



Realkredit Danmark Group

# Annual Report 2025

REALKREDIT  
**Danmark**

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# 5-year financial highlights – Realkredit Danmark Group

## Net profit for the year

(DKK millions)	2025	2024	2023	2022	2021
Administration margin	5,588	5,543	5,593	5,733	5,857
Net interest income	1,281	1,545	1,114	93	46
Net fee income	-9	21	-70	18	-127
Income from investment portfolios	217	96	183	48	55
Other income	108	95	84	84	136
<b>Total income</b>	<b>7,185</b>	<b>7,300</b>	<b>6,904</b>	<b>5,976</b>	<b>5,967</b>
Expenses	898	1,010	1,055	1,105	995
<b>Profit before loan impairment charges</b>	<b>6,287</b>	<b>6,290</b>	<b>5,849</b>	<b>4,871</b>	<b>4,972</b>
Loan impairment charges	-258	333	-114	212	269
<b>Profit before tax</b>	<b>6,545</b>	<b>5,957</b>	<b>5,963</b>	<b>4,659</b>	<b>4,703</b>
Tax	1,697	1,533	1,569	1,033	1,034
<b>Net profit for the year</b>	<b>4,848</b>	<b>4,424</b>	<b>4,394</b>	<b>3,626</b>	<b>3,669</b>

## Ratios and key figures

(DKK millions)	2025	2024	2023	2022	2021
Net profit for the year as % of avg. total equity*	9.1	8.4	8.8	7.3	7.4
Cost/income ratio (%)	12.5	13.8	15.3	18.5	16.7
Total capital ratio (%)	29.7	31.9	31.5	29.1	25.3
Tier 1 capital ratio (%)	29.7	31.9	31.1	28.6	24.9
Full-time-equivalent staff, end of year	240	233	229	227	217

\* For 2025, the Return on average Shareholders' equity has been calculated as net profit divided by the average of the quarterly average shareholders' equity (beginning and end of each quarter). For previous years the calculation is net profit divided by the average of shareholders' equity (beginning and end of each year).

## Balance sheet (end of year)

(DKK millions)	2025	2024	2023	2022	2021
Due from credit institutions etc.	22,978	17,628	11,618	8,761	18,643
Mortgage loans	740,491	755,539	753,624	724,438	810,139
Bonds and shares	51,181	52,291	49,580	46,722	46,435
Other assets	1,914	1,565	1,441	2,307	1,782
<b>Total assets</b>	<b>816,564</b>	<b>827,023</b>	<b>816,263</b>	<b>782,228</b>	<b>876,999</b>
Due to credit institutions etc.	3,500	3,500	2,000	2,000	2,000
Issued mortgage bonds	751,752	762,125	756,509	724,105	820,950
Other liabilities	6,216	6,756	7,531	6,646	4,577
Total equity	55,096	54,642	50,223	49,477	49,472
<b>Total liabilities and equity</b>	<b>816,564</b>	<b>827,023</b>	<b>816,263</b>	<b>782,228</b>	<b>876,999</b>

Throughout the Management's report, Realkredit Danmark's performance is assessed on the basis of the financial highlights and segment reporting, which represent the financial information regularly provided to management. The financial highlights represent reconciliation of the financial highlights and the IFRS financial statement that are non-IFRS measures. Note 2 provides an explanation of the differences and a reconciliation between these measures and IFRS.

# Realkredit Danmark at a glance



**“The year 2025 delivered financially satisfactory results, driven by the strength of our core business and reflecting our commitment to providing value and reliability to our customers.”**

- Kamilla Hammerich Skytte, CEO

Net profit in 2025 of

**DKK 4,848 billion**

Up 9.6%

Total lending

**DKK 784 billion**

Down 1.4%

Net loan impairment reversal of

**DKK 258 million**

Green lending

**DKK 34.3 billion**

Up 18.2%

## Outlook for financial year 2026

Profit before loan impairment charges is expected to remain consistent with 2025's performance. On the basis of a normalised loan impairment level, Realkredit Danmark expects net profit for 2026 within the range DKK 4.2-4.7 billion.



# Financial review

## Kamilla Hammerich Skytte, CEO, comments on the financial results:

*"Realkredit Danmark achieved a solid result for 2025. Loan impairment reversals and lower costs contributed to increased net profit relative to the level in 2024. Credit quality remained strong with an average loan-to-value ratio of 49% at the end of 2025.*

*In 2025, several steps were taken to enhance the home finance and mortgage offerings at Realkredit Danmark. In April, the additional margin on new interest-only loans with a loan-to-value ratio below 60% was removed. This change provides customers with greater flexibility in managing and planning their finances, enabling them to achieve a better balance between home equity, liquid savings, and pension contributions, while supporting informed financial decisions for both the short and long term.*

*As part of Danske Bank Group, Realkredit Danmark plays a key role in the strategic ambition of being a leading bank within mortgages and property finance, both for households and business customers.*

*Together with Danske Bank, we introduced the Danske BoligStart concept in June to provide 18- to 38-year-old homebuyers with greater confidence and clarity during what can often feel like a roller-coaster home-buying journey. The concept offers favourable advantages and guidance designed to minimise uncertainty and support first-time homebuyers every step of the way.*

*We have also enhanced our responsiveness to loan applications with initiatives such as Hurtigt Boligsvar ensuring customers receive a reply within 24 hours of applying for a home loan. Furthermore, new digital features have been introduced in Danske Bank's housing section of the mobile banking app. These include user-friendly tools such as the loan monitoring 'traffic light' system, which simplifies the process of initiating remortgaging*

*digitally and provides a clear overview of mortgages, and other home financing related offers.*

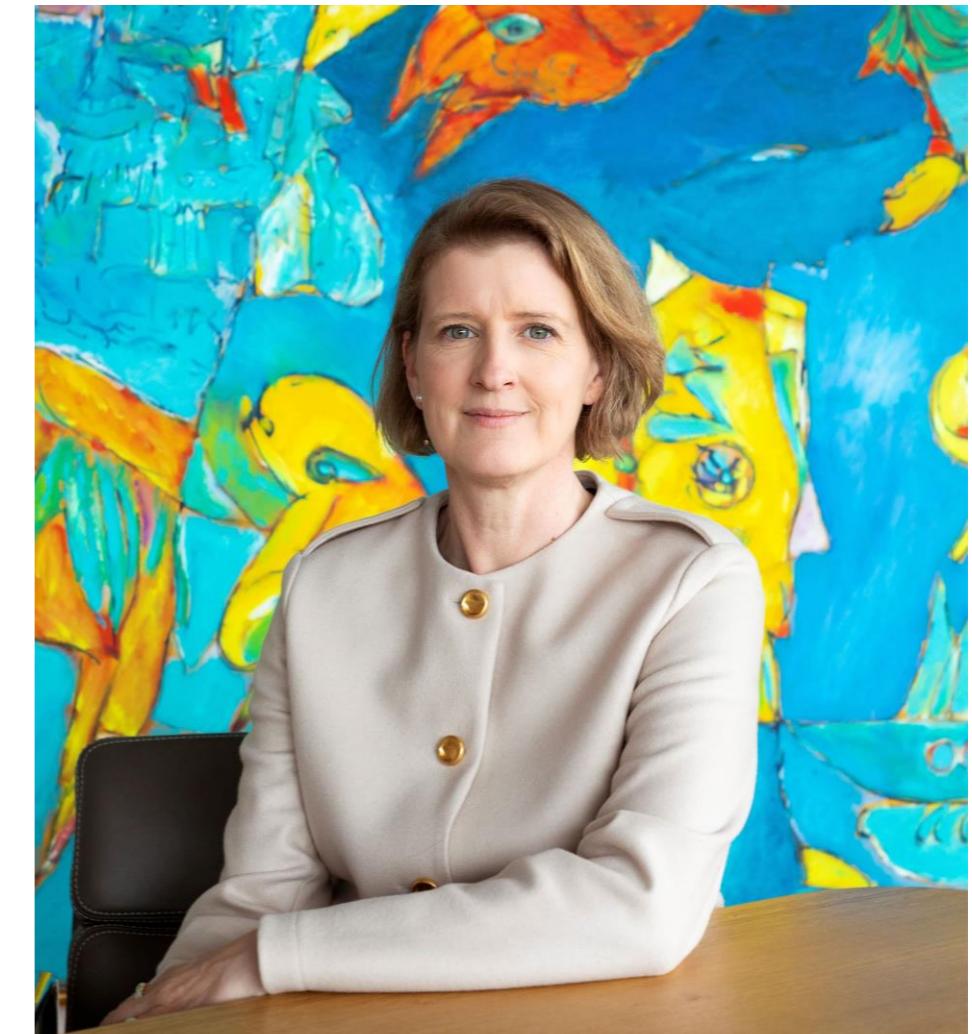
*In the fourth quarter of 2025, we introduced an improved digital home finance tool designed to function both as a personalised home finance calculator and a platform that enables prospective buyers to identify affordable properties while providing insights into how purchasing a specific home will affect their financial situation.*

*In the commercial real estate market, 2025 delivered strong results characterised by a significant increase in transaction activity and growth in commercial lending. The rise in activity was driven by renewed interest from international investors, particularly in residential rental property, and by an improved balance between the return on properties and the lending rate.*

*Realkredit Danmark further solidified its position as a leader in sustainable financing, with its green loan portfolio surpassing DKK 34 billion by the end of 2025. Looking ahead, new housing policy initiatives are expected to drive construction and renovation in social housing, supporting ongoing positive development within the sector.*

*The Danish housing market performed well in 2025, supported by a robust labour market with record-high employment levels and easing inflation. Despite low consumer confidence, the housing market continued to thrive, with increasing prices and activity levels. Copenhagen experienced notable price growth in owner-occupied flats. While high prices heighten the risk of declines in the event of economic deterioration, growth is projected to moderate in 2026, with an estimated increase of 6.5%.*

*The year 2025 demonstrated stable performance, reflecting the dedication and efforts of our colleagues during a year marked by global uncertainty and a rise in market activity."*



## The year 2025

In 2025, Realkredit Danmark achieved a solid net profit of DKK 4,848 million, against DKK 4,424 million in 2024. The profit increase was driven primarily by a net reversal of loan impairment charges and lower expenses.

The increase in lending activity towards the end of 2024 continued into 2025, driven by new lending.

Nominal residual mortgage debt at Realkredit Danmark fell around DKK 11 billion to DKK 784 billion at end-2025.

Realkredit Denmark plays an important role in the Danske Bank Group's Forward '28 strategy. In 2025, Realkredit Danmark continued, together with Danske Bank, to introduce several initiatives within the home finance area, reflecting the Group's commitment to the Forward '28 strategy and strengthening our position as a trusted partner for homeowners. These initiatives aim to simplify and enhance the home finance experience for our customers while supporting their broader financial goals.

During the first half of the year, Realkredit Danmark and Danske Bank, continued to strengthen their offering to home financing customers on an ongoing basis, with one new feature launched each month, highlighting a commitment to and agility in driving improvements. For example, the additional margin on new loans with interest-only periods of up to ten years where the loan-to-value ratio is below 60% was removed, enabling customers to optimise their financial position with a holistic approach to savings and long-term goals. The Danske BoligStart concept was introduced, offering favourable conditions for home finance customers aged 18-38 and ensuring a secure, tailored home-buying process. It also became possible for our customers to make changes to their profiles digitally, thus simplifying routine processes and enhancing the customer convenience. Additionally, a housing universe was developed in Danske Mobile Banking, which offers customers a comprehensive overview of home-related solutions and valuable financial insights.

In the second half of the year, further features were introduced to strengthen the home finance offering. The Preliminary Home Purchase certificate was launched and incorporates call-to-action elements and a new budgeting function to enhance

collaboration between customers and advisers. Additionally, a new concept named Hurtigt BoligSvar was launched, enabling home buyers to act quickly and get a response within 24 hours about their home-buying options. A customer-centric Loan Guide was provided to all advisers to enhance the quality of guidance provided to customers.

More efficient processes were also established to better meet customer needs. A leaner credit process system was introduced to reduce waiting times for property purchase meetings, ensuring customers receive an answer within 24 hours. Adviser decision-making authority was expanded, enabling faster and more effective customer support during critical decision-making moments.

To support home finance customers in making energy renovations and improve the resilience of their homes against the changing climate, advisory services and access to loan products were broadened. Energy improvement loans with no establishment fee now cover battery systems and smart home devices. In Danske Mobile Banking, Energy Performance Certificates (EPCs) are displayed together with options on energy improvements and access to our advisory services and products.

Our YouGov survey indicated increasing concern regarding the impact of the changing climate. To engage with our customers and increase awareness of the support we can provide, we launched a climate renovation campaign; "Water, water and water" in the spring, supported by a new landing page on [danskebank.dk](https://danskebank.dk) and 1:1 customer communication.

These features represent important steps in Realkredit Danmarks ongoing efforts to enhance its offerings and deliver significant value to customers. They underscore the ambition to be a leading provider of mortgage finance and home finance solutions while advancing the Forward '28 strategy and strengthening the position as a trusted home finance institution.

The Danish housing market was in good conditions throughout 2025, supported by a strong labour market, with record high employment levels and lower inflation.

The commercial real estate market performed well in 2025, characterised by increased transaction activity. Improved alignment between buyer and seller interests, alongside the return of international investors — particularly in the residential rental property segment — were key drivers behind this positive development. Transaction volumes significantly exceeded those of the previous two years, positioning 2025 as a strong year for activity in the commercial real estate market.

Realkredit Danmark financed several of the largest transactions in the Danish commercial real estate market in 2025, reinforcing its strong market position. This further supported by Realkredit Danmark's green lending portfolio, which exceeded DKK 34 billion in 2025 and established it as the largest lender of green loans for properties in Denmark. This milestone highlights Realkredit Danmarks commitment to sustainable financing and strengthens the role as a key partner in facilitating environmentally responsible investments in the real estate market.

