |
| | Sven Holm | 2,273 | 0.1 | 1,653 | 0.1 | 2,024 | 0.1 |
| | Carsten Nøddebo Rasmussen | 376 | 0.0 | 709 | 0.0 | 1,215 | 0.1 |

In 2008, 1,428 rights to conditional shares were exercised at an average price of DKr182.8. Rights to conditional shares granted in 2008 relate to the grant in the first quarter of 2008 of rights that vested in 2007 .

Notes

| Note | (DKr m) | | | | | |
|---|----------------------------------|-----------------|-------------|----------------------|------------------|---------------------|
| 8 | Share-based payments 2007 | | | | | |
| cont'd | Share options | | | | | |
| | Number | | | Fair Value (FV) | | |
| | Executive Board | Other employees | Total | Exercise price (DKr) | At issue (DKr m) | End of year (DKr m) |
| Granted in 2004, beg. | 36,111 | 55,556 | 91,667 | 157,2 | 1.7 | 4.3 |
| Exercised | -36,111 | -38,889 | -75,000 | | | |
| Forfeited | - | - | - | | | |
| Other changes | - | - | - | | | |
| Granted in 2004, end | - | 16,667 | 16,667 | 157.2 | 0.3 | 0.8 |
| Granted in 2005, beg. | 45,902 | 75,410 | 121,312 | 190.2 | 1.9 | 3.6 |
| Exercised | - | - | - | | | |
| Forfeited | - | - | - | | | |
| Other changes | - | - | - | | | |
| Granted in 2005, end | 45,902 | 75,410 | 121,312 | 190.2 | 1.9 | 3.6 |
| Granted in 2006, beg. | 30,300 | 55,900 | 86,200 | 244.6 | 1.4 | 1.4 |
| Exercised | - | - | - | | | |
| Forfeited | - | - | - | | | |
| Other changes | - | - | - | | | |
| Granted in 2006, end | 30,300 | 55,900 | 86,200 | 244.6 | 1.4 | 1.4 |
| Granted in 2007 | 20,700 | 15,300 | 36,000 | 294.1 | 1.1 | 0.4 |
| Exercised | - | - | - | | | |
| Forfeited | - | - | - | | | |
| Other changes | - | - | - | | | |
| Granted in 2007, end | 20,700 | 15,300 | 36,000 | 294.1 | 1.1 | 0.4 |
| Holdings of the Executive Board, end of 2007 | | | | | | |
| Grant year (DKr m) | 2005 Number | FV | 2006 Number | FV | 2007 Number | FV |
| Sven Holm | 45,902 | 1.3 | 30,300 | 0.5 | 14,500 | 0.2 |
| Carsten Nøddebo Rasmussen | - | - | - | - | 6,200 | 0.1 |

In 2007, 75,000 share options were exercised at an average price of DKr264.

Notes

| Note | (DKr m) | | | | | |
|---------------------------|---|-----------------|-----------------|--------|------------------|---------------------|
| 8 | Share-based payments 2007 | | | | | |
| cont'd | Conditional shares | | | | | |
| | | Number | | | Fair Value (FV) | |
| | | Executive Board | Other employees | Total | At issue (DKr m) | End of year (DKr m) |
| Granted in 2004, beg. | | 1,504 | 4,750 | 6,254 | 0.9 | 1.2 |
| Exercised | | -1,504 | -4,750 | -6,254 | | |
| Forfeited | | - | - | - | | |
| Other changes | | - | - | - | | |
| Granted in 2004, end | | - | - | - | - | - |
| Granted in 2005, beg. | | 1,389 | 6,060 | 7,449 | 1.3 | 1.5 |
| Exercised | | - | - | - | | |
| Forfeited | | - | -529 | -529 | | |
| Other changes | | - | -368 | -368 | | |
| Granted in 2005, end | | 1,389 | 5,163 | 6,552 | 1.1 | 1.3 |
| Granted in 2006, beg. | | 2,649 | 9,705 | 12,354 | 2.7 | 2.5 |
| Exercised | | - | - | - | | |
| Forfeited | | - | -537 | -537 | | |
| Other changes | | - | -890 | -890 | | |
| Granted in 2006, end | | 2,649 | 8,278 | 10,927 | 2.4 | 2.2 |
| Granted in 2007 | | 2,362 | 7,217 | 9,579 | 2.6 | 1.9 |
| Exercised | | - | - | - | | |
| Forfeited | | - | -361 | -361 | | |
| Other changes | | - | -1,627 | -1,627 | | |
| Granted in 2007, end | | 2,362 | 5,229 | 7,591 | 2.0 | 1.5 |
| | Holdings of the Executive Board, end of 2007 | | | | | |
| Grant year (DKr m) | 2005 | | 2006 | | 2007 | |
| | Number | FV | Number | FV | Number | FV |
| Sven Holm | 1,023 | 0.2 | 2,273 | 0.4 | 1,653 | 0.3 |
| Carsten Nøddebo Rasmussen | 366 | 0.1 | 376 | 0.1 | 709 | 0.1 |

In 2007, 6,254 rights to conditional shares were exercised at an average price of DKr265.

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|--|--------------------------|----------------|------------------------|----------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 9 | Audit fees | | | | |
| | Total fees to the accounting firms appointed by the general meeting that perform the statutory audit | 2 | 2 | 2 | 2 |
| | Fees for non-audit services included in preceding item | - | - | - | - |
| 10 | Tax (minus denotes a credit) | | | | |
| | Estimated tax charge on the profit for the year | 881 | 822 | 879 | 809 |
| | Change in deferred tax charge as a result of lower tax rate | - | 7 | - | 9 |
| | Other deferred tax | 50 | 28 | 64 | 23 |
| | Re-adjustment of prior-year tax charge | 9 | -3 | 9 | -4 |
| | Total | 940 | 854 | 952 | 837 |
| | Effective tax rate | | | | |
| | Current Danish tax rate | 25.0 | 25.0 | 25.0 | 25.0 |
| | Effect of lowering of tax rate | - | 0.2 | - | 0.3 |
| | Re-adjustment of prior-year tax charge | 0.2 | -0.1 | 0.2 | -0.1 |
| | Non-taxable items | -0.2 | -0.3 | -0.2 | -0.6 |
| | Effective tax rate | 25.0 | 24.8 | 25.0 | 24.6 |
| 11 | Due from credit institutions and central banks | | | | |
| | On demand | 8,762 | 9,518 | 8,563 | 9,514 |
| | 3 months or less | 16,302 | 13,635 | 16,302 | 13,442 |
| | Total | 25,064 | 23,153 | 24,865 | 22,956 |
| | Due from credit institutions | 25,064 | 23,153 | 24,865 | 22,956 |
| | Deposits at notice with central banks | - | - | - | - |
| | Total | 25,064 | 23,153 | 24,865 | 22,956 |
| | Portion attributable to reverse repo transactions | 8,813 | 11,022 | 8,813 | 11,022 |
| 12 | Bonds at fair value | | | | |
| | Own mortgage bonds | 182,817 | 148,011 | 182,817 | 148,011 |
| | Other mortgage bonds | 9,356 | 30,460 | 9,356 | 30,460 |
| | Government bonds | 3,630 | 9,527 | 3,630 | 9,527 |
| | Total | 195,803 | 187,998 | 195,803 | 187,998 |
| | Own mortgage bonds set off against issued mortgage bonds | 182,817 | 148,011 | 182,817 | 148,011 |
| | Total | 12,986 | 39,987 | 12,986 | 39,987 |

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|---|--------------------------|----------------|------------------------|----------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 13 | Total lending | | | | |
| | Mortgage loans, nominal value | 683,022 | 648,234 | 683,022 | 648,234 |
| | Fair value adjustment of underlying bonds | -12,674 | -20,363 | -12,674 | -20,363 |
| | Adjustment for credit risk | 457 | 62 | 457 | 62 |
| | Mortgage loans at fair value | 669,891 | 627,809 | 669,891 | 627,809 |
| | Arrears and outlays | 242 | 97 | 242 | 97 |
| | Other loans | 229 | 236 | 187 | 197 |
| | Total | 670,362 | 628,142 | 670,320 | 628,103 |
| | Apart from being backed by mortgages on properties, the company's loans are backed by government, municipal and insurance guarantees of | 21,305 | 21,480 | 21,305 | 21,480 |
| | Pass books and bonds have been lodged and guarantees provided as supplementary security in a total amount of | 64,621 | 51,169 | 64,621 | 51,169 |
| | Realkredit Danmark has also received various declarations of indemnification without specification of amounts. | | | | |
| 14 | Mortgage loans at fair value | | | | |
| | Mortgage loans (nominal value) broken down by property category | | | | |
| | Owner-occupied dwellings | 56 | 58 | 56 | 58 |
| | Holiday homes | 3 | 3 | 3 | 3 |
| | Subsidised residential property | 9 | 10 | 9 | 10 |
| | Private residential rental property | 10 | 10 | 10 | 10 |
| | Industrial and skilled trades property | 3 | 3 | 3 | 3 |
| | Office and retail property | 10 | 7 | 10 | 7 |
| | Agricultural property etc. | 7 | 7 | 7 | 7 |
| | Property for social, cultural and training activities | 1 | 1 | 1 | 1 |
| | Other property | 1 | 1 | 1 | 1 |
| | Total | 100 | 100 | 100 | 100 |
| | 0-1 month | 7,187 | 10,522 | 7,187 | 10,522 |
| | 1-3 months | 2,288 | 3,323 | 2,288 | 3,323 |
| | 3-12 months | 9,718 | 10,414 | 9,718 | 10,414 |
| | 1-5 years | 59,998 | 57,856 | 59,998 | 57,856 |
| | 5-10 years | 76,914 | 71,097 | 76,914 | 71,097 |
| | >10 years | 513,786 | 474,597 | 513,786 | 474,597 |
| | Total | 669,891 | 627,809 | 669,891 | 627,809 |
| 15 | Loans and other amounts due at amortised cost | | | | |
| | On demand | 328 | 176 | 328 | 176 |
| | 3 months or less | 4 | 9 | 4 | 5 |
| | 3 months to 1 year | 13 | 30 | 13 | 20 |
| | 1 year to 5 years | 64 | 55 | 28 | 33 |
| | Over 5 years | 62 | 63 | 56 | 60 |
| | Total | 471 | 333 | 429 | 294 |

Notes

| Note | (DKr m) | 2008 | 2007 | 2008 | 2007 |
|------|----------------------------|------------|-----------|------------|-----------|
| 16 | Arrears and outlays | | | | |
| | Arrears before impairment | 234 | 101 | 234 | 101 |
| | Outlays before impairment | 44 | 18 | 44 | 18 |
| | Impairment | 36 | 22 | 36 | 22 |
| | Total | 242 | 97 | 242 | 97 |

- 17 **Loans etc.**
 At December 31, 2008, total impairment of mortgage loans stood at DKr457m, against DKr62m at the beginning of the year.
 At December 31, 2008, impairment of loans carried at amortised cost stood at DKr42m, against DKr28m at the beginning of the year.

Realkredit Danmark Group

| | Loans, etc. individual impairment | Loans, etc. collective impairment | Total | Effect on profit |
|--|---|---|-------|---------------------|
| 2008 | | | | |
| Impairment charges etc. at January 1, 2008 | 69 | 21 | 90 | |
| Impairment charges etc. during the year | 391 | 76 | 467 | 467 |
| Reversals of impairment charges etc. for previous years | 27 | 31 | 58 | 58 |
| Impairment charges etc. at December 31, 2008 | 433 | 66 | 499 | |
| Losses incurred | | | | 35 |
| Received on claims previously written off | | | | 22 |
| Effect on profit | | | | 422 |
| Of which losses incurred in <i>home</i> amounted to DKr5m. | | | | |
| 2007 | | | | |
| Impairment charges etc. at January 1, 2007 | 84 | 24 | 108 | |
| Impairment charges etc. during the year | 29 | 8 | 37 | 37 |
| Reversals of impairment charges etc. for previous years | 44 | 11 | 55 | 55 |
| Impairment charges etc. at December 31, 2007 | 69 | 21 | 90 | |
| Losses incurred | | | | 32 |
| Received on claims previously written off | | | | 24 |
| Effect on profit | | | | -10 |

| 18 | Holdings in associated undertakings | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|----|---|---------------------------------|------|-------------------------------|------|
| | | 2008 | 2007 | 2008 | 2007 |
| | Cost at January 1 | 16 | 16 | 16 | 16 |
| | Cost at December 31 | 16 | 16 | 16 | 16 |
| | Revaluations and write-downs at January 1 | -6 | -16 | -6 | -16 |
| | Reversals of revaluations and write-downs | 3 | 10 | 3 | 10 |
| | Revaluations and write-downs at December 31 | -3 | -6 | -3 | -6 |
| | Carrying amount at December 31 | 13 | 10 | 13 | 10 |

Associated undertakings are specified on page 49.

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|---|--------------------------|------|------------------------|------|
| | | 2008 | 2007 | 2008 | 2007 |
| 19 | Domicile property | | | | |
| | Carrying amount at January 1 | 124 | 125 | 185 | 180 |
| | Disposals | 28 | - | 34 | - |
| | Depreciation | 1 | 1 | 1 | 1 |
| | Value adjustment recognised directly in shareholders' equity | - | - | 2 | 6 |
| | Carrying amount at December 31 | 95 | 124 | 152 | 185 |
| | Broken down by cost and depreciation and impairment charges | | | | |
| | Cost at January 1 | 177 | 177 | | |
| | Disposals | 45 | - | | |
| | Cost at December 31 | 132 | 177 | | |
| | Depreciation and impairment charges at January 1 | 53 | 52 | | |
| | Reversal of depreciation | 17 | - | | |
| | Depreciation | 1 | 1 | | |
| | Depreciation and impairment charges at December 31 | 37 | 53 | | |
| | Carrying amount at December 31 | 95 | 124 | | |
| | Fair value of domicile property | 152 | 185 | | |
| | The property is valued on the basis of assessments made by valuers of the Danske Bank Group. | | | | |
| | The Group measures domicile property at cost less depreciation and impairment. The parent company, Realkredit Danmark A/S, measures it at the estimated fair value. | | | | |
| 20 | Other tangible assets | | | | |
| | Cost at January 1 | 36 | 108 | 24 | 98 |
| | Additions | 1 | 7 | - | 5 |
| | Disposals | 5 | 79 | 5 | 79 |
| | Cost at December 31 | 32 | 36 | 19 | 24 |
| | Depreciation and impairment charges at January 1 | 19 | 91 | 10 | 84 |
| | Depreciation | 4 | 7 | 3 | 5 |
| | Depreciation and impairment charges reversed due to sale etc. | 5 | 79 | 5 | 79 |
| | Depreciation and impairment at December 31 | 18 | 19 | 8 | 10 |
| | Carrying amount at December 31 | 14 | 17 | 11 | 14 |
| 21 | Deferred tax | | | | |
| | Deferred tax assets and liabilities relate to | | | | |
| | Tangible assets | 1 | 5 | -14 | - |
| | Securities | 3 | 4 | 3 | 4 |
| | Provisions for liabilities | 4 | 2 | 32 | 46 |
| | Other | -31 | 17 | -43 | 5 |
| | Total | -23 | 28 | -22 | 55 |

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|---|--------------------------|--------------|------------------------|--------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 22 | Other assets | | | | |
| | Interest due | 703 | 1,703 | 703 | 1,703 |
| | Pension assets | 319 | 272 | 205 | 93 |
| | Real property taken over under non-performing loans | 27 | 5 | 27 | 5 |
| | Other assets | 361 | 663 | 319 | 622 |
| | Total | 1,410 | 2,643 | 1,254 | 2,423 |

Pension assets concerns defined benefit plan through Kreditforeningen Danmarks Pensionsafviklingskasse (see note 23).

| | | | | | |
|----|----------------------------|-----------|-----------|------------|-----------|
| 23 | Pension plans | | | | |
| | Defined contribution costs | 34 | 43 | 32 | 40 |
| | Defined benefit costs | 6 | - | -59 | 22 |
| | Total | 40 | 43 | -27 | 62 |

When computing the net pension assets, the Realkredit Danmark Group uses the corridor method. This method is not, however used by the parent company, Realkredit Danmark A/S.

Defined benefit plans

| | | | | | |
|--|---|------------|------------|------------|-----------|
| | Present value of pension obligations fully or partly funded | 945 | 975 | 945 | 975 |
| | Fair value of assets under the plan | 1,150 | 1,068 | 1,150 | 1,068 |
| | Net pension assets, end of year, parent company | 205 | 93 | 205 | 93 |
| | Actuarial losses not recognised | 114 | 179 | | |
| | Net pension assets, end of year, Group | 319 | 272 | | |

| Change in net pension assets | 2008 | | | 2007 | | |
|--|--------------|-------------|------------|--------------|-------------|------------|
| | Assets | Liabilities | Net | Assets | Liabilities | Net |
| Balance sheet at January 1, parent company | 1,068 | 975 | 93 | 1,103 | 1,012 | 91 |
| Expenses incurred during the financial year | - | 2 | 2 | - | 2 | 2 |
| Calculated interest expense | - | 44 | 44 | - | 43 | 43 |
| Estimated return on plan assets | 56 | - | 56 | 55 | - | 55 |
| Amortisation | - | 16 | 16 | - | 10 | 10 |
| Standard cost | 56 | 62 | 6 | 55 | 55 | - |
| Actuarial gains or losses | 41 | -24 | 65 | -46 | -24 | -22 |
| Employer contributions to the plans | 53 | - | 53 | 24 | - | 24 |
| Benefits paid out by pension fund | -68 | -68 | - | -68 | -68 | - |
| Balance sheet at December 31, parent company | 1,150 | 945 | 205 | 1,068 | 975 | 93 |
| Actuarial gains or losses not recognised | -65 | 49 | -114 | -106 | 73 | -179 |
| Net asset, end of year, Group | 1,215 | 896 | 319 | 1,174 | 902 | 272 |