The introduction of the EU Omnibus Simplification Package in early 2025 has led to a decline in energy renovation projects. With clarification on the implementation of the EU Building Directive expected in May 2026, some renovation projects have been temporarily postponed.

The Danish Parliament introduced a housing policy initiative late in the year, under which the maximum financing limit for social housing projects was increased to provide an incentive for construction and renovation activity. Realkredit Danmark expects this change to significantly boost renovations and the construction of new social housing in the years ahead.

On 7 October 2025, it was announced that the Danish Systemic Risk Council had recommended maintaining the 7% Systemic Risk Buffer (SyRB) on exposures to Commercial Real Estate in Denmark, while also recommending widening the LTV band exempted from the Danish SyRB. The government decision on the new recommendation is pending.

## Strategy execution

As a part of Danske Bank's Forward '28 strategy, Realkredit Danmark will maintain its ambition to provide an even better customer experience for our home finance and real estate

customers. The Forward '28 strategy sets new ambitions and commitments, with significant investments in digital customer offerings, expert advisory services and sustainability.

Through [rd.dk](https://rd.dk) and the Group's digital interfaces, several initiatives have been launched to enhance the customer experience, which provides customers with greater control and convenience over their loans. Additionally, the Housing Universe on Danske Bank Mobile offers intuitive insights, a full home finance overview, instant calculations, and purchase certificates to provide clarity and peace of mind early in the home search process with partners, such as home realtor, just a few clicks away. Proactive loan monitoring enables customers with fixed-rate loans to easily view their remortgage loan potential. Furthermore, improved loan calculation tools and a new site, that consolidates all relevant information about refinancing, have been launched.

In 2026, we will continue to strengthen our relations with existing customers and attract new ones by focusing on proactive engagement and tailored offerings. Realkredit Danmark want to be present where our customers are and strive to make it seamless experience both to be and to become a customer with Realkredit Danmark.

## Sustainable finance

The societal transformation required to address climate change presents both risks and opportunities for our customers and for our business activities. At Realkredit Danmark, we are deeply committed to supporting society's transition towards a net-zero future while helping our customers adapt to the challenges posed by the changing climate. This commitment is central to our long-term strategy, and in 2025, we took further steps to inspire and support our customers through targeted advice and financial solutions.

In addition to upskilling our advisers and valuation experts, together with Danske Bank we have strengthened our collaboration with trusted partners to deliver valuable insights and develop action plans that benefit both homeowners and commercial property owners. We continue to explore opportunities for partnerships that can be of value for our customers.

However, progress with the property sector's green transition remains slower than anticipated. Many sustainable renovation

projects have been postponed as commercial rental property owners await Denmark's implementation of the EU Energy Performance of Buildings Directive in May 2026. Additionally, low construction activity has led to fewer energy-efficient buildings entering the market, further affecting the green transition momentum.

The expansion and integration of renewable energy remain at the forefront of political priorities in Europe, driven by the need to remain competitive while reducing dependence on imported fossil fuels. The investments required in this area are substantial, which presents significant opportunities for Realkredit Danmark. From scaling renewable energy production to improving electricity distribution and district heating integration for households and businesses, we support our utility customers with long-term mortgage financing where feasible. For instance, in 2025, our first financing of a solar park marked a key milestone in our efforts to support sustainable energy solutions.

Throughout 2025, we monitored the implementation progress of the tripartite agreement of the Agricultural Sector closely and actively participated in identifying financial challenges and solutions to support the green transition of the agricultural sector and our customers. Further, we engage with our largest agricultural customers on an ongoing basis to discuss how to manage the transition risks of the individual farm.

Adapting to climate change became even more clear and quantifiable during 2025. Even though the acute and chronic risk to Realkredit Danmark's loan portfolio deriving from potential flooding and increased precipitation is currently fairly low, we see homeowners and businesses in some of the Danish Coastal Authority's 25 newly defined risk zones becoming more concerned on future risks.

To support homeowners in adapting their properties to withstand climate change effects, Realkredit Danmark and Danske Bank have launched initiatives under which we offer fee-free loans, which we actively communicate to our customers. Recognising that individual efforts alone are insufficient, we have suggested a national strategy with planning and prioritisation of protective measures, and we endorse the financial sector's

proposed model for utilising mortgage financing to fund large-scale climate adaptation projects, such as dikes and dams.

#### Green bond funding

Realkredit Danmark remains committed to offering green bond mortgage financing to the corporate segment. Our approach to issuing green loans is governed by our Green Finance Framework, which complies with global standards for defining what is considered green.

In 2025, we witnessed a continued increase in demand for green financing. By the end of the year, our green loan portfolio had grown by a net DKK 5.3 billion, reaching a total of DKK 34.3 billion. This expansion was largely driven by financing for green buildings in Denmark. Green loans now represent 13% of our total lending to commercial properties in Denmark, excluding the subsidised lending portfolio, compared to a market average of 10%. Demand for green loans in Sweden also saw a strong comeback in 2025, with an increase in the Swedish loan portfolio of 107%.

#### Corporate responsibility

Realkredit Danmark continues to focus on ensuring a robust risk and compliance culture across its organisation, thereby ensuring that we live our core value of integrity in all interactions with our customers and stakeholders and manage the financial and non-financial risks associated with our business activities.

Danske Bank has developed a set of ethical principles for its use of data. They define how we strive to act with regard to data use across the Danske Bank Group and in our business relations.

Realkredit Danmark has adopted these principles.

Realkredit Danmark does not report separately on corporate responsibility. Realkredit Danmark is included in the Danske Bank Group's Sustainability Statement disclosed as part of the management report of the Danske Bank Group's Annual Report 2025. The Danske Bank Group's Annual Report 2025 is available at [danskebank.com/IR](https://danskebank.com/IR).

#### Rating

Realkredit Danmark's bonds are rated by SP Global and Scope Ratings. Both rating agencies assign a rating of AAA to the bonds in both capital centre S and T. The Other reserves series capital centre is rated exclusively by SP Global, and these bonds also hold a rating of AAA.

The effective overcollateralisation requirement from the agencies decreased during 2025, from DKK 25.8 billion at end-2024 to DKK 16.1 billion at end-2025.

Realkredit Danmark complies with all threshold values of the supervisory diamond for mortgage credit institutions.

#### Results

In 2025, Realkredit Danmark's net profit was DKK 4,848 million (2024: DKK 4,424 million). Profit increased due to a net impairment reversal and lower expenses.

Administration margin income increased DKK 45 million, mainly driven by price adjustments related to the full implementation of systemic risk buffer increases for commercial real estate customers. Moreover, we continue to see more customers choosing products with higher margins.

Net interest income fell DKK 264 million to DKK 1,281 million in 2025 due to lower interest rate levels.

Net fee income fell DKK 30 million, driven primarily by a decrease in trading margins due to lower refinancing activity.

Income from investment portfolios rose DKK 121 million to DKK 217 million (2024: DKK 96 million).

Expenses amounted to DKK 898 million in 2025 (2024: DKK 1,010 million). The decrease was attributable to the discontinuation of payments to the now fully funded Resolution Fund and to reductions in operating expenses reflecting our continued focus on operating efficiency and cost control.

Credit quality remained strong, and loan impairment charges amounted to a net reversal of DKK 258 million in 2025 (2024: charge of DKK 333 million). Loan impairment reversals

benefitted from improved macroeconomic scenarios and a reversal of post-model adjustments of DKK 243 million as the positive effects of lower inflation and interest rates continued to materialise. The total allowance account amounted to DKK 2,621 million at 31 December 2025 (31 December 2024: DKK 2,968 million).

The tax charge totalled DKK 1,697 million (2024: DKK 1,533 million). The effective tax rate for 2025 was 25.9% (2024: 25.7%).

#### Balance sheet

Mortgage lending at fair value dropped DKK 15 billion to DKK 740 billion. The development in mortgage lending at fair value was composed of a decrease in the nominal outstanding bond debt of DKK 11 billion and a decrease of DKK 4 billion in market value adjustments. Gross lending amounted to DKK 102 billion (2024: DKK 87 billion).

The overall nominal effect was a DKK 18 billion decrease in the personal customer portfolio and a DKK 7 billion increase in the business customer portfolio.

In 2025, fixed-rate mortgages accounted for approximately 25% of all disbursed loans, while about 42% of all FlexLån® loans were disbursed with refinancing intervals of less than five years.

In nominal terms, the repayment of principal amounts is now at the same level as before interest-only mortgages were launched in 2003. Total ordinary repayments in 2025 equalled 3% of the mortgage portfolio.

At end-2025, the average loan-to-value (LTV) ratio was 49% (end-2024: 53%).

Realkredit Danmark remortgaged loans for DKK 37 billion in 2025 (2024: DKK 37 billion).

The value of repossessed properties was DKK 8 million (2024: DKK 12 million). The delinquency rate at 31 December 2025 was unchanged from the level at the end of 2024 and thus at a persistently low level.

At end-2025, issued mortgage bonds amounted to DKK 839 billion and were at the same level as at the end of 2024. The nominal value of issued mortgage bonds was DKK 793 billion, which was DKK 6 billion less than at the end of 2024. The amounts are exclusive of holdings of own mortgage bonds. Realkredit Danmark issued bonds for a total of DKK 102 billion exclusive of bonds issued for refinancing auctions.

Realkredit Danmark is subject to the specific principle of balance and therefore has very limited exposure to market risks. At the end of 2025, Realkredit Danmark's interest rate risk and exchange rate risk amounted to DKK 1,079 million and DKK 2 million, respectively.

#### Capital and solvency

At the end of 2025, shareholders' equity stood at DKK 55.1 billion (2024: DKK 54.6 billion). The ordinary dividend payment of DKK 4.4 billion for 2024 and the consolidation of the net profit for 2025 accounted for the change.

Realkredit Danmark's total capital amounted to DKK 49.8 billion, and the total capital ratio calculated in accordance with the Capital Requirements Regulation and Directive (CRR/CRD) was 29.7%. At 31 December 2024, the corresponding figures were DKK 49.8 billion and 31.9%, respectively.

Realkredit Danmark uses the internal ratings-based (IRB) approach to calculate the risk exposure amount for credit risks. The total risk exposure amount (REA) was DKK 167.7 billion at 31 December 2025 (2024: DKK 156.3 billion).

At the end of 2025, Realkredit Danmark's solvency need, including the combined buffer requirement, was calculated at DKK 34.6 billion, corresponding to a solvency need ratio including buffers of 20.6% of the total REA. With total capital of

DKK 49.8 billion, Realkredit Danmark had DKK 15.2 billion in excess of the total capital requirement.

Under Danish law, Realkredit Danmark must publish its total capital and solvency need on a quarterly basis. The [rd.dk](http://rd.dk) site provides further information.

#### Fourth quarter 2025

Realkredit Danmark recorded a profit after tax of DKK 1,235 million in the fourth quarter of 2025, against DKK 1,158 million in the third quarter. The change in profit was attributable primarily to income from the refinancing of FlexLån® loans in the fourth quarter.

#### Outlook for 2026

In 2026, Realkredit Danmark expects income to be on par with the level in 2025.

Operating expenses are expected up to DKK 1 billion reflecting our focus on digital investments in accordance with the Forward '28 strategy.

Loan impairment charges are expected at a normalised level.

Consequently, profit before loan impairment charges is expected to remain consistent with 2025's performance. On the basis of a normalised loan impairment level, Realkredit Danmark expects net profit for 2026 within the range DKK 4.2-4.7 billion.



# Macroeconomics and Property market

## GDP

Economic uncertainty and geopolitical tensions remained high throughout 2025. However, the global economy has stayed on track.

Denmark continued its strong economic performance with annual real GDP growth of 4% in Q3 2025. Once again, 2025 was a year in which the pharmaceutical industry, spearheaded by Novo Nordisk, contributed strongly to Denmark's GDP growth. Growth ex-pharma is around 1.5% and thus on a par with the eurozone – so, in that sense, Denmark largely resembles a typical European economy, but with the additional boost from Novo Nordisk.

Danish government finances remain healthy, and the current account surplus continues to be substantial.

## Low consumer confidence despite strong economy

The turmoil that dominated the global economy in 2025 once again reminded Danish consumers about the risk of external threats to their household economies. Still recovering from the steep inflation of 2022, Danes saw a large chunk of their pension savings vanishing in April 2025 as stock markets plummeted after the announcement of massive tariffs on US imports. Even though the financial markets have recovered, consumer concerns persist, and consumer confidence remained very low throughout 2025. Furthermore, consumers' perception of inflation has exceeded actual inflation as food prices have risen faster than other goods and services. Consequently, consumer spending has been relatively subdued as Danish households tend to prioritise savings and debt repayment over consumption.

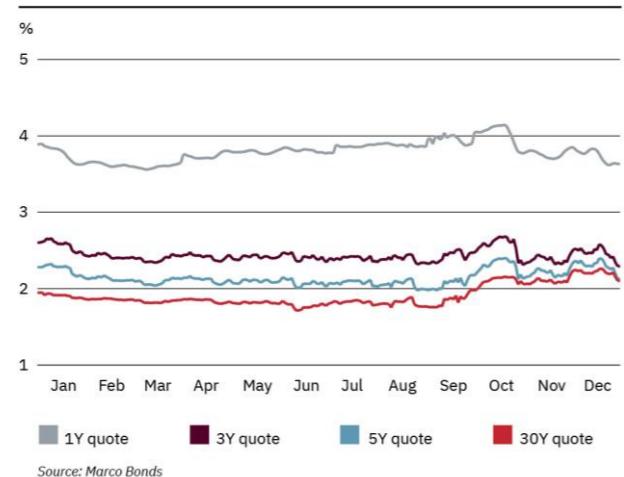
Annual Inflation in Denmark was 1.9%, which is roughly on a level with the eurozone and somewhat lower than in the US, where inflation remained close to 3%.