The Group expects to make total contributions of DKr2m for 2009.

| Defined benefit costs | 2008 | 2007 |
|------------------------------|------------|-----------|
| Standard cost, Group | 6 | - |
| Actuarial gains or losses | 65 | -22 |
| Total, parent company | -59 | 22 |

Notes

| Note | (DKr m) | | | | | | |
|--------------|---|-----------|-----------------------|--------------------|-----------|-----------------------|--------------------|
| 23 cont'd | Pension plans | | | | | | |
| | For defined benefit plans, the pension assets are recognised on the basis of an actuarial calculation of the present value of the expected benefits. The present value at year-end was calculated on the basis of the following assumptions | | | | | | |
| | Average actuarial assumptions at December 31 (% p.a.): | | | 2008 | | 2007 | |
| | Discount rate | | | 5.78 | | 5.49 | |
| | Return on plan assets | | | 5.78 | | 5.49 | |
| | Rate of inflation | | | 2.75 | | 2.50 | |
| | Salary adjustment rate | | | 2.75 | | 2.75 | |
| | Pension adjustment rate | | | 2.75 | | 2.75 | |
| | The assumptions of mortality used to recognise the pension assets are based on the standard DB06 mortality table. The assumptions applied entail that the average life expectancy for a pension fund member calculated at December 31, 2008 was 80.6 years for a 60-year old man and 83.9 years for a 60-year old woman, and 81.8 years for a 65-year old man and 84.8 years for a 65-year old woman. | | | | | | |
| | Pension assets broken down by type (%) | | | 2008 | | 2007 | |
| | | Share end | Expected return, beg. | Actual return, end | Share end | Expected return, beg. | Actual return, end |
| | Shares | 2 | - | -47.3 | 3 | - | 3.2 |
| | Government and mortgage bonds | 97 | - | 12.1 | 95 | - | 0.7 |
| | Cash and cash equivalents | 1 | - | 3.9 | 2 | - | 2.3 |
| | Total | 100 | 5.5 | 9.8 | 100 | 5.2 | 0.8 |
| | Historical trend in defined benefit plans | | 2008 | 2007 | 2006 | 2005 | 2004 |
| | Present value of pension obligations | | 945 | 975 | 1,012 | 976 | 957 |
| | Fair value of plan assets | | 1,150 | 1,068 | 1,103 | 1,169 | 1,134 |
| | Net pension assets, end of year, parent company | | 205 | 93 | 91 | 193 | 177 |
| | Actuarial losses not recognised | | 114 | 179 | 157 | 41 | - |
| | Net pension assets, end of year, Group | | 319 | 272 | 248 | 234 | 177 |
| | The Pension fund's transactions with the Realkredit Danmark Group | | | | 2008 | | 2007 |
| | Mortgage bonds | | | | 154 | | 170 |
| | Interest income | | | | 10 | | 9 |
| | Regular and single pension premiums | | | | 53 | | 24 |

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|--|--------------------------|----------------|------------------------|----------------|
| | | 2008 | 2007 | 2008 | 2007 |
| 24 | Due to credit institutions and central banks | | | | |
| | On demand | - | 10 | - | 10 |
| | 3 months or less | 8,111 | 11,908 | 8,111 | 11,908 |
| | Total | 8,111 | 11,918 | 8,111 | 11,918 |
| | Portion attributable to repo transactions | 8,111 | 11,908 | 8,111 | 11,908 |
| 25 | Issued mortgage bonds at fair value | | | | |
| | Issued mortgage bonds, nominal value* | 843,529 | 800,428 | 843,529 | 800,428 |
| | Fair value adjustment | -12,981 | -21,573 | -12,981 | -21,573 |
| | Issued mortgage bonds at fair value, before set-off | 830,548 | 778,855 | 830,548 | 778,855 |
| | Set-off of own mortgage bonds at fair value | 182,817 | 148,011 | 182,817 | 148,011 |
| | Issued mortgage bonds at fair value | 647,731 | 630,844 | 647,731 | 630,844 |
| | 0-1 month | 46,776 | 65,802 | 46,776 | 65,802 |
| | 1-3 months | - | - | - | - |
| | 3-12 months | 117,960 | 143,850 | 117,960 | 143,850 |
| | 1-5 years | 255,078 | 214,360 | 255,078 | 214,360 |
| | 5-10 years | 63,042 | 52,764 | 63,042 | 52,764 |
| | >10 years | 164,875 | 154,068 | 164,875 | 154,068 |
| | Total | 647,731 | 630,844 | 647,731 | 630,844 |
| | * Portion pre-issued | 148,716 | 125,683 | 148,716 | 125,683 |
| | * Portion issued as a block issue | - | 6,131 | - | 6,131 |
| | * Portion drawn at January 2, 2009, or in 2008 | 159,625 | 144,952 | 159,625 | 144,952 |
| | The yield spread between Danish mortgage bonds with AAA ratings and Danish government bonds has widened by 25-60 basis points since the beginning of 2008, causing a drop of about DKr15.9bn (2007: DKr 0bn) at the end of 2008 in the fair value of mortgage bonds issued and mortgage loans. | | | | |
| | The nominal value of issued mortgage bonds is equivalent to the amount payable at maturity. | | | | |
| 26 | Other liabilities | | | | |
| | Interest accrued | 15,380 | 14,259 | 15,380 | 14,259 |
| | Reserves in early series subject to a reimbursement obligation* | 244 | 268 | - | - |
| | Other creditors | 865 | 1,144 | 855 | 1,130 |
| | Total | 16,489 | 15,671 | 16,235 | 15,389 |

* Classified on the balance sheet of the parent company, Realkredit Danmark A/S, under "Provisions for liabilities".

Notes

| Note | (DKr m) | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|------|--|--------------------------|------|------------------------|------|
| | | 2008 | 2007 | 2008 | 2007 |
| 27 | Reserves in early series subject to a reimbursement obligation* | | | | |
| | Carrying amount, beginning of year | 268 | 358 | 268 | 358 |
| | Utilised | -41 | -96 | -41 | -96 |
| | Increase due to shortening of maturity | 17 | 13 | 17 | 13 |
| | Decrease due to change in discount rate | - | -7 | - | -7 |
| | Carrying amount, end of year | 244 | 268 | 244 | 268 |

* Classified on the balance sheet of the Realkredit Danmark Group under "Other liabilities".

Reserves in early series subject to a reimbursement obligation relate to mortgage loan agreements under which the borrower's share of the series reserve fund is disbursed to the borrower on repayment of the loan in accordance with the terms and conditions applying to the series. Until 2031, the Group's obligations will gradually be reduced in step with individual borrower repayments. Factors that affect the repayment pattern include changes in interest rates, cash flows, etc.

28 **Capital requirement and risk-weighted assets for credit risk exposure**

| | Realkredit Danmark Group | | | |
|--|--------------------------|--------------|----------------------|--------------|
| | Capital requirement | | Risk-weighted assets | |
| | 2008 | Jan. 1, 2008 | 2008 | Jan. 1, 2008 |
| Credit risk | | | | |
| Institutions | 367 | 212 | 4,579 | 2,656 |
| Corporate customers | 1,293 | 811 | 16,162 | 10,135 |
| Retail customers | 2,611 | 2,413 | 32,642 | 30,166 |
| Non-credit-obligation assets | 27 | 31 | 343 | 388 |
| Credit risk, IRB approach | 4,298 | 3,467 | 53,726 | 43,345 |
| Governments and other public authorities | - | - | - | - |
| Institutions | - | - | - | - |
| Corporate customers | - | - | - | - |
| Retail customers | - | - | - | - |
| Exposures secured on real property | - | - | - | - |
| Other items | 1 | 6 | 13 | 72 |
| Credit risk, standardised approach | 1 | 6 | 13 | 72 |
| Counterparty risk | 38 | 3 | 468 | 35 |
| Total credit risk | 4,337 | 3,476 | 54,207 | 43,452 |
| Market risk | 547 | 383 | 6,832 | 4,792 |
| Operational risk | 556 | 532 | 6,954 | 6,648 |
| Total | 5,440 | 4,391 | 67,993 | 54,892 |

29 **Collateral**

The following assets have been deposited with Danmarks

Nationalbank as collateral

| | | | | |
|--------------------------------------|--------|--------|--------|--------|
| Bonds at fair value | 20,913 | 22,440 | 20,913 | 22,440 |
| Portion issued by Realkredit Danmark | 20,913 | 16,483 | 20,913 | 16,483 |

Assets sold under repo transactions

| | | | | |
|--------------------------------------|-------|--------|-------|--------|
| Bonds at fair value | 8,111 | 11,916 | 8,111 | 11,916 |
| Portion issued by Realkredit Danmark | 4,707 | 7,071 | 4,707 | 7,071 |

Pursuant to Danish mortgage credit legislation, issued mortgage bonds, including mortgage-covered bonds, are secured against the underlying mortgage loans.

Notes

Note (DKr m)

30 Contingent liabilities

Owing to its size and business volume, the Realkredit Danmark Group is continually a party to various lawsuits. The Group does not expect the outcomes of the cases pending to have any material effect on its financial position.

Realkredit Danmark guarantees the pension obligations of Kreditforeningen Danmarks Pensionsafviklingskasse. See note 23.

The company is registered jointly with all major Danish subsidiaries of the Danske Bank Group for financial services employer tax and VAT, for which it is jointly and severally liable.

The table below shows guarantees and indemnities issued by the by the Group, irrevocable loan commitments regarding reverse mortgages and other commitments not recognised on the balance sheet.

| | Realkredit Danmark Group | | Realkredit Danmark A/S | |
|--|--------------------------|------|------------------------|------|
| | 2008 | 2007 | 2008 | 2007 |
| Guarantees etc. | | | | |
| Other guarantees | 4 | 4 | 4 | 4 |
| Total | 4 | 4 | 4 | 4 |
| Other contingent liabilities | | | | |
| Irrevocable loan commitments regarding reverse mortgages | 647 | 732 | 647 | 732 |
| Other commitments | 85 | 106 | 80 | 98 |
| Total | 732 | 838 | 727 | 830 |
| Total contingent liabilities | 736 | 842 | 731 | 834 |

Notes

| Note | (DKr m) | | | | |
|------|---|---------------------------------|--------------------|---|---|
| 31 | Related party transactions | | | | |
| | Transactions between related parties are concluded and settled on an arm's length or on a cost-reimbursement basis. No unusual transactions have been made with associated and group undertakings. | | | | |
| | Realkredit Danmark A/S made the below-mentioned major intra-group transactions with companies directly or indirectly associated with the Group/company. | | | | |
| | | Realkredit Danmark Group | | Realkredit Danmark A/S | |
| | | 2008 | 2007 | 2008 | 2007 |
| | Fees, etc. paid to Danske Bank A/S for the arranging and guaranteeing of mortgage loans | 829 | 747 | 829 | 747 |
| | Fees received from Danske Bank A/S for referral of customers and for property valuation | 111 | 94 | 111 | 94 |
| | Fees paid to Danske Bank A/S for managing Realkredit Danmark's IT operations and development, portfolio management and finance functions, etc. | 366 | 397 | 335 | 370 |
| | Interest received by Realkredit Danmark A/S on outstanding accounts with Danske Bank A/S | 608 | 400 | 598 | 392 |
| | Interest received on mortgage loans raised by sister company | 112 | - | 112 | - |
| | Interest paid by Realkredit Danmark A/S on outstanding accounts with Danske Bank A/S | 677 | 230 | 677 | 230 |
| | The company has paid pension premiums to the Danica Group | 22 | 37 | 19 | 32 |
| | Amounts due from Danske Bank A/S | 24,754 | 22,290 | 24,555 | 22,093 |
| | Mortgage lending to sister company | 2,635 | - | 2,635 | - |
| | Loss guarantees from Danske Bank A/S | 43,443 | 42,400 | 43,443 | 42,400 |
| | Other guarantees from Danske Bank A/S | 17,870 | 22,732 | 17,870 | 22,732 |
| | Amounts due to Danske Bank A/S | 8,111 | 11,918 | 8,111 | 11,918 |
| | The A.P. Møller - Maersk Group and A.P. Møller og Hustru Chastine Mc-Kinney Møllers Fond til almene Formaal represent a party that has a significant influence on Danske Bank A/S and, by extension, on Realkredit Danmark A/S. | | | | |
| | Transactions with this party included | | | | |
| | Mortgage loans | 64 | 102 | 64 | 102 |
| | Interest income | 3 | 5 | 3 | 5 |
| | Any amounts due to related parties in the form of issued bonds have not been included in the above outstanding accounts as such bonds are bearer securities. In these cases, the Group does not know the identity of the creditors. | | | | |
| 32 | Loans etc. to management | | | | |
| | Mortgage loans established on market terms for Executive Board | 4 | 4 | 4 | 4 |
| | Board of Directors | 12 | 8 | 12 | 8 |
| 33 | Reporting to the Danish FSA | Realkredit Danmark Group | | | |
| | Difference between net profit and shareholders' equity in IFRS financial statements and reporting to the Danish FSA is calculated as follows | Net profit 2008 | Net profit 2007 | Shareholders' equity Dec. 31 2008 | Shareholders' equity Dec. 31 2007 |
| | Group financial statements according to IFRS | 2,810 | 2,592 | 38,568 | 35,758 |
| | Domicile property | -6 | - | 57 | 61 |
| | Pension obligations | 65 | -22 | -114 | -179 |
| | Tax effect | -16 | 2 | 17 | 45 |
| | Group financial statements according to the rules of the Danish FSA | 2,853 | 2,572 | 38,528 | 35,685 |

Note

RISK MANAGEMENT

Capital base

Realkredit Danmark is a licensed mortgage service provider and must therefore comply with the capital requirements of the Danish Financial Business Act. Danish capital adequacy law is based on the EU capital requirement directives (CRD) and applies to both the Parent Company and the Realkredit Danmark Group.

The regulatory capital requirements are based on a minimum capital base of 8% of the weighted assets. Detailed rules regulate the calculation of capital and risk (risk-weighted assets). Capital comprises core (tier 1) capital and subordinated debt. The difference between the carrying amount of shareholders' equity and the core (tier 1) capital and risk-weighted assets is shown under Statement of capital.

The purpose of capital management is to ensure efficient use of capital in relation to risk tolerance and business development. The Group must have sufficient capital to comply with regulatory capital requirements and to maintain an AAA rating with external rating agencies for issued bonds.

Credit risk

Realkredit Danmark grants loans on the basis of an assessment of the value of the property on which the loan is secured and the customer's ability and intention to repay the loan.

In terms of the CRD, this practice means that expectations of high Loss Given Default (LGD) – for property types that notoriously may suffer large declines in value – increase the importance attached to the assessment of customers to ensure a low Probability of Default (PD). Conversely, for loans for property types with stable value and low expected LGD, less importance is attached to the assessment to ensure a low PD.

To a certain extent, single-family houses and owner-occupied flats are valued using Realkredit Danmark's property valuation model. The valuation of other properties is based on a physical inspection of the properties. As a general rule, Realkredit Danmark's own valuation experts carry out the physical inspection but, in some cases, the valuation of owner-occupied dwellings is carried out by members of Realkredit Danmark's real-estate agency chain, "home". In these cases, Realkredit Danmark's valuation experts subsequently perform spot checks of the valuation.

The valuation of property is based on the current market value as well as the estimated long-term value of the property. Location, marketability and alternative use of the property are key elements in the assessment of the long-term value.

The assessment of the customer aims to ensure that the customer has the ability and intention to repay the loan. Assessment of the private customer segment is supported by Realkredit Danmark's priority customer concept and statistical scoring models.

For customers who do not have priority customer status, the assessment of a customer's ability to repay is based on a 30-year fixed-rate annuity loan.

Most loans can be approved by local offices. However, large loans and loans to customers or properties involving a larger-than-normal risk must be approved by Realkredit Danmark's central credit division or, in some cases, by the Executive Board or the Board of Directors.

Following a number of years of exceptionally low losses, Realkredit Danmark experienced an increase in losses in 2008. The financial crisis had an impact on the property market and, coupled with the rising interest rates, made it more difficult for many customers to service their loans. This triggered an increase both in the number of bankruptcies and the number of forced sales. However, the number of forced sales in Realkredit Danmark's loan portfolio was lower than the market average.

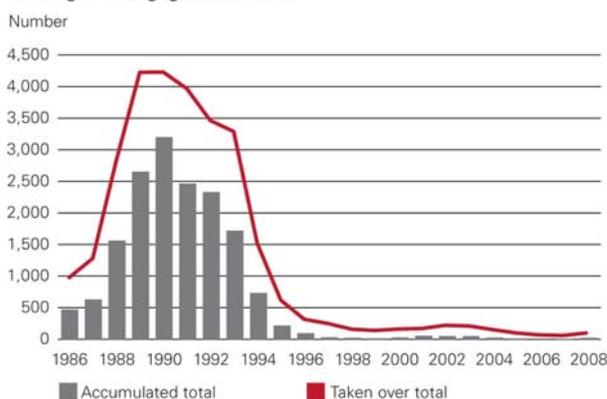
Losses and impairment charges amounted to DKr422m in 2008, against an income of DKr10m in 2007. However, these losses are still small considering the size of the loan portfolio, accounting for merely 0.063% of lending. In a historical context, the level of losses remains very low.