## Stable mortgage rates

In the first half of 2025, the European Central Bank (ECB) continued to ease monetary policy, implementing four rate cuts in February, March, April and June. After that, the ECB kept interest rates unchanged, confident that interest rates levels are "in a good place". Furthermore, increased public sector spending is expected to support economic growth in the EU as most member states adjust their defence spending to the increased NATO requirements.

Throughout 2025, the US central bank (the Federal Reserve) remained concerned about the inflationary impact of tariffs. Despite strong pressure from President Trump, it refrained from cutting interest rates until September, followed by additional rate cuts in October and December.

### Mortgage Interest Rates 2025



The monetary easing came as no surprise to investors, and at 2.5% mortgage rates for variable-rate loans at the end of 2025 were on par with the levels of January 2025. Fixed-rate 30-year mortgage loans also remained stable throughout 2025 with a mortgage rate close to 4%.

The steeper slope of the yield curve in 2025 compared to 2024 motivated an increasing share of homeowners to opt for variable-rate instead of fixed-rate mortgages. A variable-rate mortgage reduces the cost of ownership now but involves a risk of rising costs if interest rates rise in the future. However, regulation requires that homeowners that opt for variable-rate mortgages can withstand an increase in interest rates. In recent years homeowners in general have been able to adjust their household spendings and absorb an increase in interest payments as their interest rates have gradually been adjusted to post-2022 levels.

## Housing market – sales

The number of house sales in 2025 was close to the record levels of 2021.

High and rising employment levels, together with real wage growth and broadly stable mortgage rates, provided strong support for the housing market.

The strong demand was reflected in prices, which rose by 7% for houses and terraced houses and 15% for owner occupied flats on a national level but with regional variations.

In Copenhagen, prices of owner-occupied flats increased by 23%, and the housing burden is now well above the historical average. Demand for residential properties is strong, as the increase in population keeps outpacing the increase in residential square metres in Copenhagen. Furthermore, owner-occupied flats make up only a relatively small part of the overall housing market in Copenhagen. As a result, prices tend to rise more

sharply during periods of economic growth and ongoing migration to major cities.

The steep price increases in Copenhagen and the high price level made housing bubble discussions a prominent topic in the housing market in 2025. However, there are notable differences between the current situation and the period leading up to the financial crisis in 2008. Firstly, there seems to be no imbalances in the broader housing market. The housing burden for detached houses nationwide is close to the historical average, and no substantial credit growth is observed – neither on a national level, nor in Copenhagen. Moreover, the average loan-to-value ratio remains low, suggesting that although the housing burden may be high for buyers with a small down payment, this does not necessarily reflect the situation for most buyers.

A recent analysis by Danmarks Nationalbank, the Danish central bank, revealed that most buyers, including first-time and second-time buyers, can afford significant down payments, reducing their housing burden and future exposure to interest rate changes. Additionally, the analysis suggests that first-time buyers often receive financial support from wealthy parents to realise their dream of owning property.

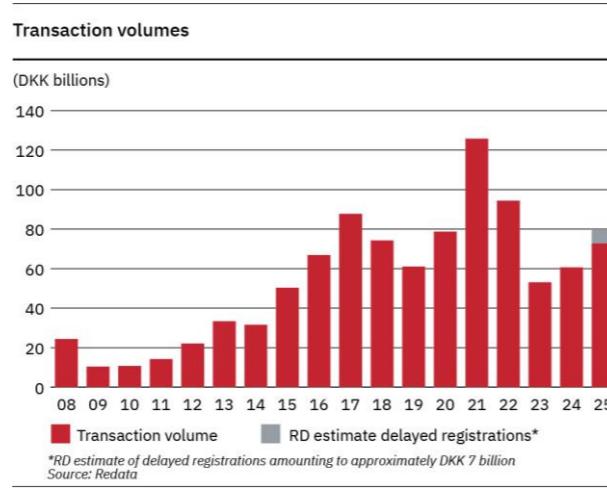
Despite these important nuances, double-digit annual price increases are not healthy for the housing market. Hopefully, 2026 will bring a more moderate pace of price growth in Copenhagen's housing market.

Developments in the housing market also attracted political attention towards the end of 2025, and the government introduced several housing policy proposals that may be implemented during 2026. Overall, the proposals were balanced, focusing on easier access to the housing market for young people, improved opportunities for elderly homeowners to borrow against home equity and more simple rules for home loans. When addressing high housing prices, especially in the Copenhagen area, the focus should, however, remain on expanding the housing supply.

## 2025 was a good year for investment and commercial properties

Although economic and geopolitical uncertainties remained high for much of the year, their impact on the investment and commercial property market was limited. What mattered more was the continued solid growth in employment and the remarkable stability of interest rates. Overall, 2025 proved to be a strong year for investment and commercial properties.

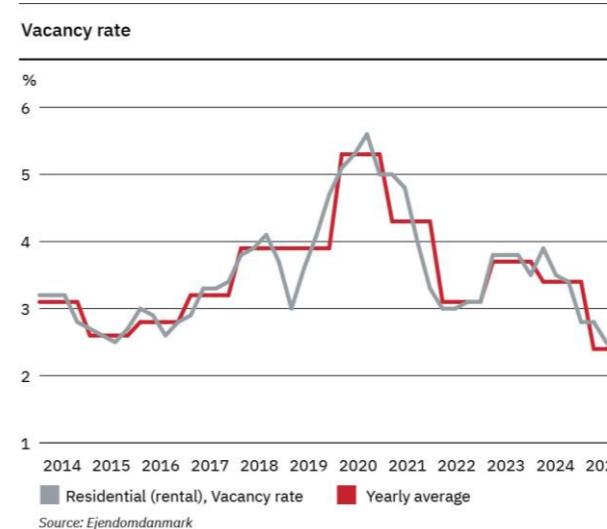
The positive development is also evident in data collected by our valuation specialists. The data covers the following three segments: Offices, residential (private rental) and retail. Aggregated into two sub-signals – the economic signal, which includes vacancy rates and rents, and the financial signal, which covers yields and property prices – the data clearly highlights a positive development. The economic signal – once again – remained in positive territory throughout the year, reflecting the positive business cycle and the solid rise in employment. However, the financial signal also recovered and posted positive readings throughout 2025, after posting primarily negative readings in both 2023 and 2024. The improvement on the financial side is also reflected in the transaction market, where we expect volumes at 75 – 80 billion for 2025, which is not only significantly higher than in 2023 and 2024, but also close to being the third best transaction year on record.



In the office market, supply and demand are now more balanced, as reflected in our valuation data. However, significant regional differences persist.

The retail market was once again supported by a solid rise in retail sales throughout 2025. If past trends hold, this suggests that the number of smaller retail businesses (with fewer than 10 employees) will decline only slightly, as negative structural forces continue to outweigh positive cyclical factors.

In the residential (private rental) market, 2025 marked a significant turnaround. On the economic side, it was largely “business as usual,” with the economic signal – vacancy rates and rents – remaining in positive territory. This positive trend is further reflected in the vacancy rate, which now sits at its lowest level in recent history.



The financial signal – yields and property prices – also posted positive reading in 2025 after having posted primarily negative readings in most of 2023 and 2024. The improved sentiment was also reflected in the transaction market, as residential properties accounted for approximately 50% of total volumes in 2025.

In the hotel market, positive momentum continued throughout 2025. Overnight stays are expected to reach record levels, driven by rising numbers of both domestic and international tourists, while the number of corporate guests has remained largely unchanged. As a result, occupancy rates remained high in 2025. The positive sentiment in the hotel sector is also reflected in the transaction market, where volumes for 2025 are just slightly below record levels.

## Strong earnings in agriculture

Danish agriculture had a good year in 2025, although individual segments have performed differently.

Crop growers have enjoyed reasonable earnings thanks to a good harvest and reduced interest expenses, but declining grain prices have limited their profits. In contrast, livestock producers gain from lower grain prices through reduced feed costs.

Dairy farmers benefited from high milk prices and lower interest expenses in 2025, which lifted their earnings to a level only surpassed in 2022. Milk prices, which have been high since 2021, declined in the third quarter of 2025 due to rising global milk production. With the prospect of relatively low milk prices, a significant drop in earnings is expected in 2026.

In 2025, weaner pig producers benefited from high demand for weaner pigs in Europe as well as falling feed costs, ensuring strong earnings. Slaughter pig producers, on the other hand, faced high purchase prices for weaner pigs. However, Danish abattoirs managed to raise settlement prices to a more competitive level, achieving reasonable earnings compared to 2024. Prices for both weaner and slaughter pigs fell significantly at the end of the year due to China's punitive tariffs on pork and the outbreak of African swine fever in Spain. This resulted in increased supply of pork and turbulence in the European market. The lower prices are expected to continue well into 2026, resulting in declining earnings.

Building on the 2024 Green Tripartite Agreement, the Danish government and several political parties reached a new nitrogen regulation agreement in December 2025, set to take effect in 2027. These two agreements have the potential to significantly reshape agriculture, affecting crop cultivation in the short term and livestock production over the longer term. The effects are expected to be greatest in areas with high regulatory pressure. At the same time, one-sixth of agricultural land is being converted into forest and natural areas, which, among other things, will contribute in the long term to reducing CO<sub>2</sub> and nitrogen emissions and lessen the need for regulatory pressure on cultivated land. The new nitrogen regulation will impose costs on agriculture, but as general compensation for these costs will be provided, the agreements are not expected to trigger a large wave of bankruptcies in agriculture.



# Lending

## Green bonds

Customer interest in green financing solutions continued to grow in 2025. The RD Cibor6®Green loan was launched in Denmark in 2019, and at 31 December 2025, total lending amounted to DKK 34.3 billion. In 2025 alone, mortgages for DKK 7.0 billion were disbursed.

The mortgages are typically granted for commercial property used for letting purposes, and mainly for residential letting. The properties must comply with a number of requirements to be financed with green mortgages.

## Total lending

Gross and new lending activity was higher in 2025 than in 2024. In 2025, gross lending amounted to DKK 102 billion (2024: DKK 87 billion).

Realkredit Danmark's total mortgage lending fell DKK 11 billion in nominal terms in 2025. At the end of 2025, the total loan portfolio amounted to DKK 784 billion (end-2024: DKK 795 billion).

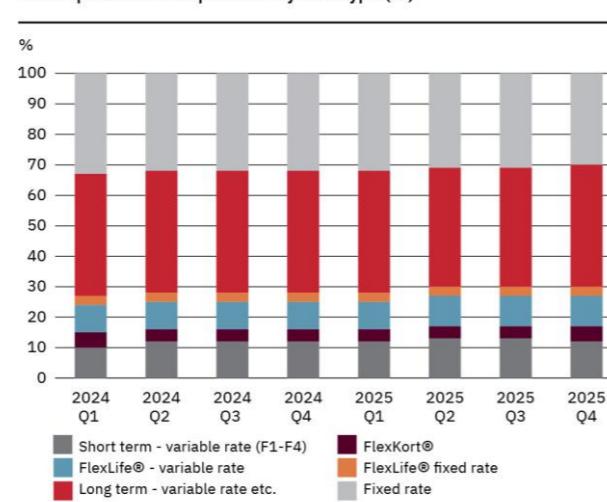
Remortgaging activity amounted to DKK 37 billion in 2025 (2024: DKK 37 billion).

In 2025, more customers opted for variable interest rate loans than in 2024.

The proportion of gross lending with interest-only features rose to 65% in 2025 (2024: 55%).

The overall share of mortgages with deferred amortisation was at the same level as in 2024 and amounted to 49% at end-2025 (end-2024: 48%).

## Development in loan portfolio by loan type (%)



## Personal market

Realkredit Danmark's lending to owner-occupied dwellings and holiday homes amounted to DKK 394 billion at end-2025 (end-2024: DKK 413 billion).

An increase in new lending activity in 2025 relative to 2024 resulted in higher gross lending, which amounted to DKK 50 billion in 2025 (2024: DKK 42 billion).

Throughout most of 2025, customers' choice of loan type was unchanged. Approximately one in three customers opted for a fixed interest rate, while the remaining customers chose variable interest rate loans. FlexKort® in particular has seen a resurgence.

The composition of the overall portfolio does not change as quickly. Measured by portfolio, there was a slight decline in the share of fixed interest rate loans. At the end of 2025, fixed interest rate loans accounted for 39%, against 41% at the end of 2024.

The share of mortgages with refinancing intervals of up to two years rose from 16% in 2024 to 17% in 2025. Conversely, the share of FlexLån® loans with refinancing intervals longer than two years was 44% of total lending in 2025, which is at the same level as in 2024.

Interest-only mortgages accounted for 66% of new lending for owner-occupied dwellings and holiday homes in 2025. This is 13 percentage points more than in 2024, when about five in ten new mortgages were issued with deferred amortisation. Despite the waning interest in deferred amortisation, interest-only mortgages still accounted for more than half of total lending for owner-occupied dwellings and holiday homes in 2025.

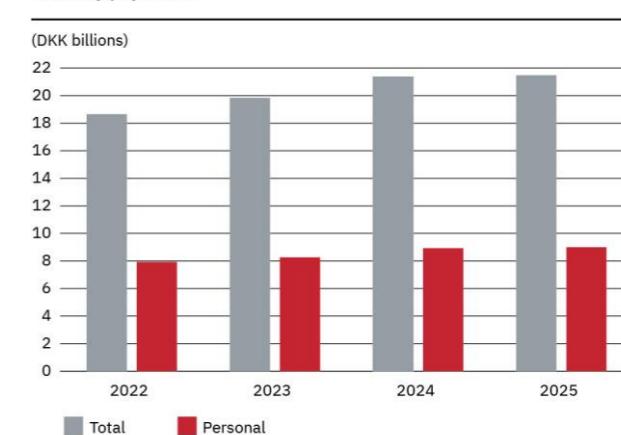
In 2025, Realkredit Danmark recorded an overall nominal portfolio decline of DKK 18 billion.

However, many borrowers replaced their mortgage loans with bank home loans in 2025, resulting in a slight increase at Group level.