Historical Loss Given Default



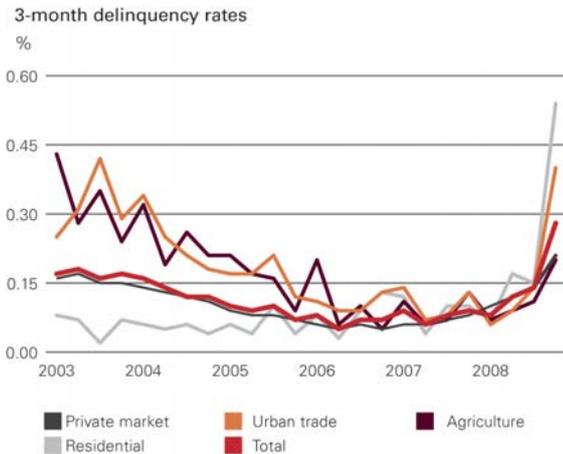
Similarly, the number of mortgages taken over remains at a historically low level. The current holding of 23 mortgages correspond to the level of 2004 and only represents a fraction of the 1992 level, when Realkredit Danmark had 2,300 mortgages.

Holding of mortgages taken over



Developments in arrear rates reflect the current financial situation of borrowers. After three months, arrears from the September 2008 payment date accounted for 0.28% of the amount due, against 0.09% the year before.

Note

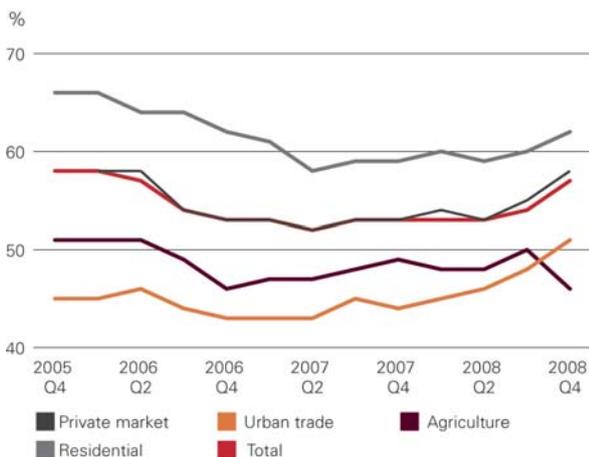


The credit quality of Realkredit Danmark's loan portfolio was influenced by the financial turbulence and by falling property prices and a sluggish property market. As a result of these combined impacts, it has become more difficult for borrowers with payment difficulties to sell their properties without a loss for Realkredit Danmark.

Another effect is an increase in Realkredit Danmark's average loss per property.

As a result of the decline in property prices, Realkredit Danmark's average loan-to-value (LTV) ratio – calculated on the basis of the last krone lent for every property – rose from 53% at the end of 2007 to 57% at year-end 2008. By comparison, the average LTV at the end of 2005 was 58%.

Development in average LTV



Another way of illustrating the LTV, instead of as an average, is to categorise every krone lent according to its seniority in the total debt on the individual property. As illustrated in the chart, a break-

down using this method shows that 72% of the total loan portfolio is secured within 40% of the value of the property, and 91% of the loans within 60% of the value.

Loan portfolio broken down by loan-to-value ratios as at Dec. 31, 2008

| Sector, % | 0-20 | 20-40 | 40-60 | 60-80 | >80 | Total DKr bn |
|------------------------------|------------|------------|------------|-----------|-----------|--------------|
| Private market | 154 | 125 | 79 | 35 | 5 | 398 |
| Urban trade | 42 | 31 | 17 | 6 | 1 | 97 |
| Agriculture | 25 | 17 | 7 | 1 | 0 | 50 |
| Residential | 54 | 35 | 22 | 12 | 2 | 125 |
| Weighted distribution | 41% | 31% | 19% | 8% | 1% | 100% |
| Total DKr bn | 275 | 208 | 125 | 54 | 8 | 670 |

A large proportion of Realkredit Danmark's loans to the private market are arranged via Danske Bank branches with a loss guarantee. These guaranteed loans currently account for 46% of total lending to the private market. The guarantee covers the part of the loans that exceeds 60% of the original valuation of properties. Because of the guarantee, Realkredit Danmark very rarely incurs losses on these loans. At the end of 2008, the loss guarantee from the bank comprised loans for a total amount of about DKr187bn, of which the bank guarantee covered a total of DKr43bn. In 2007, the corresponding amounts were approximately DKr183bn and DKr42bn.

As part of Realkredit Danmark's credit process, customers are classified according to risk, and the classification is regularly updated with new information. The Group uses a scale of 11 main rating classes and 27 sub-classes. As appears from the table below, loans with an LTV higher than 80% granted to customers with one of the four lowest classifications amount to only DKr1bn, corresponding to 0.12% of total lending.

Portfolio broken down by loan-to-value and rating category

| Rating category | Loan to Value | | | | | Total DKr bn |
|-----------------|---------------|------------|------------|-----------|----------|--------------|
| | 0-20% | 20-40% | 40-60% | 60-80% | 80-100% | |
| 1 | 7 | 4 | 2 | 0 | 0 | 13 |
| 2 | 25 | 20 | 10 | 2 | 0 | 57 |
| 3 | 62 | 42 | 24 | 11 | 2 | 141 |
| 4 | 51 | 36 | 20 | 7 | 1 | 115 |
| 5 | 48 | 38 | 24 | 10 | 1 | 121 |
| 6 | 40 | 31 | 19 | 8 | 1 | 99 |
| 7 | 22 | 19 | 14 | 7 | 1 | 63 |
| 8 | 17 | 15 | 12 | 6 | 1 | 51 |
| 9 | 2 | 2 | 1 | 0 | 0 | 5 |
| 10 | 1 | 1 | 0 | 0 | 0 | 2 |
| 11 | 1 | 1 | 1 | 0 | 0 | 3 |
| Total | 276 | 209 | 127 | 51 | 7 | 670 |

Notes

Note

| Arrears | Loan portfolio DKr m | | Loan to value % | | Arrears Sept. paym. in % | |
|-----------------------------|-------------------------|---------------|--------------------|---------------|-----------------------------|---------------|
| | Dec. 31, 2008 | Dec. 31, 2007 | Dec. 31, 2008 | Dec. 31, 2007 | Dec. 31, 2008 | Dec. 31, 2007 |
| Private market | 398,195 | 386,214 | 58 | 53 | 0.21 | 0.08 |
| Urban trade | 96,502 | 77,313 | 51 | 44 | 0.40 | 0.13 |
| Agriculture | 50,217 | 43,726 | 46 | 49 | 0.20 | 0.13 |
| Residential rental property | 124,977 | 120,556 | 62 | 59 | 0.54 | 0.10 |
| Total | 669,891 | 627,809 | 57 | 53 | 0.28 | 0.09 |

Note

Market risk

Realkredit Danmark's Board of Directors defines the overall framework for interest rate, equity market and exchange rate risks in accordance with the limits laid down in the Danish Mortgage Credit Loans and Mortgage Credit Bonds, etc. Act. Realkredit Danmark calculates, monitors and reports on these risks on a regular basis. By complying with the statutory balance principle, Realkredit Danmark eliminates interest rate, exchange rate and liquidity risks on most of its assets and liabilities.

Interest rate risk

The interest rate risk expresses the expected loss on fixed-income positions from a general increase in interest rates of 1 percentage point.

According to Danish law, the difference between interest payments and instalments received on mortgage loans and payments made on issued bonds may not result in an interest rate risk exceeding 1% of Realkredit Danmark's capital base, that is, DKr385m. At the end of 2008, this interest rate risk amounted to DKr34m, against DKr64m the year before.

The interest rate risk on other assets and liabilities and on off-balance-sheet items, including in particular the proprietary investment portfolio, may not exceed 8% of the capital base, or DKr3,080m, according to legislation. At the end of 2008, the interest rate risk on these items amounted to DKr316m, against DKr352m the year before.

At the end of 2008, the total interest rate risk amounted to DKr350m, or 0.9% of the capital base. The year before, Realkredit Danmark's interest rate risk was DKr282m.

Liquidity risk

Realkredit Danmark regularly finances its lending activities by issuing bonds, which involves very limited liquidity risk.

Equity market risk

The equity market risk is calculated as the market value of the Realkredit Danmark Group's equity portfolios and holdings in subsidiary and group undertakings etc. Internal limits have been set for the overall equity market risk. At end-2008, the market value and hence the equity market risk amounted to DKr76m, against DKr72m the year before.

Exchange rate risk

Realkredit Danmark has only very small unhedged currency positions. The exchange rate risk is calculated in accordance with exchange rate indicator 2 of the Danish FSA and may, in accordance with legislation, not exceed 0.1% of the capital base, that is DKr38m. At the end of 2008, the exchange rate risk amounted to DKr1m, against DKr2m the year before.

Derivatives

Derivatives are employed exclusively for hedging purposes in relation to mortgage finance business and are carried at fair value in the financial statements. In 2008, Realkredit Danmark used only forwards, futures and repo/reverse transactions to hedge risk. The market risk on these instruments is included in the risk calculations mentioned above.

Pension risk

The Group's pension risk is the Group's risk of pension shortfall in the Group's defined benefit plans, which means that it will have to make additional contributions to cover its pension obligations to current and former employees. The Group aims to reduce the pension risk on the defined benefit pension plans in the same way that it handles other risks in the Group. To achieve this goal, the Group matches pension obligations with assets similar mainly in terms of maturity and volatility. Note 23 to the financial statements specifies the Group's defined benefit pension plan.

| Derivatives (DKr m) | December 31, 2008 | | | December 31, 2007 | | |
|--------------------------------------|-------------------|-----------------------|-----------------------|-------------------|-----------------------|-----------------------|
| | Nominal value | Positive market value | Negative market value | Nominal value | Positive market value | Negative market value |
| Interest rate contracts | | | | | | |
| Forward/futures bought | 121,331 | 56 | 41 | 92,919 | 4 | 14 |
| Forward/futures sold | 34,997 | 33 | 290 | 30,490 | 37 | 21 |
| Currency contracts | | | | | | |
| Forward/futures bought | 29,815 | - | - | 125 | - | - |
| Forward/futures sold | 559,215 | - | - | - | - | - |
| Total | | 89 | 331 | | 41 | 35 |
| Outstanding spot transactions | | | | | | |
| Interest rate contracts bought | 978 | 1 | - | 798 | 1 | - |
| Interest rate contracts sold | 941 | - | 1 | 2,734 | 2 | 2 |
| Currency contracts bought | - | - | - | 223 | - | - |
| Total | | 1 | 1 | | 3 | 2 |

The statement covers the Realkredit Danmark Group as well as Realkredit Danmark A/S

Notes

Realkredit Danmark Group

| (DKr m) | 2008 | 2007 | 2006 | 2005 | 2004 |
|--|---------|---------|---------|---------|---------|
| HIGHLIGHTS | | | | | |
| Net interest and fee income | 4,424 | 4,225 | 3,414 | 4,352 | 4,268 |
| Value adjustments | 607 | 235 | 545 | -291 | -353 |
| Staff costs and administrative expenses | 1,003 | 1,184 | 1,162 | 1,242 | 1,347 |
| Loan impairment charges | 422 | -10 | -105 | -118 | -18 |
| Income from associated undertakings | 2 | 10 | - | 26 | 23 |
| Net profit for the year | 2,810 | 2,592 | 2,356 | 2,417 | 2,066 |
| Loans | 670,362 | 628,142 | 603,020 | 569,648 | 525,035 |
| Shareholders' equity | 38,568 | 35,758 | 33,166 | 30,810 | 29,718 |
| Total assets | 710,922 | 694,203 | 663,277 | 625,853 | 576,609 |
| RATIOS AND KEY FIGURES | | | | | |
| Solvency ratio (%) | 56.6 | 10.5 | 10.2 | 10.1 | 10.1 |
| Core (tier 1) capital ratio (%) | 56.5 | 10.5 | 10.2 | 10.0 | 10.0 |
| Return on equity before tax (%) | 10.1 | 10.0 | 10.1 | 10.5 | 9.5 |
| Return on equity after tax (%) | 7.6 | 7.5 | 7.4 | 8.0 | 7.2 |
| Cost/core income ratio DKr | 3.62 | 3.91 | 4.02 | 3.81 | 3.03 |
| Foreign exchange position (%) | 4.2 | 1.9 | 1.8 | 0.9 | 1.3 |
| Ratio of lending to shareholders' equity | 17.4 | 17.6 | 18.4 | 18.5 | 17.7 |
| Growth in lending for the year (%) | 5.4 | 6.4 | 8.1 | 8.5 | 4.6 |
| Impairment ratio for the year (%) | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 |

Realkredit Danmark A/S

| (DKr m) | 2008 | 2007 | 2006 | 2005 | 2004 |
|---|---------|---------|---------|---------|---------|
| HIGHLIGHTS | | | | | |
| Net interest and fee income | 4,413 | 4,214 | 3,407 | 4,344 | 4,262 |
| Value adjustments | 607 | 235 | 549 | -253 | -353 |
| Staff costs and administrative expenses | 820 | 1,089 | 1,163 | 1,175 | 1,266 |
| Loan impairment charges | 417 | -10 | -105 | -118 | -18 |
| Income from associated and group undertakings | 15 | 47 | 45 | 78 | 59 |
| Net profit for the year | 2,853 | 2,572 | 2,254 | 2,394 | 2,069 |
| Loans | 670,320 | 628,103 | 602,987 | 569,621 | 525,007 |
| Shareholders' equity | 38,528 | 35,685 | 33,107 | 30,831 | 29,756 |
| Total assets | 710,871 | 694,116 | 663,201 | 625,860 | 576,631 |
| RATIOS AND KEY FIGURES | | | | | |
| Solvency ratio (%) | 56.8 | 10.5 | 10.2 | 10.1 | 10.1 |
| Core (tier 1) capital ratio (%) | 56.7 | 10.5 | 10.2 | 10.0 | 10.0 |
| Return on equity before tax (%) | 10.3 | 9.9 | 9.6 | 10.3 | 9.5 |
| Return on equity after tax (%) | 7.7 | 7.5 | 7.1 | 7.9 | 7.2 |
| Cost/core income ratio DKr | 4.07 | 4.14 | 3.88 | 3.96 | 3.16 |
| Foreign exchange position (%) | 4.2 | 1.9 | 1.8 | 0.9 | 1.3 |
| Ratio of lending to shareholders' equity | 17.4 | 17.6 | 18.4 | 18.5 | 17.6 |
| Growth in lending for the year (%) | 5.4 | 6.4 | 8.1 | 8.5 | 4.6 |
| Impairment ratio for the year (%) | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 |

The ratios are defined in the executive order on financial reports of credit institutions etc. issued by Danish FSA.

As of 2008, the solvency and core (tier 1) capital ratios are calculated in accordance with the CRD.

Note

| | Share capital (thousands) | Net profit (DKr m) | Shareholders' equity (DKr m) | Holding of share capital (%) |
|---|------------------------------|-----------------------|---------------------------------|---------------------------------|
| Group holdings and undertakings | | | | |
| Realkredit Danmark A/S, Kgs. Lyngby | DKK 630,000 | 2,853 | 38,528 | 100 |
| Subsidiaries | | | | |
| Real-estate agency business | | | | |
| home a/s, Aarhus | DKK 15,000 | 13 | 298 | 100 |
| Other business | | | | |
| Omegadane SARL, Paris | EUR 8 | - | - | 100 |
| Associated undertakings | | | | |
| Other business | | | | |
| e-nettet Holding A/S, Copenhagen | DKK 11,000 | 4 | 91 | 25 |
| Further information on e-nettet Holding A/S: | | | | |
| Total assets DKr189m | | | | |
| Total liabilities DKr98m | | | | |
| Total income DKr14m | | | | |
| At December 31, 2008, the amount owed by e-nettet Holding A/S to Realkredit Danmark is DKr0m (Dec. 31, 2007: DKr5m) | | | | |

The information published is extracted from the most recent annual report of the companies

QUARTERLY FINANCIAL HIGHLIGHTS – REALKREDIT DANMARK GROUP

| NET PROFIT FOR THE PERIOD (DKr m) | Full year 2008 | Full year 2007 | Index 08/07 | Q4 2008 | Q3 2008 | Q2 2008 | Q1 2008 | Q4 2007 |
|---------------------------------------|-------------------|-------------------|----------------|------------|------------|------------|------------|------------|
| Administration margin | 2,954 | 2,833 | 104 | 746 | 744 | 736 | 728 | 721 |
| Net interest income | 1,963 | 1,740 | 113 | 570 | 524 | 438 | 431 | 482 |
| Net fee income | -431 | -340 | 127 | -105 | -106 | -113 | -107 | -81 |
| Net trading income | 547 | 237 | 231 | 290 | 294 | -168 | 131 | 134 |
| Other income | 149 | 160 | 93 | 28 | 29 | 38 | 54 | 34 |
| Total income | 5,182 | 4,630 | 112 | 1,529 | 1,485 | 931 | 1,237 | 1,290 |
| Operating expenses | 1,010 | 1,194 | 85 | 278 | 236 | 247 | 249 | 310 |
| Profit before loan impairment charges | 4,172 | 3,436 | 121 | 1,251 | 1,249 | 684 | 988 | 980 |
| Loan impairment charges | 422 | -10 | -4,220 | 380 | 33 | 12 | -3 | -21 |
| Profit before tax | 3,750 | 3,446 | 109 | 871 | 1,216 | 672 | 991 | 1,001 |
| Tax | 940 | 854 | 110 | 215 | 304 | 177 | 244 | 239 |
| Net profit for the period | 2,810 | 2,592 | 108 | 656 | 912 | 495 | 747 | 762 |