Other factors include prepayments of DKK 39 billion in 2025 (2024: DKK 29 billion).

Interest in FlexLife® loans remained stable in 2025, and the total portfolio represents approximately 22% of the overall loan portfolio.

## Ordinary payments



## Business market

At end-2025, the loan portfolio amounted to DKK 389 billion in nominal terms, representing an increase of DKK 7 billion on the year before. The increase was driven primarily by net new lending, which amounted to DKK 18 billion in 2025, against DKK 13 billion in 2024.

As in 2024, there was no significant remortgaging activity in 2025.

Total remortgaging in the business market thus amounted to DKK 14 billion in 2025 (2024: DKK 17 billion).

The business market experienced weaker demand for fixed-rate mortgages in 2025, and this type of mortgage accounted for 15% of new mortgages (2024: 22%). Unlike in the personal customer segment, business customers continue to favour long-term variable-rate mortgages, which accounted for 68% of the loans disbursed in 2025 (2024: 55%).

The share of new interest-only mortgages issued with deferred amortisation rose slightly to 63% in 2025 (2024: 57%). The higher proportion of new interest-only mortgages in 2025 remained stable and interest-only mortgages accounted for 42% of total lending in 2025 (2024: 41%).

#### Distribution channels

Realkredit Danmark consistently seeks to make it easier for its customers to access and obtain an overview of information about their mortgages.

Realkredit Danmark is accessible when customers need it, among other things by providing personal service and advice by telephone and through virtual channels and face-to-face meetings.

Realkredit Danmark's personal customers are served at Danske Bank, primarily by home finance advisers. Customers who are also Danske Bank customers are generally served by Danske Bank advisory centres, while customers who are customers only with Realkredit Danmark and customers who want to engage in dialogue with mortgage specialists are served by Housing East and West, which provide telephone advice and advice via virtual consultancy during extended opening hours.

The largest property customers in Denmark, the largest administrators and all customers within Subsidised Housing are served at Large Real Estate, which is a nation-wide double-branded Realkredit Danmark unit. In addition, Large Real Estate is responsible for providing expert mortgage advice to large non-property customers and to customers in Norway and Sweden who have a mortgage loan with Realkredit Danmark.

Small and medium-sized business and property customers are offered several service channels at Danske Bank. For organisational purposes, all property specialists are placed at Commercial Real Estate Danmark, which consists of a number of local entities and of Realkredit Danmark Business.

The property specialists at the local entities provide personal service and advice at the customers' offices and at Danske

Bank's business centres. Realkredit Business Direct provides telephone and virtual advice and other services.

Danske Bank's agricultural centre provides personal service and advice to all agricultural customers.

#### home

'home', the real estate agency chain of the Group, is wholly owned by Realkredit Danmark A/S. The core business of 'home' is the sale of owner-occupied dwellings, with mortgages distributed via 'home' primarily aimed at changes of ownership. In 2025, 'home' achieved a result of DKK 27 million, reflecting continued growth relative to previous years.

In 2025, 'home' strengthened its position as a modern and attractive workplace by introducing the 'home Barselsfonden'. This initiative provides financial support of DKK 1,500 per week for up to 24 weeks to employees on paid parental leave, regardless of whether they are mothers, fathers, co-mothers or co-fathers. The fund reflects 'home's' commitment to promoting equality, family-friendly policies and employee well-being across the organisation.

Throughout 2025, 'home' also advanced its digital strategy with the launch of Klara, an AI-powered assistant available 24/7 on home.dk. Klara answers questions about properties, local areas and documents such as energy ratings, helps buyers calculate

affordability and connects them to Danske Bank's home purchase calculator. Designed to simplify the home-buying process, Klara frees up adviser resources for personalised guidance. The assistant's functionality will be expanded in 2026 to support sellers, broader property searches and appointment bookings, reinforcing 'home's' commitment to innovation under its strategic plan, Forandring Sammen '28.

#### Activities and portfolio

(DKK millions)	Gross lending		Net new lending		Loan portfolio			
	2025	2024	2025	2024	2025	%	2024	%
Personal market	50,435	42,397	-10,897	-6,248	394,483	50	412,874	52
Business market	51,445	44,719	18,091	13,389	389,130	50	381,682	48
<b>Total (nominal value)</b>	<b>101,880</b>	<b>87,116</b>	<b>7,194</b>	<b>7,141</b>	<b>783,613</b>	<b>100</b>	<b>794,556</b>	<b>100</b>

#### Lending broken down by loan type

%	Share of gross lending		Share of loan portfolio	
	2025	2024	2025	2024
Short-term variable rate (F1-F4)	16	20	12	12
FlexKort®	7	3	4	4
FlexLife® variable rate	9	7	9	9
FlexLife® fixed rate	2	2	3	3
Fixed-rate	21	33	33	32
Long-term variable rate etc.	45	35	39	40
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

# Funding

## Bond issuance

Realkredit Danmark operates under the specific balance principle and funds its lending by issuing mortgage-covered bonds and mortgage bonds (to a very limited extent), all listed on NASDAQ Copenhagen.

Issued bonds are carried in the financial statements at their fair value after deduction of own holdings. The following text and table are based on nominal values before deduction of own holdings, as these reflect the volume of bonds issued and listed on NASDAQ Copenhagen.

## Bonds issued in 2025

Realkredit Danmark issued bonds worth DKK 102 billion exclusive of bonds issued for refinancing auctions. This represents an increase of 17% relative to 2024. The bond market was characterised by stable interest rates.

## Refinancing in 2025

In 2025, Realkredit Danmark held auctions in connection with all four ordinary payment dates. To diversify the risk attached to refinancing, Realkredit Danmark has opted to refinance FlexLån® loans at the 1 January and 1 April payment dates and floating-rate bonds at the 1 July and 1 October payment dates.

All four auctions were carried out without any difficulties. They all attracted strong investor interest and resulted in competitive prices.

The auctions for the refinancing of FlexLån® loans at 1 April 2025 were held in February 2025. Total issuance amounted to DKK 31 billion (2024: DKK 45 billion). In November 2025, bonds worth DKK 61 billion were issued in connection with the refinancing of FlexLån® loans at 1 January 2026. Refinancing at 1 January 2025 amounted to DKK 51 billion.

In May 2025, Realkredit Danmark auctioned bonds worth DKK 15 billion to refinance RD Cibor6® loans and DKK 1 billion to refinance RD Cibor6® Green loans.

Lastly, in August 2025, SEK 2.8 billion was refinanced in RD Stibor3® loans and NOK 2.2 billion in RD Nibor3® loans.

At end-2025, Realkredit Danmark had issued mortgage bonds for a total amount of DKK 820 billion, of which mortgage-covered bonds accounted for DKK 799 billion.

## Debt issuance

In December 2024, Realkredit Danmark refinanced a non-preferred senior loan with the parent company, Danske Bank A/S, in the amount of DKK 3.5 billion to comply with the debt buffer requirement. Realkredit Danmark has not issued any other non-covered bond debt in 2025.

## Investor distribution

The investor distribution remained largely unchanged in 2025 relative to end-2024. As at the end of November, foreign investors held 23% of all mortgage bonds, against 21% at the end of 2024.

## Rating

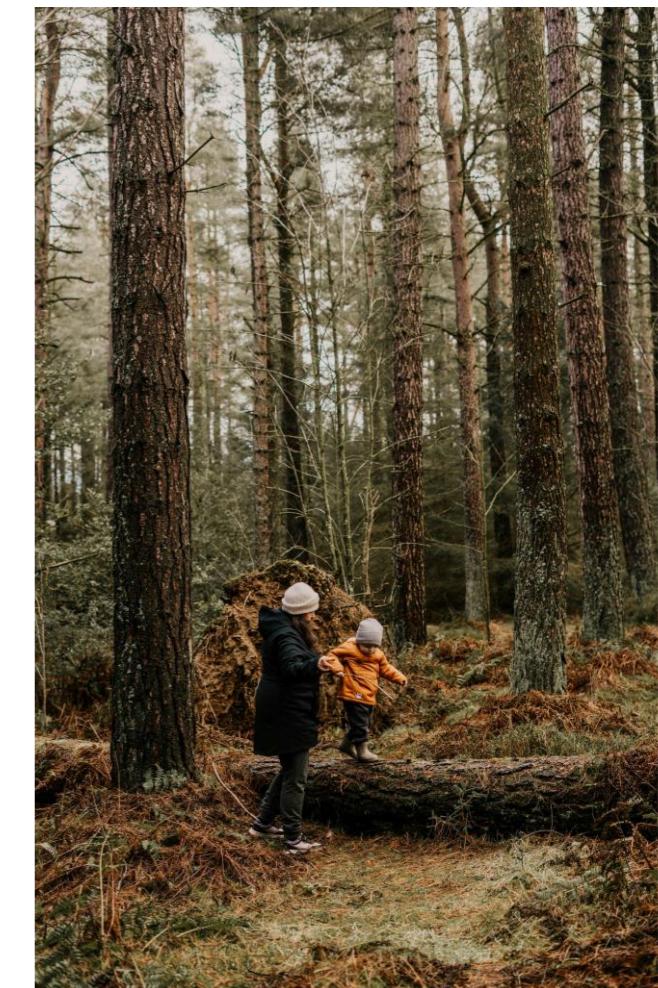
Realkredit Danmark's bonds are rated by SP Global and Scope Ratings.

Both rating agencies assign a rating of AAA to the bonds in both capital centre S and T. The Other reserves series capital centre is rated exclusively by SP Global, and these bonds also hold a rating of AAA.

The effective overcollateralisation requirement from the agencies decreased during 2025, from DKK 25.8 billion at end-2024 to DKK 16.1 billion at end-2025.

The overcollateralisation requirements for the capital centres are covered by funds from Realkredit Danmark's equity and the loan raised with Danske Bank A/S.

Realkredit Danmark expects consistently stable overcollateralisation requirements from the rating agencies. If the requirements increase to a level at which own funds are insufficient to comply with the requirements, Realkredit Danmark plans to raise further bail-inable debt on market terms. This type of debt is also eligible towards the debt buffer requirement.



**Bonds issued at 31 December (nominal value)**

Bond type (DKK billions)	Mortgage covered bonds		Mortgage bonds	
	2025	2024	2025	2024
Fixed rate callable	256	274	1	1
Fixed rate bullet	392	388	-	-
Floating rate	151	141	6	7
Index-linked	-	-	14	15
<b>Total DKK</b>	<b>799</b>	<b>803</b>	<b>21</b>	<b>23</b>

In 2025, the calculation was adjusted to reflect double-funding of DKK 61 billion because of the refinancing of FlexLån® loans (2024: DKK 51 billion).



# Business focus on sustainability

Realkredit Denmark is included in the Danske Bank Group's Sustainability Statement disclosed as part of the management report of the Danske Bank Group's Annual Report 2025. Consequently, Realkredit Denmark does not report separately on corporate responsibility. The Danske Bank Group's Annual Report 2025 is available at [danskebank.com/IR](https://danskebank.com/IR).

Below are highlights from Realkredit Denmark's sustainability-related activities in 2025. Regarding sustainability-related risks, reference is made to the Risk Management section of note 34. It is important to note that the information provided below is not to be considered, nor does it constitute, an account for corporate responsibility or a separate sustainability statement. For all purposes, reference is made to the Danske Bank Group's Sustainability Statement.

## Environmental initiatives

For both our customers and our business, the societal transformation required to address climate change presents not only risks but also opportunities. Thus, we continued to develop our initiatives in 2025 to cater for both perspectives. We aim to inspire and support our customers with focused advice and financial options, and to help business customers to understand and monitor their transition risks. Together with Danske Bank, we continue to widen the collaboration with our strong partners to enhance valuable insights and develop specific action plans together with homeowners and business customers.

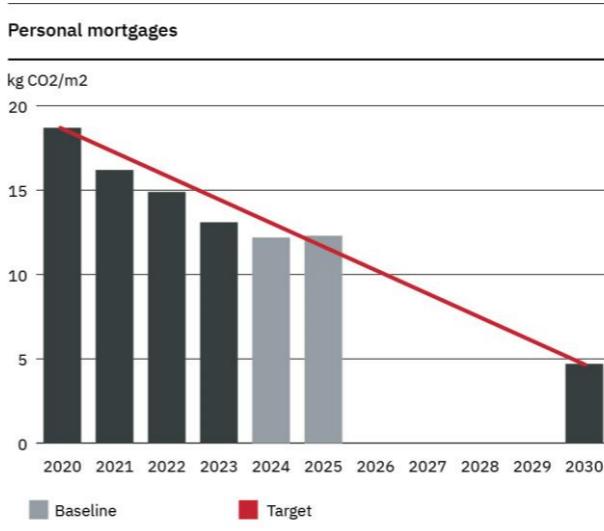
## Climate mitigation

Mitigating the climate impact that the real estate sector has, accounting for some 40% of the total energy consumption in Denmark, requires two-fold action: First, we need to reduce energy consumption by improving the energy efficiency of buildings. Secondly, and most importantly, access to and integration of renewable energy must be improved. The development of energy infrastructure is a major societal task that encompasses the

scaling of renewable energy production, the transportation of electricity and heating as well as the integration of green energy in households and businesses. Realkredit Denmark participates in the utility sector's work to remove obstacles to the provision of efficient financing solutions for these important infrastructure projects, which our sustainability targets also depend on.

In addition to the deployment and integration of renewable energy in the real estate sector, energy efficiency renovation of individual buildings is needed. We still see a potential for further investments in this area by our customers and an increasing awareness. However, the lack of financial benefit from making such investments sometimes means that customers are reluctant to carry out renovations.

To support our personal customers in reducing energy consumption in their homes, thereby also reducing carbon emissions, we offer mortgage financing for energy renovations on favourable terms. Via our partnership with OBH Consulting Engineers, our customers can receive an initial screening of energy optimisation options for their property and assistance with making specific renovations. Further, our customers can now see the energy performance of their property in Danske Mobile Banking. However, in our 2025 survey among homeowners carried out together with YouGov, we saw continued low interest in energy renovations as the financial benefits for homeowners were limited, mainly due to the prices of oil - and gas-based heating. In relation to our ambition to reduce carbon emissions from our personal mortgages portfolio by 75% by 2030 (measured against a 2020 baseline), EPC scores have improved, but as emission factors are not available for 2024 and 2025, emission reductions are slightly behind the trajectory.



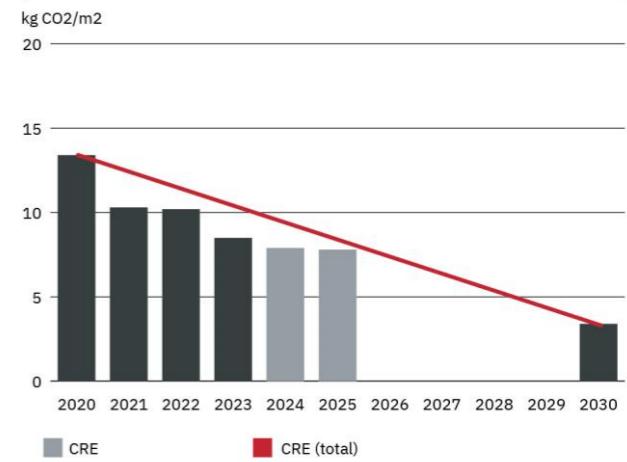
The pace of emission reduction is, however, highly dependent on access to sustainable electricity and district heating. We acknowledge that the path towards reaching our ambitions is not linear, and we assess the decarbonisation of our portfolio to be well underway.

For our business customers, we continued our engagement discussion on renovation and transformation of buildings. The dialogues are based on our value proposition launched in 2024 – “The six-step plan” – that includes advisory services and financing as well as specific support from our strong partners, Comundo and Sweco. Customer interest has centred on Comundo's energy consumption and carbon reporting, with a fair number of agreements entered into across the Nordic countries, also indicating where our customers are on their transition journey. But even with strong customer interest in the offering from Sweco, which provides tailored advice on energy improvements, fairly few new projects have started – partly due to the EU Omnibus

Regulation from February 2025 that reduces mandatory reporting for many companies. However, we continue to engage with our customers to understand and monitor their transition risk and to discuss various options for financing their plans.

We have set specific targets for the reduction of financed emissions from our Commercial Real Estate customers. Emission reductions continue to follow a linear trajectory towards the 2030 target, aided by the decarbonisation of heating systems and updated emission factors. Further, we saw an improvement in EPC scores in our portfolio for both residential and non-residential buildings.

## Commercial real estate (CRE) - Total



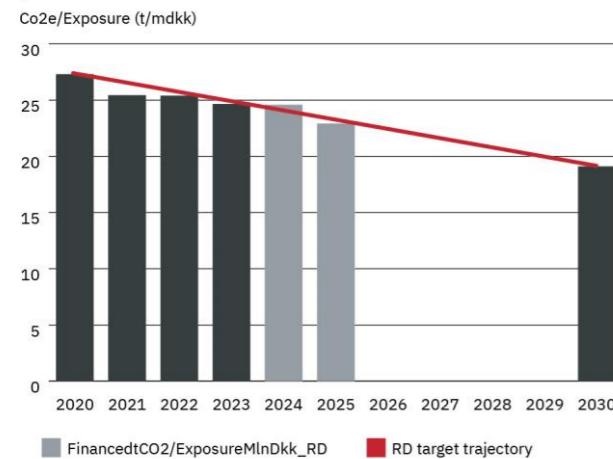
The carbon emission reduction in the agricultural sector is key to ensuring a stable and sustainable agricultural production. Customers operating in the agricultural sector face both physical and transition risks due to climate change and shifts towards a

low-carbon economy, but these challenges also present opportunities for improved agricultural practices.

Realkredit Danmark has an important role to play in supporting our agricultural customers by providing advisory services and products aimed at helping these customers to navigate nature- and climate-related impacts, risks and opportunities.

Our 2030 ambition reflects the Danish national sector's ambition as set out in the green tripartite agreement's sector transition pathway, recalculated to a 2020 baseline using data from Denmark's Climate Status and Outlook. We continue to conduct transition risk assessments by engaging with the customers in our agricultural portfolio, also in relation to the tripartite agreement, and this commitment will support us in reaching our target.

#### Agriculture



For further details on the carbon emissions we have financed, we refer to our Climate Report 2025 at [rd.dk/investor/funding/green-bonds](https://rd.dk/investor/funding/green-bonds).

#### Climate adaption

The focus on the risk of flooding and increasing precipitation continued throughout 2025. The potential range of damage was quantified in an analysis from the Technical University of Denmark published towards the end of 2024 that estimated economic losses of up to DKK 400 billion over the next century [Technical University of Denmark](#). Moreover, the report indicated that for society in general, prevention was better than curing, especially in relation to building resilience against flooding. Further, in the Danish National Risk Picture of 2025, climate change was seen as a threat in its own right but also intertwined in other risk areas [Danish National Risk Picture of 2025](#).

We see the protection of real estate and infrastructure as a societal challenge that may appear much more present for homeowners and businesses as the impact of intense rain and storms already affects some areas of the country. Together with Danske Bank, we have underpinned the need for planning and coordination of long-term nationwide initiatives by national and local governments to adapt to the changing climate in addition to property owners' own initiatives to secure homes and businesses against future flooding.

To increase awareness, we participated in the Danish 'Folke-møde' (democracy festival) on the island of Bornholm with this specific topic, and we approached homeowners with the Danske Bank marketing campaign 'Water, water and water' during the spring followed by 1:1 customer communication to homeowners assessed to be at risk. For our Commercial Real Estate customers, this topic was also discussed at several customer events.

#### Employee engagement

	2025	2024	2023
Engagement score*	82	82	82

\*Score covers only employees from Realkredit Danmark A/S

#### Green bond funding

Realkredit Danmark offers green bond mortgage financing to the corporate segment. Our issuance of green loans is governed by our Green Finance Framework, which complies with international standards for defining green activities.

By the end of 2025, our total green loan portfolio had grown to DKK 34.3 billion from DKK 29.0 billion at the end of 2024. New green loans were primarily provided for green buildings located in Denmark. In addition to loans for green buildings, we also offer green loans for renewable energy production, such as solar, wind and hydro energy production and bioenergy, and in 2025 we saw an increase in green lending to solar panel plants. In Denmark, we offer green loans funded by the Cibor6® Green bond, and since 2020, we have also offered green loans for buildings in Sweden funded by the Stibor3® Green bond. In 2025, our portfolio of green loans for buildings in Sweden saw an increase of 107%, resulting in a total loan volume of DKK 2.4 million at the end of the year.

#### Social initiatives

##### Our workforce

A skilled and qualified workforce is a key element for ensuring that Realkredit Danmark can operate in a safe and efficient way and support the Danske Bank Group in reaching its strategic objectives. We strive to attract highly skilled people and to develop the potential of our employees to ensure that they can thrive in an environment of inclusivity, collaboration, innovation and adaptability. To foster a high level of engagement from our employees, we aim to ensure that Realkredit Denmark remains an attractive workplace with strong leadership practices, a good work-life balance and competitive renumeration.

To support the focus of initiatives to build employee engagement, we conduct engagement surveys twice a year and transform the insights to actions to further support our employees' motivation and loyalty towards their work in Danske Bank Group. In 2025, employee engagement remained at a satisfactory level, but it remains a focus area for the leadership team.

In 2025, the Danske Bank Group continued its efforts to grow a diverse and inclusive culture to mirror the societies it is part of and to create equal opportunities for its employees. At

Realkredit Danmark, we take an active part in this, for example through our mandatory and regular training for all managers and employees, our focus on diversity and inclusion in succession planning and our initiatives supporting ambitions to reduce gender bias in recruitment processes.

Realkredit Danmark's Board of Directors adopted the updated Danske Bank Group's Diversity, Equity and Inclusion Policy in 2025. This policy sets out the key principles for Realkredit Danmark's approach to diversity and inclusion, including commitments to improve diversity across all characteristics, to ensure that all employees are provided equal opportunities and terms throughout the entire employee lifecycle, to practice an inclusive culture and mindset, and non-acceptance of discrimination, harassment or offensive workplace behaviour.

#### Diversity at management level

	2025	2024	Target end 2028	Share of under-represented gender
	Female	Male	Female	Male
Board of Directors*	20%	80%	20%	80%
Executive management	33%	67%	50%	50%
Other				
Management **	40%	60%	54%	46%
All leaders**	41%	59%	44%	66%
				45%

\*Employees representatives are not included

\*\*Only employees from Realkredit Danmark A/S are included

In our preparations for implementation of the Pay Transparency Act in 2026, Danske Bank Group have redesigned the job architecture including definitions for the different management levels.

**Customers and society**

Access to financial services and products is essential for fostering social inclusion and improving the lives of individuals and communities. Financial institutions play a vital role in ensuring that home finance is accessible to as many eligible customers as possible, helping people purchase homes and supporting the property market. Customers can choose from a variety of mortgage loan options tailored to their needs, such as fixed-rate loans, variable-rate loans or interest-only loans with flexible terms to maturity.

In Denmark, the unique mortgage model stands out for its transparency, fairness, scalability and stability. Mortgage interest rates are determined on the basis of market conditions, ensuring equal terms for all customers. Administration margins charged by Realkredit Danmark for personal customers are calculated on the basis of product-specific risk factors and applied equally across all regions of Denmark to ensure fairness.

The Danish Mortgage-Credit Loans and Mortgage-Credit Bonds Act, along with executive orders governing mortgage lending in Denmark, sets limitations on mortgage loans issued by mortgage credit institutions. This framework ensures financing is accessible to a broad spectrum of potential customers while reducing the risk of individuals taking on excessive debt. It also establishes a prudent and market-based way of assessing the value of collateral, further supporting financial stability and fair access to housing.

In addition to owner-occupied housing, Denmark's social housing sector plays a key role in providing affordable rental homes to more than 560,000 households, accounting for 20% of the residential property market, as reported by Danmarks Almene Boliger (BL). Social housing is designed to create inclusive communities and offer secure, non-profit housing solutions for individuals facing financial challenges or living under difficult circumstances. Supported by public subsidies and guarantees, this sector contributes to the well-being of thousands, ensuring sustainable living conditions.

Realkredit Danmark actively supports social housing and in 2025 provided long-term mortgage financing totalling DKK 93.8 billion on favourable terms agreed upon with the Danish Ministry of Finance as well as market-based terms. Together with Danske Bank, Realkredit Danmark also provides construction loans to facilitate the building and renovation of social housing, ensuring continued improvement of the housing infrastructure and opportunities for communities in need.

Realkredit Danmark aims to consolidate its market position while improving the customer experience, particularly for young and elderly customers. Although no specific targets have been set for social inclusion, initiatives have been implemented to further support key customer segments. An analysis of Realkredit Danmark's mortgage lending portfolio in Denmark highlights that customers aged 30 or younger account for 2.6% of the total mortgage portfolio, while customers aged 65 or older represent 30.2%. This reflects the importance of providing tailored solutions to these demographic groups.

**Share of total mortgage lending, Denmark**

	Unit	2025	2024
Share of total mortgage lending to customers aged 30 or younger	%	2.6	2.5
Share of total mortgage lending to customers aged 31 to 64	%	67.2	67.5
Share of total mortgage lending to customers aged 65 and over	%	30.2	30.0
Total personal mortgage Denmark*	DKK billions	375	388

\*Total personal mortgage are stated as market value

For young customers we have reduced our fees for new interest-only loans to make it more affordable to enter the housing market for first-time buyers. Together with Danske Bank, we have launched DanskeBoligStart™ that provides benefits and security for home buyers aged 18-38. Additionally, we seek to make the entry into the housing market less challenging through explanatory videos on social media about buying a home.

For homeowners nearing retirement or already retired, Realkredit Danmark has enhanced its offerings and advisory services to help customers release home equity and optimise financial planning for their retirement years. Terms for mortgage loans with low monthly payments (interest-only) have been made more transparent, and advisory services have been strengthened to ensure customers can make effective use of their savings and assets. In 2025, we reduced fees for senior homeowners with a low loan-to-value ratio.

The Danske Bank Group has implemented procedures and processes to support customers who face financial difficulties at an early stage. These processes involve ongoing credit assessments, monitoring for early warning signs and addressing any significant deterioration in customers' financial situation. Dedicated teams specialised in identifying and mitigating repayment difficulties provide proactive assistance to personal customers to ensure the best possible outcomes for both the customers and the Group, including Realkredit Danmark.

Most of Realkredit Danmark's lending is facilitated through Danske Bank's physical and digital distribution network. This structure allows homeowners across Denmark to access advice and secure mortgage loans regardless of their geographical location. Realkredit Danmark provides financing for personally owned properties in all municipalities in Denmark.

**Governance**

At Realkredit Danmark, we focus on ensuring a robust governance model. This includes having clear roles and responsibilities across the various functions in Realkredit Danmark, across the three lines of defence and in relation to the Danske Bank Group's responsibility for delivering the day-to-day operation of large parts of Realkredit Danmark's business activities in accordance with agreed outsourcing arrangements. All committees and sub-committees set up by the Executive Management have clear mandates and solid frameworks for delivering on their designated mandates.

In doing so, we have a high level of focus on ensuring a solid risk and compliance culture across Realkredit Danmark, thereby ensuring that our core value of integrity is applied in all interactions with our customers and stakeholders.

Our senior management sets up policies and instructions that guide the operation of the business and management of associated risks.

**Fighting financial crime activities**

The financial industry is highly exposed to financial crime risk, and the industry therefore has a key role to play in combating financial crime. Together with Danske Bank, Realkredit Danmark has invested massively in the financial crime risk management area and today has a solid framework and tailored processes and controls in place to respond to transactions related to financial crime and reporting such transactions to the National Special Crime Unit (NSK).