BALANCE SHEET (END OF PERIOD) (DKr m)

| | | | | | | | | |
|-----------------------------------|---------|---------|-----|---------|---------|---------|---------|---------|
| Due from credit institutions etc. | 25,069 | 23,178 | 108 | 25,069 | 21,717 | 13,253 | 13,731 | 23,178 |
| Mortgage loans | 669,891 | 627,809 | 107 | 669,891 | 643,234 | 635,184 | 642,586 | 627,809 |
| Bonds and shares | 13,062 | 40,059 | 33 | 13,062 | 5,064 | 3,024 | 5,426 | 40,059 |
| Other assets | 2,900 | 3,157 | 92 | 2,900 | 2,040 | 1,510 | 1,867 | 3,157 |
| Total assets | 710,922 | 694,203 | 102 | 710,922 | 672,055 | 652,971 | 663,610 | 694,203 |
| Due to credit institutions etc. | 8,111 | 11,918 | 68 | 8,111 | 13,251 | 3,171 | 7,928 | 11,918 |
| Issued mortgage bonds | 647,731 | 630,844 | 103 | 647,731 | 607,518 | 602,219 | 611,061 | 630,844 |
| Other liabilities | 16,512 | 15,683 | 105 | 16,512 | 13,374 | 10,581 | 8,116 | 15,683 |
| Shareholders' equity | 38,568 | 35,758 | 108 | 38,568 | 37,912 | 37,000 | 36,505 | 35,758 |
| Total liabilities and equity | 710,922 | 694,203 | 102 | 710,922 | 672,055 | 652,971 | 663,610 | 694,203 |

RATIOS AND KEY FIGURES

| | | | | | | | | |
|---|------|------|--|------|------|------|------|------|
| Net profit for the period of avg. shareholders' equity (% p.a.) | 7.6 | 7.5 | | 6.9 | 9.7 | 5.4 | 8.3 | 8.6 |
| Cost/income ratio (%) | 19.5 | 25.8 | | 18.2 | 15.9 | 26.5 | 20.1 | 24.0 |
| Solvency ratio (including net profit for the period) (%) | 56.6 | 10.5 | | 56.6 | 62.2 | 62.8 | 64.4 | 10.5 |
| Core (tier 1) capital ratio (including net profit for the period) | 56.5 | 10.5 | | 56.5 | 62.2 | 62.7 | 64.4 | 10.5 |
| Full-time-equivalent staff, end of period | 520 | 519 | | 520 | 519 | 521 | 513 | 519 |

As of 2008, the solvency and core (tier 1) capital ratios are calculated in accordance with the CRD. The table is based on unaudited figures published in interim reports.

Series accounts

Pursuant to the executive order on the presentation of series accounts by mortgage credit institutions, Realkredit Danmark A/S' financial statements are broken down by the individual underlying mortgage credit associations as follows:

| Note | (DKr m) | Jydske Grundejer- Kredit- forening | Ny jydske Kjøbstad- Credit- forening | Ny Jysk Grundejer- Kredit- forening | Østifternes Kredit- forening | Grund- ejernes Hypotek- forening | Husmands- hypotek- foreningen for Danmark |
|---|------------------------------|---|---|--|------------------------------------|---|--|
| Income statement | | | | | | | |
| | Income from lending | 1.7 | 1.5 | 0.0 | 3.9 | 0.2 | 0.0 |
| 1 | Net interest income etc. | 4.7 | 4.2 | 11.1 | 13.9 | 1.3 | 0.0 |
| 1 | Administrative expenses etc. | 4.7 | 7.2 | 0.1 | 19.1 | 0.1 | 0.0 |
| | Loan impairment charges | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| | Tax | 0.4 | -0.3 | 2.7 | -0.3 | 0.3 | 0.0 |
| 2 | Net profit for the year | 1.3 | -1.2 | 8.3 | -1.0 | 1.1 | 0.0 |
| Balance sheet - assets | | | | | | | |
| | Mortgage loans etc. | 530.6 | 339.7 | 2.8 | 1,199.1 | 10.1 | 0.0 |
| | Other assets | 110.2 | 89.7 | 199.8 | 332.9 | 20.7 | 0.0 |
| | Total assets | 640.8 | 429.4 | 202.6 | 1,532.0 | 30.8 | 0.0 |
| Balance sheet - liabilities and equity | | | | | | | |
| 3 | Issued bonds | 556.4 | 356.4 | 3.6 | 1,282.0 | 15.7 | 0.0 |
| | Other liabilities | 6.5 | 4.3 | 2.0 | 15.5 | 0.3 | 0.0 |
| 4 | Shareholders' equity | 77.9 | 68.7 | 197.0 | 234.5 | 14.8 | 0.0 |
| 5 | Total liabilities and equity | 640.8 | 429.4 | 202.6 | 1,532.0 | 30.8 | 0.0 |

| Note | (DKr m) | Provins- hypotek- foreningen for Danmark | Series not subject to a reimbursement obligation | Danske Kredit | Mortgage- covered bonds | Other reserves | Total |
|---|------------------------------|---|---|------------------|-------------------------------|-------------------|-----------|
| Income statement | | | | | | | |
| | Income from lending | 0.2 | 86.9 | 15.7 | 870.0 | 2,009.9 | 2,990.0 |
| 1 | Net interest income etc. | 0.6 | 47.7 | 8.3 | 529.3 | 1,999.8 | 2,620.9 |
| 1 | Administrative expenses etc. | 1.1 | 52.6 | 17.4 | 265.6 | 1,008.0 | 1,375.9 |
| | Loan impairment charges | 0.0 | -32.8 | 0.5 | 145.4 | 303.7 | 416.8 |
| | Tax | -0.1 | 28.7 | 1.5 | 247.1 | 684.0 | 964.0 |
| 2 | Net profit for the year | -0.2 | 86.1 | 4.6 | 741.2 | 2,014.0 | 2,854.2 |
| Balance sheet - assets | | | | | | | |
| | Mortgage loans etc. | 10.1 | 25,495.1 | 2,388.2 | 233,724.8 | 406,478.0 | 670,178.5 |
| | Other assets | 11.0 | 2,900.2 | 238.3 | 181,162.3 | 45,634.0 | 230,699.1 |
| | Total assets | 21.1 | 28,395.3 | 2,626.5 | 414,887.1 | 452,112.0 | 900,877.6 |
| Balance sheet - liabilities and equity | | | | | | | |
| 3 | Issued bonds | 13.3 | 27,427.7 | 2,504.1 | 401,982.9 | 418,837.4 | 852,979.5 |
| | Other liabilities | 0.2 | 287.6 | 26.6 | 4,202.3 | 4,579.8 | 9,125.1 |
| 4 | Shareholders' equity | 7.6 | 680.0 | 95.8 | 8,701.9 | 28,694.8 | 38,773.0 |
| 5 | Total liabilities and equity | 21.1 | 28,395.3 | 2,626.5 | 414,887.1 | 452,112.0 | 900,877.6 |

Series accounts

| Note | (DKr m) | |
|------|---|--|
| 1 | <p>Pursuant to section 3(1) and (2) of the executive order on the presentation of series accounts by mortgage credit institutions, a share of net interest etc. equivalent to the ratio of the individual series reserve fund to other series reserve funds has been allocated to each series.</p> <p>Pursuant to section 3(3) of the executive order on the presentation of series accounts by mortgage credit institutions, the Danish FSA has approved the allocation of administrative expenses etc. to individual associations using a distribution scale by which the number of loans in the association is weighted at 3, and the principal of the loans is weighted at 1.</p> <p>The same distribution scale is used for allocation to individual series and series reserve funds, however, allocation to pre-1972 series is made in accordance with the statutes etc. of the associations in question.</p> | 2008 |
| 2 | <p>Net profit for the year, series accounts</p> <p>Net profit for the year, Realkredit Danmark A/S's financial statements</p> <p>Transferred to other reserves etc.</p> <p>Revaluation of properties directly in shareholders' equity</p> <p>Net profit for the year, series accounts</p> | <p>2,853.3</p> <p>11.0</p> <p>-10.1</p> <p>2,854.2</p> |
| 3 | <p>Issued bonds, series accounts</p> <p>Issued bonds, Realkredit Danmark A/S's financial statements</p> <p>Own mortgage bonds, not offset in the series accounts</p> <p>Accrued interest, own bonds</p> <p>Issued bonds, series accounts</p> | <p>647,731.3</p> <p>182,816.6</p> <p>22,431.6</p> <p>852,979.5</p> |
| 4 | <p>Shareholders' equity, series accounts</p> <p>Shareholders' equity, Realkredit Danmark A/S's financial statements</p> <p>Reserves in pre-1972 series subject to a reimbursement obligation</p> <p>Shareholders' equity, series accounts</p> | <p>38,528.5</p> <p>244.5</p> <p>38,773.0</p> |
| 5 | <p>Total assets, series accounts</p> <p>Total assets, Realkredit Danmark A/S's financial statements</p> <p>Own mortgage bonds, not offset in the series accounts</p> <p>Accrued interest, own bonds</p> <p>Total assets, series accounts</p> | <p>710,871.3</p> <p>182,816.6</p> <p>7,189.7</p> <p>900,877.6</p> |
| 6 | <p>Transfers to and from reserves subject to a reimbursement obligation</p> <p>In 2008, the following net transfers of funds to and from the reserves were made between individual associations and other reserves.</p> <p>Transferred from and to shareholders' equity:</p> <p>Series not subject to a reimbursement obligation</p> <p>Danske Kredit</p> <p>Other reserves</p> <p>Total</p> | <p>2,796.1</p> <p>-29.8</p> <p>-2,766.3</p> <p>0.0</p> |

Statement by the management

The Board of Directors and the Executive Board (the management) have today reviewed and approved the annual report of Realkredit Danmark A/S for the financial year 2008.