**Treating customers fairly**

Treating customers fairly remains a key focus area at Realkredit Danmark.

Our outsourcing arrangements with Danske Bank entail that Danske Bank processes personal data on behalf of Realkredit Danmark. A data processing agreement is in place that supports Realkredit Danmark in delivering on its responsibilities as data controller.

**Data ethics**

Data Ethics is implemented in Danske Bank into existing Group-wide policies, to ensure that the group's four data ethical principles are integrated as close to relevant processes and procedures as possible. This approach strengthens consistency with our overall risk, compliance and sustainability frameworks.

Danske Bank continues to work actively with the principles by guiding policy owners and ensuring that relevant areas integrate data ethics considerations and the relevant data ethical principles into their own frameworks.

In 2025, Danske Bank continued embedding the data ethics principles into existing Group-wide policies and instructions. Follow-up activities were carried out on initiatives described in the 2024 annual report, including strengthening awareness and increasing communication about data ethics across the Group. While the EU AI Act is not part of the data ethics framework,

implementation efforts led by the Bank's GenAI team remain aligned with the data ethical principles.

In 2026, Danske Bank will continue strengthening its data ethical approach to data and AI. This includes rolling more policies to the site, maintaining alignment with regulatory requirements and deepening integration with the Group's Responsible AI initiatives. The central data ethics site will introduce new training videos and awareness campaigns. The Bank will also evaluate whether updates to the data ethics principles or existing policies are needed to reflect ongoing developments in responsible data and AI practices, as well as regulatory demands within data ethics. The principles are available at [danskebank.com/cg](https://danskebank.com/cg).

Compliance with our data ethics principles is audited through existing policies.

The implementation of the Personal Data Protection Policy and the Data Risk Management Policy, which also include Data Ethics, are subject to audit by Group Internal Audit at least once every three years.

To support a solid risk and compliance culture, our employees undergo annual mandatory training that provides directional and practical insights into the risk and compliance area. In 2025, 98.5% of our employees completed their risk and compliance training on time.

#### ***Whistleblowing scheme***

All employees are encouraged to raise any concerns they have to their immediate manager, and they also have access to doing so by using Realkredit Danmark's whistleblowing scheme. The whistleblowing scheme is also accessible for customers.



# Capital and risk management

## Capital management

Realkredit Danmark's capital management policies and practices support the business strategy and ensure that Realkredit Danmark remains sufficiently capitalised to withstand severe macroeconomic downturns. Moreover, Realkredit Danmark aims to retain the current AAA ratings from S&P Global and Scope Ratings, which are in line with those assigned to comparable issuers.

The regulatory framework for Realkredit Danmark's capital management practices is rooted in the Capital Requirements Regulation (CRR) and the Capital Requirements Directive (CRD), which can be divided into three pillars:

- Pillar I contains a set of mathematical formulas for the calculation of risk exposure amounts for credit risk, market risk and operational risk. The minimum capital requirement is 8% of the total REA. In parallel, a minimum leverage ratio of 3% must be met at all times.

- Pillar II contains the framework for the contents of the ICAAP, including the identification of a credit institution's risks, the calculation of the solvency need and stress testing.

- Pillar III deals with market discipline and sets forth disclosure requirements for risk and capital management.

While Pillar I entails the calculation of risks and the capital requirement on the basis of uniform rules for all credit institutions, the ICAAP under Pillar II takes into account the individual characteristics of a given institution and covers all relevant risk types, including risks not addressed under Pillar I. The combined capital requirements under Pillar I and Pillar II represent the credit institution's solvency need and solvency need ratio.

## Internal Capital Adequacy Assessment Process (ICAAP)

As part of the ICAAP, Realkredit Danmark assesses its solvency need on the basis of internal models and ensures that it uses proper risk management systems. The ICAAP also includes capital planning to ensure that Realkredit Danmark always has sufficient capital to support its chosen business strategy. Stress testing is an important tool used for capital planning purposes in order to ensure that Realkredit Danmark, also going forward, is sufficiently capitalised to withstand severe macroeconomic downturns. For additional information about the ICAAP, reference is made to the ICAAP report available at [danskebank.com/IR](https://danskebank.com/IR).

## Capital

Realkredit Danmark's total capital consists primarily of conventional equity after statutory deductions.

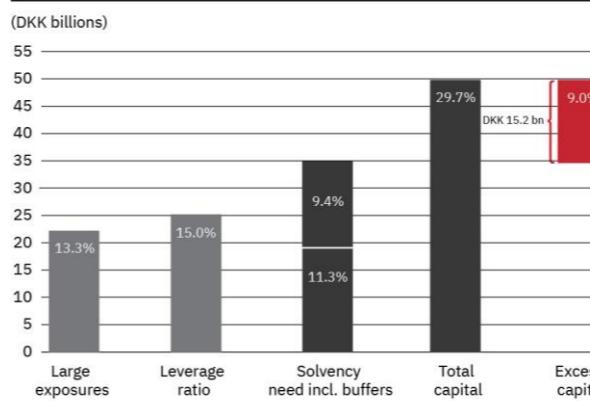
At the end of 2025, the total REA amounted to DKK 167.7 billion, an increase of DKK 11.4 billion from the level at the end of 2024 that was due primarily to an increase in credit risk. With total capital of DKK 49.8 billion, the total capital ratio was 29.7%.

## Capital requirements

As stipulated in Danish legislation, a credit institution must disclose its solvency need and solvency need ratio. The solvency need is the total capital of the size, type and composition needed to cover the risks to which an institution is exposed.

In addition to the solvency need ratio, the institution must have capital to comply with the combined capital buffer requirement. The combined buffer requirement consists of a SIFI buffer of 3%, a capital conservation buffer of 2.5%, a systemic risk buffer of 1.4% and a countercyclical buffer of 2.5%.

## Solvency need ratio and total capital ratio, end 2025



At the end of 2025, Realkredit Danmark's solvency need, including the combined buffer requirement, was calculated at DKK 34.6 billion, corresponding to a solvency need ratio including buffers of 20.6% of the total REA. With total capital of DKK 49.8 billion, Realkredit Danmark had DKK 15.2 billion in excess of the total capital requirement.

## Leverage ratio

At the end of 2025, Realkredit Danmark had DKK 24.6 billion in excess of the minimum requirement of 3% with a leverage ratio of 5.9%.

## Large exposures

Large exposures are defined as exposures amounting to at least 10% of the tier 1 capital after deduction of particularly secure claims. At the end of 2025, Realkredit Danmark had 1 exposure that exceeded 10% of its capital base.

## Supplementary collateral

As an institution issuing mortgage bonds, Realkredit Danmark must provide supplementary collateral if the value of the properties on which the loans are secured is such that the LTV ratio rises above 80% for residential property and 60% for commercial property. At the end of 2025, the need for supplementary collateral was DKK 4.6 billion (end-2024: DKK 5.4 billion). Of the DKK 4.6 billion, DKK 0.3 billion was provided in the form of loan loss guarantees. The remaining DKK 4.3 billion was provided in the form of unencumbered liquid assets.

A large proportion of Realkredit Danmark's mortgages are covered by loan loss guarantees provided by Danske Bank. The loan loss guarantee covers the top 20 percentage points of the statutory loan limit at the time when the mortgage originates.

The loan loss guarantees amounted to DKK 25 billion of the loan portfolio at 31 December 2025.

## Risk management

The Realkredit Danmark Group's principal risks are credit risk from mortgage loans and liquidity risk related primarily to refinancing auctions.

The credit risk on mortgages comprises the risk that the borrower is unable to repay the loan and the expected loss if the borrower does not repay the loan. Liquidity risk is the risk that payments to the bondholder fall due before Realkredit Danmark has secured the necessary liquidity. This is mitigated by early payments received from Realkredit Danmark's borrowers and the sale of new bonds at refinancing auctions.

Realkredit Danmark is also exposed to market risks, which comprise interest rate, equity and exchange rate risks. However, the statutory principle of balance eliminates most of the interest rate and exchange rate risks on the Group's assets and liabilities.

Risk management is described in the note on risk management.

**Liquidity Coverage Ratio**

As a credit institution, Realkredit Danmark is subject to the Liquidity Coverage Ratio. The implementation of the covered bond directive in 2022 introduced additional Pillar II liquidity requirements that address refinancing and remortgaging risks. The combined Pillar I+II requirement defines the binding liquidity requirement for Realkredit Danmark. At the end of 2025, the combined requirement corresponded to approximately DKK 8.5 billion.

Realkredit Danmark's holding of unencumbered high-quality liquid assets after caps and haircuts was DKK 20.3 billion at end-2025.

As part of the EU Banking Package 2021 and in order to implement Basel IV, the European Commission adopted proposals in October 2021. On 27 June 2023, the EU co-legislators reached a provisional political agreement on the proposals for implementing Basel IV. The new rules were adopted by the EU in June 2024 and published in the EU Official Journal. The CRR3 that implements the Basel IV standard in the EU took effect on 1 January 2025. The date on which the FRTB rules take effect has, however, been postponed and is now 1 January 2027.

The fully phased-in rules are subject to a lengthy transition period and transitional arrangements.

In the second quarter of 2025, Danish legislators adopted legislation to the effect that the CRR3 output floor will not apply to Danish subsidiaries of Danish groups, meaning that Realkredit Danmark will not be subject to the floor at the solo level. Further, Danish legislators have implemented the transitional arrangement for exposures secured on residential property with regard to the output floor, which the Group thus expects to apply. The new rules took effect on 1 July 2025.

On 7 October 2025, it was announced that the Danish Systemic Risk Council had recommended maintaining the 7% Systemic Risk Buffer (SyRB) on exposures to Commercial Real Estate in Denmark, while also recommending widening the LTV band

exempted from the scope of the Danish SyRB. The government decision on the new recommendation is pending.

**Supervisory diamond for mortgage credit institutions**

Realkredit Danmark continues to comply with all threshold values by a satisfactory margin.

For all the threshold values, Realkredit Danmark has defined internal limits to ensure that action is taken in due time before a threshold value would potentially be exceeded.

**Future rules**

Threshold value (%)	Regulatory limit	Full year 2025	Full year 2024
<b>Growth in lending<sup>1</sup></b>			
Owner-occupied dwellings and holiday homes	15.0	-4.0	-3.2
Residential rental property	15.0	2.0	0.4
Agriculture	15.0	-0.7	-0.7
Other	15.0	4.2	0.3
<b>Borrower interest rate risk<sup>2</sup></b>			
Properties for residential purposes	25.0	6.6	5.8
<b>Interest-only option<sup>3</sup></b>			
Owner-occupied dwellings and holiday homes	10.0	4.8	5.2
<b>Loans with short-term funding<sup>4</sup></b>			
Refinancing, annually	25.0	14.2	17.5
Refinancing, quarterly	12.5	7.8	0.5
<b>Large exposures<sup>5</sup></b>			
Sum of the 20 largest exposures to CET1	100	67	75

1 Annual growth must be lower than 15% unless the size of the segment is smaller than the institution's total capital.

2 The proportion of loans for which the loan-to-value ratio is at least 75% of the statutory maximum loan limit and for which the interest rate has been locked for up to two years must not represent more than 25% of the total loan portfolio.

3 The proportion of interest-only loans for which the loan-to-value ratio is more than 75% of the statutory maximum loan limit must represent less than 10% of the total loan portfolio.

4 The proportion of lending to be refinanced must be less than 12.5% per quarter and less than 25% of the total loan portfolio.

5 The sum of the 20 largest exposures must be less than core equity tier 1 capital.

# Management

## Management

Realkredit Danmark A/S is a wholly owned subsidiary of Danske Bank A/S. The Board of Directors of Realkredit Danmark consists of eight directors, of whom five are elected by the shareholder and three are elected by the employees of Realkredit Danmark A/S.

At the annual general meeting on 10 March 2025, the members of the Board of Directors elected by the shareholder were re-elected. Throughout 2025, the members of the Board of Directors were thus the same, although the number of board members was increased when Claus Schrøder Jensen was elected member of the Board of Directors on 4 June 2025. Claus Schrøder Jensen is Head of Wholesale Credit and LC&I Risk Management in Danske Bank A/S and has worked in the Danske Bank Group for the past 29 years.

In early 2025, an election of employee representatives to the Board of Directors took place. Christian Hilligsøe Heinig and Majken Hammer Sløk were re-elected. Furthermore, Gøsta Harboe Rasmussen was elected among and by the employees.

The Board of Directors thus has the following members: Christian Bornfeld (Chairman), Jakob Bøss (Vice chairman), Jesper Koefoed, Linda Fagerlund, Claus Schrøder Jensen, Majken Hammer Sløk, Christian Hilligsøe Heinig and Gøsta Harboe Rasmussen.

Robert Wagner joined the Executive Management of Realkredit Danmark A/S with effect from 1 June 2025. Since then, the members of the Executive Management have been Kamilla Hammerich Skytte (Chief Executive Officer), Bjarne Aage Jørgensen and Robert Wagner.

Robert Wagner has been part of the Danske Bank Group since 2008 and has held leading positions at Group Risk Management

and in the CFO area over the past 17 years. He has played a key role in risk management, capital management and regulatory affairs. Robert Wagner has been Chief Risk Officer of Realkredit Danmark A/S since August 2023 and continues to hold this role after joining the Executive Management.

Effective 1 January 2026, Thais Lærkholm Jensen joined the Executive Management of Realkredit Danmark. In his daily role, Thais Lærkholm Jensen is Head of Products at Realkredit Danmark and will continue to hold this role with key responsibilities within strategy and business development.

With Thais Lærkholm Jensen joining the Executive Management, this governing body will have four members with diverse expertise and experience, thereby strengthening the day-to-day management of Realkredit Danmark and contributing to a broader succession plan.

The Board of Directors defines the business model and strategy for Realkredit Danmark and the overall principles for managing the risks associated with the business. The Executive Management is responsible for the day-to-day management and operation of Realkredit Danmark's business activities and must comply with the guidelines and directions given by the Board of Directors. The rules of procedure lay down the precise division of responsibilities between the Board of Directors and the Executive Management.

Members of the board elected by the shareholder are elected for a term of one year and are eligible for re-election. Employee representatives are elected for a term of four years (most recently in 2025) and are eligible for re-election as long as they are employed by Realkredit Danmark.

Please refer to pages 70-73 for the required information about directorships held by members of the Board of Directors and members of the Executive Management.

## Compliance and risk management

Realkredit Danmark continues to focus on ensuring a robust risk and compliance culture across its organisation, thereby ensuring that we live our core value of integrity in all interactions with our customers and stakeholders and manage the financial and non-financial risks associated with the business activities of Realkredit Danmark within the framework and guidelines set by the Board of Directors and in accordance with the laws and regulations applicable to mortgage credit institutions. Realkredit Danmark applies the "Three Lines of Defence" model for risk ownership, oversight and assurance. All employees are responsible for contributing to effective management of risks according to their role. The below figure presents the division of duties across the three lines of defence, which supports a culture of financial and non-financial risk management being an integral part of the day-to-day operation of the business activities at all levels at Realkredit Danmark.



\* Group Legal advises all three lines of defence on the interpretation of applicable laws and regulation and sets the framework for the management of Legal Risk.

\*\* Group Risk Management has a GLiD role and oversight responsibilities for Danske Bank Group, including relevant risk-bearing Subsidiaries.

The Second Line of Defence functions are the independent Compliance function and the independent Risk function.

The independent Compliance function is responsible for monitoring and assessing Realkredit Danmark's compliance with applicable laws and regulation and the internal framework set by the Board of Directors. In practice, some of the tasks of the Compliance function are outsourced to Danske Bank, but the overall accountability for the second line Compliance function lies with the Head of Compliance at Realkredit Danmark, who reports to the Chief Executive Officer (CEO) and has a direct reporting and escalation line to the Board of Directors. In addition, the head of Compliance has a dotted line to Group Compliance to ensure that material risks are reported and escalated for Group oversight as well as to ensure that Realkredit Danmark's compliance risk management is aligned with Group standards.

The independent Risk function is responsible for (i) promoting a sound risk culture, (ii) setting standards for effective management of the risks to which Realkredit Danmark is exposed (iii) ensuring that material risks are identified, measured, managed and reported correctly, (iv) keeping oversight of risk exposures and monitor that they remain within the tolerance and limits set by the Board of Directors, and (v) reporting risk exposure and risk-related concerns independently to the Executive Management and the Board of Directors.

The independent Risk function at Realkredit Danmark is headed by the Chief Risk Officer (CRO), who reports to the Chief Executive Officer (CEO) and has a direct reporting and escalation line to the Board of Directors. Besides, the CRO has a dotted line to Group Risk Management to ensure that material risks are reported and escalated to Danske Bank for Group risk oversight purposes. In addition, the dotted reporting line to Group Risk Management ensures that Realkredit Danmark has an approach to risk management that is aligned with Danske Bank Group standards.

The ownership of risks at Realkredit Danmark lies with the first line functions, which include business units and support functions. In the day-to-day risk management work, the first line

functions are supported and advised by the first line risk function, Business Risk & Governance.

The Head of Business Risk & Governance reports directly to the Executive Management and participates in Realkredit Danmark's risk committee and product committee meetings. Further, the designated anti-money laundering officer and the designated outsourcing officer for Realkredit Danmark form part of the Business Risk & Governance function.

Realkredit Danmark continuously outsources a large part of the day-to-day operation of its business activities to Danske Bank to achieve technical and operational benefits. On the risk management side, this involves specific outsourcing of risk management responsibilities imposed on assigned owners within Realkredit Danmark's own organisation to the specific outsourcing arrangements with Danske Bank according to an outsourcing framework and governance model adopted by the senior management of Realkredit Danmark.

#### **Internal control and risk management systems used in the financial reporting process and Internal Audit**

As laid down in the Danish Financial Business Act, the Board of Directors is responsible for ensuring that the Executive Management maintains effective procedures to identify, monitor and report on risks, adequate internal control procedures as well as satisfactory IT controls and security measures.

Good accounting practices are based on authorities, segregation of duties, regular reporting requirements and significant transparency in respect of the Group's business.

Realkredit Danmark regularly assesses risks in relation to financial reporting, with particular focus on items where estimates and assessments could significantly affect the value of assets or liabilities. These critical financial statement items are listed under Significant accounting estimates and assessments.

Realkredit Danmark has implemented controls to counter identified financial reporting risks and regularly monitors changes in and compliance with relevant legislation and other financial

reporting rules and regulations. Controls have been established for the purpose of preventing, detecting and correcting errors or irregularities in financial reporting.

As previously mentioned, Realkredit Danmark continuously outsources a large part of the day-to-day operation of its business activities to Danske Bank to achieve technical and operational benefits. Realkredit Danmark has established a governance structure to monitor the outsourced activities and to ensure a procedure involving ongoing reporting for the individual organisational levels within Realkredit Danmark. Internal management reporting is based on the same principles as external reporting.

Internal Audit performs auditing of operational processes at Realkredit Danmark to assess the effectiveness of the company's risk management, controls and governance. The planning and performance of the work of Internal Audit is subject to the provisions of the Danish Executive Order on Auditing, the International Standards on Auditing (ISAs) as well as the International Standards for the Professional Practice of Internal Auditing (IPPF).

The Executive Management regularly reports to the Board of Directors on compliance with the risk and investment framework set out and the statutory investment rules. The Board of Directors also receives accounting information on an ongoing basis. Compliance reports to the Board of Directors in respect of compliance and any non-compliance with internal business procedures and policies.

#### **Audit Committee**

The Board of Directors has set up an audit committee to prepare the work of the Board of Directors on financial reporting and audit matters, including related risk matters, which the Board of Directors, the committee itself, the external auditors or the Head of Group Internal Audit intend to review further. The committee works on the basis of clearly defined terms of reference. The committee has no independent decision-making powers but reports to the Board of Directors as a whole. In 2025, the Audit Committee held four meetings.



# Financial statement

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## Income statement

Note	(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
		2025	2024	2025	2024
4	Interest income	20,881	22,754	20,880	22,752
5	Interest expense	14,168	16,297	14,168	16,297
	<b>Net interest income</b>	<b>6,713</b>	<b>6,457</b>	<b>6,712</b>	<b>6,455</b>
3	Fee and commission income	947	931	947	931
	Fee and commission expense	956	910	956	910
2	<b>Net interest, fee and commission income</b>	<b>6,704</b>	<b>6,478</b>	<b>6,703</b>	<b>6,476</b>
2, 6	Value adjustments	373	727	373	728
3	Other operating income	108	95	-	2
7-9	Staff costs and administrative expenses	895	1,008	822	948
	Impairment, depreciation and amortisation charges	3	2	2	1
10	Loan impairment charges	-258	333	-258	332
33	Income from associated and group undertakings	-	-	27	24
	<b>Profit before tax</b>	<b>6,545</b>	<b>5,957</b>	<b>6,537</b>	<b>5,949</b>
11	Tax	1,697	1,533	1,689	1,525
	<b>Net profit for the year</b>	<b>4,848</b>	<b>4,424</b>	<b>4,848</b>	<b>4,424</b>

Proposal for allocation of profits

Net profit for the year	4,848	4,424
Transferred from other reserves	3,826	3,451
<b>Total for allocation</b>	<b>8,674</b>	<b>7,875</b>
Portion attributable to		
Reserves in series	3,826	3,475
Other reserves	-	-
Proposed dividends	4,848	4,400
<b>Total allocation</b>	<b>8,674</b>	<b>7,875</b>

## Statement of Comprehensive income

Note	(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
		2025	2024	2025	2024
	Net profit for the year	4,848	4,424	4,848	4,424
	Other comprehensive income				
	Items that will not be reclassified to profit or loss				
	Actuarial gains/losses on defined benefit plans	8	-6	8	-6
	Tax	2	-1	2	-1
	<b>Total other comprehensive income</b>	<b>6</b>	<b>-5</b>	<b>6</b>	<b>-5</b>
	<b>Total comprehensive income for the year</b>	<b>4,854</b>	<b>4,419</b>	<b>4,854</b>	<b>4,419</b>

## Balance sheet

		Realkredit Danmark Group		Realkredit Danmark A/S				Realkredit Danmark Group		Realkredit Danmark A/S	
Note	(DKK millions)	2025	2024	2025	2024	Note	(DKK millions)	2025	2024	2025	2024
<b>Assets</b>											
	Cash in hand and demand deposits with central banks	22,053	10,802	22,053	10,802		<b>Liabilities and equity</b>				
12	Due from credit institutions and central banks	925	6,826	848	6,751	23	<b>Amounts Due</b>				
13	Bonds at fair value	21,055	24,367	21,055	24,367	24	Due to credit institutions and central banks	3,500	3,500	3,500	3,500
14	Bonds at amortised cost	30,124	27,922	30,124	27,922	24	Issued mortgage bonds at fair value	751,752	762,125	751,752	762,125
15-16,						20	Current tax liabilities	-	-	-	-
19	Mortgage loans at fair value	740,491	755,539	740,491	755,539	20	Deferred tax liabilities	60	49	-	-
15, 17-						25, 26	Other liabilities	6,156	6,707	6,097	6,622
19	Loans and other amounts due at amortised cost	350	207	335	191		<b>Total amounts due</b>	761,468	772,381	761,349	772,247
	Shares	2	2	-	-		<b>Provisions</b>				
33	Holdings in group undertakings	-	-	131	128	20	Deferred tax	-	-	66	54
	Other tangible assets	7	2	-	2	26	Reserves in early series subject to a reimbursement obligation	-	-	2	2
	Current tax assets	274	166	272	166		<b>Total provisions</b>	-	-	68	56
20	Deferred tax assets	-	-	-	-		<b>Equity</b>				
21	Assets temporarily taken over	7	13	7	13		Share capital	630	630	630	630
19, 22	Other assets	1,274	1,175	1,196	1,063		Reserves in series	49,427	48,660	49,427	48,660
	Prepayments	2	2	1	1		Other reserves	191	952	191	952
	<b>Total assets</b>	<b>816,564</b>	<b>827,023</b>	<b>816,513</b>	<b>826,945</b>		Proposed dividends	4,848	4,400	4,848	4,400
							<b>Total equity</b>	<b>55,096</b>	<b>54,642</b>	<b>55,096</b>	<b>54,642</b>
							<b>Total liabilities and equity</b>	<b>816,564</b>	<b>827,023</b>	<b>816,513</b>	<b>826,945</b>

## Statement of capital – Realkredit Danmark Group

Changes in equity (DKK millions)	Share Capital	Reserves in series	Other reserves	Proposed dividends	Total
<b>Total equity at 1 January 2025</b>	630	48,660	952	4,400	54,642
Net profit for the year	-	3,826	1,022	-	4,848
Other comprehensive income					
Actuarial gains/losses on defined benefit plans	-	-	8	-	8
Tax	-	-	-2	-	-2
<b>Total other comprehensive income</b>	-	-	<b>6</b>	-	<b>6</b>
<b>Total comprehensive income for the year</b>	-	<b>3,826</b>	<b>1,028</b>	-	<b>4,854</b>
Transferred from/to Other reserves	-	-3,059	3,059	-	-
Dividend paid	-	-	-	-4,400	-4,400
Proposed dividends	-	-	-4,848	4,848	-
<b>Total equity at 31 December 2025</b>	<b>630</b>	<b>49,427</b>	<b>191</b>	<b>4,848</b>	<b>55,096</b>
<b>Total equity at 1 January 2024</b>	630	47,276	2,317	-	50,223
Net profit for the year	-	3,475	949	-	4,424
Other comprehensive income					
Actuarial gains/losses on defined benefit plans	-	-	-6	-	-6
Tax	-	-	1	-	1
<b>Total other comprehensive income</b>	-	-	<b>-5</b>	-	<b>-5</b>
<b>Total comprehensive income for the year</b>	-	<b>3,475</b>	<b>944</b>	-	<b>4,419</b>
Transferred from/to Other reserves	-	-2,091	2,091	-	-
Dividend paid	-	-	-	-	-
Proposed dividends	-	-	-4,400	4,400	-
<b>Total equity at 31 December 2024</b>	<b>630</b>	<b>48,660</b>	<b>952</b>	<b>4,400</b>	<b>54,642</b>

## Statement of capital – Realkredit Danmark A/S

Changes in equity (DKK millions)	Share Capital	Reserves in series	Other reserves	Proposed dividends	Total
<b>Total equity at 1 January 2025</b>	630	48,660	952	4,400	54,642
Net profit for the year	-	3,826	1,022	-	4,848
Other comprehensive income					
Actuarial gains/losses on defined benefit plans	-	-	8	-	8
Tax	-	-	-2	-	-2
<b>Total other comprehensive income</b>	-	-	<b>6</b>	-	<b>6</b>
<b>Total comprehensive income for the year</b>	-	<b>3,826</b>	<b>1,028</b>	-	<b>4,854</b>
Transferred from/to Other reserves	-	-3,059	3,059	-	-
Dividend paid	-	-	-	-4,400	-4,400
Proposed dividends	-	-	-4,848	4,848	-
<b>Total equity at 31 December 2025</b>	<b>630</b>	<b>49,427</b>	<b>191</b>	<b>4,848</b>	<b>55,096</b>
<b>Total equity at 1 January 2024</b>	630	47,276	2,317	-	50,223
Net profit for the year	-	3,475	949	-	4,424
Other comprehensive income					
Actuarial gains/losses on defined benefit plans	-	-	-6	-	-6
Tax	-	-	1	-	1
<b>Total other comprehensive income</b>	-	-	<b>-5</b>	-	<b>-5</b>
<b>Total comprehensive income for the year</b>	-	<b>3,475</b>	<b>944</b>	-	<b>4,419</b>
Transferred from/to Other reserves	-	-2,091	2,091	-	-
Dividend paid	-	-	-	-	-
Proposed dividends	-	-	-4,400	4,400	-
<b>Total equity at 31 December 2024</b>	<b>630</b>	<b>48,660</b>	<b>952</b>	<b>4,400</b>	<b>54,642</b>

At the end of 2025, the share capital was made up of 6,300,000 shares of DKK 100 each. All shares carry the same rights; there is thus only one class of shares. The company is wholly owned by Danske Bank A/S, Copenhagen. Realkredit Danmark A/S and group undertakings are included in the consolidated financial statements of Danske Bank A/S, Copenhagen

## Statement of capital – Realkredit Danmark Group

Total capital and Total capital ratio (DKK millions)	31 December 2025	31 December 2024
Total equity	55,096	54,642
Proposed dividends	-4,848	-4,400
Deferred tax assets	-	-
Prudent valuation	-12	-7
Minimum Loss Coverage for Non-Performing Exposures	-379	-374
Defined benefit pension fund assets	-85	-81
<b>Common equity tier 1 capital</b>	<b>49,772</b>	<b>49,780</b>
Difference between expected losses and impairment charges	-	-
<b>Tier 1 capital</b>	<b>49,772</b>	<b>49,780</b>
Reserves in series subject to a reimbursement obligation	-	-
Difference between expected losses and impairment charges	-	-
<b>Total capital</b>	<b>49,772</b>	<b>49,780</b>
<b>Risk exposure amount</b>	<b>167,710</b>	<b>156,269</b>
Common equity tier 1 capital ratio (%)	29.7	31.9
Tier 1 capital ratio (%)	29.7	31.9
Total capital ratio (%)	29.7	31.9

At end-2025, total capital and the total risk exposure amount are calculated in accordance with the Capital Requirements Regulation (CRR/CRD). The solvency need calculation is described in more detail on [rd.dk](#).