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRSs) as adopted by the EU, and the financial statements of the Parent Company have been prepared in accordance with the Danish Financial Business Act. Furthermore, the annual report has been prepared in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds.

In our opinion, the annual report gives a true and fair view of the Group's and the Parent Company's assets, liabilities, equity and financial position at December 31, 2008, and of the results of the Group's and the Parent Company's operations and consolidated cash flows for the financial year starting on January 1 and ending on December 31, 2008. Moreover, in our opinion, the management's report gives a true and fair view of developments in the Group's and the Parent Companies activities and financial position and describes the significant risk and uncertainty factors that may affect the Group and the Parent Company.

The management will submit the annual report to the general meeting for approval.

Kgs. Lyngby, February 5, 2009

Executive Board

Sven Holm
Chairman of the Executive Board

Carsten Nøddebo Rasmussen
Member of the Executive Board

Board of Directors

Sven Lystbæk
Chairman

Henrik Normann
Vice Chairman

Tonny Thierry Andersen

Per Skovhus

Max Jeppesen

Klaus Pedersen

Audit reports

Internal Audit's report

We have audited the accompanying annual report of Realkredit Danmark A/S for the financial year 2008, which comprises the management's report, income statement, balance sheet, statement of capital, cash flow statement, notes, series accounts and the statement by the management. The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards as adopted by the EU, and the financial statements of the Parent Company have been prepared in accordance with the Danish Financial Business Act. Furthermore, the annual report has been prepared in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds.

Basis of opinion

We conducted our audit in accordance with the executive order of the Danish Financial Supervisory Authority on auditing financial enterprises and financial groups and in accordance with Danish auditing standards. These standards require that we plan and perform the audit to obtain reasonable assurance that the annual report is free from material misstatement. The audit comprised all significant areas and risk areas and was conducted in accordance with the division of duties agreed with the external auditors, enabling the external auditors to the widest extent possible to base their audit on the work performed by the internal auditors.

We planned and conducted our audit such that we have assessed the business and internal control procedures, including the risk and capital management implemented by the management aimed at the Group's and the Parent Company's reporting processes and major business risks.

An audit also involves performing procedures to obtain audit evidence about the amounts and disclosures in the annual report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the annual report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the preparation and fair presentation of the annual report in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the annual report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Our audit did not result in any qualification.

Opinion

In our opinion, the business procedures and internal control procedures, including the risk and capital management implemented by the management, aimed at the Group's and the Parent Company's reporting processes and major business risks work satisfactorily.

Furthermore, we believe that the annual report gives a true and fair view of the Group's and the Parent Company's assets, liabilities, equity and financial position at December 31, 2008, and of the results of the Group's and the Parent Company's operations and the Group's cash flows for the year in accordance with the International Financial Reporting Standards as adopted by the EU in respect of the consolidated financial statements, in accordance with the Danish Financial Business Act in respect of the Parent Company's financial statements and in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds.

Copenhagen, February 5, 2009

Jens Peter Thomassen
Group Chief Auditor

Lene Christensen
Senior Manager

Audit reports

Independent auditors' report

To the shareholders of Realkredit Danmark A/S

We have audited the accompanying annual report of Realkredit Danmark A/S for the financial year 2008, which comprises the management's report, income statement, balance sheet, statement of capital, cash flow statement, notes, series accounts and the statement by the management. The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards as adopted by the EU, and the financial statements of the Parent Company have been prepared in accordance with the Danish Financial Business Act. Furthermore, the annual report has been prepared in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds.

Management's responsibility for the annual report

Management is responsible for preparing and presenting an annual report that gives a true and fair view in accordance with the International Financial Reporting Standards as adopted by the EU in respect of the consolidated financial statements, in accordance with the Danish Financial Business Act in respect of the Parent Company's financial statements and in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of an annual report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility and basis of opinion

Our responsibility is to express an opinion on the annual report based on our audit. We conducted our audit in accordance with Danish Standards on Auditing. Those standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance whether the annual report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the annual report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the annual report, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the preparation and fair presentation of the annual report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the annual report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Our audit did not result in any qualification.

Opinion

We believe that the annual report gives a true and fair view of the Group's and the Parent Company's assets, liabilities, equity and financial position at December 31, 2008, and of the results of the Group's and the Parent Company's operations and the Group's cash flows for the year in accordance with the International Financial Reporting Standards as adopted by the EU in respect of the consolidated financial statements, in accordance with the Danish Financial Business Act in respect of the Parent Company's financial statements and in accordance with additional Danish disclosure requirements for annual reports of issuers of listed bonds.

Copenhagen, February 5, 2009

KPMG

Statsautoriseret Revisionspartnerselskab

Grant Thornton

Statsautoriseret Revisionsaktieselskab

Per Gunslev

State Authorised Public Accountants

Søren Peter Nielsen

Erik Stener Jørgensen

State Authorised Public Accountants

Ole Fabricius

Directorships

Under section 80(8) of the Danish Financial Business Act, financial institutions are required to publish information at least once a year about directorships held with the approval of the Board of Directors by persons employed by the Board (section 80(1) of the Act).

This page also lists directorships held by members of the Board of Directors outside the Realkredit Danmark Group. Information on board members who are members of the management of Danske Bank A/S includes the number of directorships in other wholly-owned subsidiaries of Danske Bank.

Board of Directors

Sven Lystbæk, chairman

Member of the Executive Board of Danske Bank A/S

Born on September 26, 1951

Director of:

Six wholly-owned subsidiaries of Danske Bank A/S
Kreditforeningen Danmarks Pensionsafvklingskasse
(Chairman)

Multidata Holding A/S (Vice Chairman)

Multidata A/S (Vice Chairman)

PBS Holding A/S (Vice Chairman)

PBS A/S (Vice Chairman)

VP Securities Services A/S (Chairman)

Visa Europe Limited

Henrik Normann, Vice Chairman

Member of the Executive Committee of Danske Bank A/S

Born on March 26, 1953

Director of:

Two wholly-owned subsidiaries of Danske Bank A/S
Kreditforeningen Danmarks Pensionsafvklingskasse

Multidata Holding A/S

Multidata A/S

OMX Nordic Exchange Group Oy

PBS Holding A/S

PBS A/S

Tonny Thierry Andersen

Member of the Executive Board of Danske Bank A/S

Born on September 30, 1964

Director of:

Five wholly-owned subsidiaries of Danske Bank A/S

Max Jeppesen (elected by the employees)

Credit Adviser, Realkredit Danmark A/S

Born on July 13, 1946

Klaus Pedersen (elected by the employees)

Corporate Adviser, Realkredit Danmark A/S

Born on January 30, 1947

Director of:

Kreditforeningen Danmarks Pensionsafvklingskasse

Per Skovhus

Member of the Executive Board of Danske Bank A/S

Born on September 17, 1959

Director of:

Danmarks Skibskredit A/S (Chairman)

The Danish Bankers Association (Vice Chairman)

ICC Danmark

Executive Board

Sven Holm

Chairman of the Executive Board and Chief Executive Officer

Born on July 4, 1946

Joined the Executive Board on April 1, 1997

Director of:

e-nettet Holding A/S (Vice Chairman)

e-nettet A/S (Vice Chairman)

home a/s (Chairman)

Kreditforeningen Danmarks Pensionsafvklingskasse

The Association of Danish Mortgage Banks (until January 1, 2009)

Danish Mortgage Banks' Federation (from May 20, 2008)
(Chairman)

Carsten Nøddebo Rasmussen

Member of the Executive Board

Born on August 15, 1964

Joined the Executive Board on December 1, 2006

Director of:

home a/s (Vice Chairman)

The Association of Danish Mortgage Banks (until January 1, 2009)

Danish Mortgage Banks' Federation (from May 20, 2008)
Member of the Danish Securities Council (until January 1, 2009)

The Popular Educational Association, Kgs. Lyngby
(Chairman)

Supplementary information

Financial calendar

- Annual general meeting:
March 3, 2009
- Interim Report – First quarter 2009:
May 5, 2009
- Interim Report – First half 2009:
August 11, 2009
- Interim Report – First nine months 2009:
November 3, 2009

Contact

Sven Holm
Chairman of the Executive Board
Chief Executive Officer
Tel. +45 45 13 20 81

Useful links

www.rd.dk

www.danskebank.com

www.home.dk



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