## Statement of capital – Realkredit Danmark A/S

Total capital and Total capital ratio (DKK millions)	31 December 2025	31 December 2024
Total equity	55,096	54,642
Proposed dividends	-4,848	-4,400
Deferred tax assets	-	-
Prudent valuation	-12	-7
Minimum Loss Coverage for Non-Performing Exposures	-379	-374
Defined benefit pension fund assets	-85	-81
<b>Common equity tier 1 capital</b>	<b>49,772</b>	<b>49,780</b>
Difference between expected losses and impairment charges	-	-
<b>Tier 1 capital</b>	<b>49,772</b>	<b>49,780</b>
Reserves in series subject to a reimbursement obligation	-	-
Difference between expected losses and impairment charges	-	-
<b>Total capital</b>	<b>49,772</b>	<b>49,780</b>
<b>Risk exposure amount</b>	<b>167,715</b>	<b>156,256</b>
Common equity tier 1 capital ratio (%)	29.7	31.9
Tier 1 capital ratio (%)	29.7	31.9
Total capital ratio (%)	29.7	31.9

At end-2025, total capital and the total risk exposure amount are calculated in accordance with the Capital Requirements Regulation (CRR/CRD). The solvency need calculation is described in more detail on [rd.dk](#).

## Cash flow statement – Realkredit Danmark Group

(DKK millions)	2025	2024
<b>Cash flow from operating activities</b>		
Profit before tax	6,545	5,957
Adjustment for other non-cash operating items	3	2
Amortisation, depreciation and impairment charges	-347	230
Loan impairment charges	-1,850	-1,827
<b>Cash flow from operations before changes in operating capital</b>	<b>4,351</b>	<b>4,362</b>
Cash flow from operating capital		
Bonds and shares	870	-2,588
Mortgage loans	10,953	11,589
Issued mortgage bonds	-5,802	-8,702
Due to credit institutions	-	1,500
Other assets/liabilities	-622	-151
<b>Cash flow from operating activities</b>	<b>9,750</b>	<b>6,010</b>
<b>Cash flow from investing activities</b>		
Acquisition of tangible assets	-	-
Sale of tangible assets	-	-
<b>Cash flow from investing activities</b>	<b>-</b>	<b>-</b>
<b>Cash flow from financing activities</b>		
Dividends	-4,400	-
<b>Cash flow from financing activities</b>	<b>-4,400</b>	<b>-</b>
Cash and cash equivalents at 1 January	17,628	11,618
Change in cash and cash equivalents	5,350	6,010
<b>Cash and cash equivalents at 31 December</b>	<b>22,978</b>	<b>17,628</b>
Cash and cash equivalents at 31 December		
Cash in hand and demand deposits with central banks	22,053	10,802
Amounts due from credit institutions and central banks within 3 months	925	6,826
<b>Total</b>	<b>22,978</b>	<b>17,628</b>

**Notes****1. Material accounting policies and estimates****General**

Realkredit Danmark prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS Accounting Standards) and applicable interpretations (IFRIC) issued by the International Accounting Standards Board (IASB), as adopted by the EU. Furthermore, the consolidated financial statements comply with the Danish FSA's executive order No. 658 dated 23 May 2025 requirements on the use of IFRS Accounting Standards by undertakings subject to the Danish Financial Business Act.

*Changes to material accounting policies*

Amendments to IAS 21 became effective on 1 January 2025 and have no impact on the financial statements.

The accounting policies are unchanged from those applied in Annual Report 2024.

For the purpose of clarity, the notes to the financial statements are prepared using the concepts of materiality and relevance. This means that information not considered material in terms of quantitative and qualitative measures or relevant to financial statement users is not presented in the notes.

**Significant accounting estimates and judgements**

The preparation of financial information requires, in some cases, the use of judgements and estimates by management. This includes judgements made when applying accounting policies. The most significant judgements made when applying accounting policies relate to the fair value measurement of mortgage loans.

Further, the carrying amounts of some assets and liabilities requires the estimation of the effects of uncertain future events on those assets and liabilities. The estimates are based on premises that management finds reasonable, but which are inherently uncertain and unpredictable. The premises may be incomplete, unexpected future events or situations may occur, and other parties may arrive at other estimated values. In view of the inherent uncertainties and the high level of subjectivity and judgement involved in the recognition and measurement of the following items, it is possible that the outcomes in the next financial year could differ from those on which management's estimates are based.

*Fair value measurement of mortgage loans*

The fair value of mortgage loans is based on the fair value of the underlying issued mortgage bonds adjusted for changes in the fair value of the credit risk on borrowers. In addition to the expected credit losses, a collective assessment determines the need for adjustments to reflect other components in the fair value measurement, such as an assessment of an investor's risk premium, compensation for administrative costs related to the loans and the possibility to increase the credit margin if the credit risk increases.

The fair value of the credit risk on the borrower is based on the expected credit loss impairment model in IFRS 9, which depends on whether the credit risk has increased significantly since initial recognition. If the credit risk has not increased significantly, the impairment charge equals the expected credit losses resulting from default events that are possible within the next 12 months (stage 1). If the credit risk has increased significantly, the loan is more than 30 days past due, or the loans is in default or otherwise impaired, the impairment charge equals the lifetime expected credit losses (stages 2 and 3).

In determining the impairment for expected credit losses, management exercises judgement and uses estimates and assumptions.

The expected credit loss is calculated for all individual loans as a function of PD (probability of default), EAD (exposure at default) and LGD (loss given default) and incorporates forward-looking information. The estimation of expected credit losses involves forecasting future economic conditions over a number of years. Such forecasts are subject to management judgement and those judgements may be sources of measurement uncertainty that have significant risk of resulting in a material adjustment to a carrying amount in future periods.

The incorporation of forward-looking elements reflects the expectations of the Group's senior management and involves the creation of scenarios, including an assessment of the probability for each scenario. The purpose of using multiple scenarios is to model the non-linear impact of assumptions about macroeconomic factors on the expected credit losses. During 2025, a new downside scenario was introduced to address the ongoing uncertainty, in addition to the existing three scenarios. Therefore, the four scenarios at 31 December 2025 are: base case, upside, downside and severe downside.

The forward-looking information is based on a three-year forecast period converging to steady state in year seven. That is, after the forecast period, the macroeconomic scenarios revert slowly towards a steady state.

The scenarios applied in the expected credit loss calculation in the fourth quarter of 2025 have been updated with the latest macroeconomic data. For the Nordic markets overall, compared to the end of 2024, the base case and upside scenarios have been revised to reflect ongoing expectations of normalised inflation levels and improved house prices, though with a slightly more subdued outlook for some of the Nordic countries.

The base case is an extension of the Group's official view of the Nordic economies, as outlined in the Nordic Outlook report. At 31 December 2025, the base case scenario expects the Nordic economic recovery to continue, albeit at different rates across the region. Most interest rate reductions are anticipated to have been completed and inflation has returned to normal levels. The Nordic property markets remain generally robust, with house prices stable or increasing.

The upside scenario presents a slightly more positive outlook than the base case, with global economic conditions improving, increased demand, and marginally higher GDP growth. This scenario also sees further support for housing markets, accompanied by a modest rise in interest rates.

A second downside scenario was introduced in the second quarter of 2025 to address the ongoing uncertainty. This scenario, which is called the downside scenario, envisions escalating trade tensions leading to an economic slowdown with a weaker foreign demand and declining equity markets.

The severe downside scenario reflect a severe global recession. A global trade war and supply chain issues trigger a deep economic downturn similar to the financial crisis, characterised by declining demand, negative growth rates, and higher, more persistent unemployment in the economies where the Group is represented. Rising import costs lead to price increases and inflation, prompting interest rates to be hiked in response, as current interest levels have decreased. Property prices decline for an extended period due to increased interests and market uncertainty. The scenario is applied in the Group's ICAAP processes, which is similar in nature to regulatory stress tests, capturing the risk of a recession.

At the end of 2025, the fair value adjustment of the credit risk on mortgage loans was calculated at DKK 2,576 million (2024: DKK 2,837 million), reducing the value of mortgage loans. The scenario weightings have been updated to incorporate the new downside scenario and reflect a more balanced risk picture. The weight on the base case scenario is 50% (31 December 2024: 60%), the upside scenario is weighted 25% (31 December 2024: 20%), the new downside scenario is weighted 5% (31 December 2024: 0%) and the severe downside scenario is weighted 20% (31 December 2024: 20%).

If the base case scenario was assigned a probability of 100%, the fair value adjustment at the end-2025 would be DKK 2,150 million (2024: DKK 2,375 million). The fair value adjustment at the end-2025 would increase to DKK 2,225 million if the downside scenario was assigned a probability of 100%. If the severe downside scenario was assigned a probability of 100% the fair value adjustment would increase to DKK 4,325 million (2024: DKK 4,750 million). The increase reflects primarily the transfer of exposures from stage 1 to stage 2 and increased expected credit losses within stage 2. If instead the upside scenario was assigned a probability of 100%, the fair value adjustment would decrease to DKK 2,100 million (2024: DKK 2,325 billion).

According to the Group's definition of a significant increase in credit risk, i.e. when a loan is transferred from stage 1 to stage 2, loans with an initial PD below 1% are transferred to stage 2 if the loan's 12-month PD has increased by at least 0.5 of a percentage point and the loan's lifetime PD has doubled since origination. The allowance account is relatively stable in terms of changes to the definition of significant increase in credit risk. At 31 December 2025, the allowance account would increase by DKK 27 million (2024: DKK 30 million), if instead an increase in the loan's 12-month PD by at least 0.25 of a percentage point combined with a doubling of the lifetime PD was considered a significant increase in credit risk.

Management applies judgement when determining the need for post-model adjustments. At the end of 2025, the post-model adjustments amounted to DKK 906 million (2024: DKK 1,149 million). The post-model adjustments cover for instance specific macroeconomic risks on certain industries that are not specifically captured by the expected credit loss model e.g. effects from climate risk or the macroeconomic uncertainty.

The total balance of post-model adjustments has been reduced compared to end of 2024 million as the positive effects of lower inflation and interest rates continued to materialise.

## Consolidation

### Group undertakings

The financial statements consolidate the parent company and group undertakings in which the Group has control. Control exists if Realkredit Danmark A/S is exposed to variable returns from the entity and, 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 affecting the variable returns.

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

## Segment reporting

Realkredit Danmark operates two primary business segments, mortgage finance and a proprietary portfolio. The business segments are based on ongoing internal reporting of customer-facing activities (mortgage finance) and risk management (proprietary portfolio).

The part of the bond portfolio that is not related to mortgage lending operations is managed under the proprietary portfolio segment.

## 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 currencies are translated into Danish kroner using the exchange rates applicable on the transaction date. Gains and losses on exchange rate 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 at the transaction date and at the balance sheet date are recognised in the income statement.

## Financial instruments – general

Regular way purchases and sales of financial instruments are recognised and derecognised at the settlement date. Fair value adjustments of unsettled financial instruments are recognised from the trade date to the settlement date for financial instruments subsequently recognised at fair value over profit or loss.

## Classification

Financial assets are classified at initial recognition on the basis of the company's business model adopted for managing the assets and on their contractual cash flow characteristics (including embedded derivatives, if any) into one of the following measurement categories:

- Amortised cost if the assets are held exclusively for the purpose of collecting contractual cash flows and if the cash flows are payments of principal and interest on the principal amount outstanding solely.
- Fair value through other comprehensive income if the assets are held for the purpose of both collecting contractual cash flows and selling and if cash flows are payments of principal and interest on the principal amount outstanding solely. The Group has no financial assets in this category.
- Fair value through profit or loss for all other financial assets.

At initial recognition, a financial liability is assigned to one of the following categories:

- Issued mortgage bonds are designated at fair value through profit or loss using the fair value option of IFRS 9 in order not to create an accounting mismatch that would otherwise arise. See below.
- Other financial liabilities, including "Senior debt" measured at amortised cost.

## Mortgage loans and issued mortgage bonds at fair value through profit or loss (FVPL)

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. This represents an option to prepay at the fair value of the underlying bonds, which can be both above and below the principal amount plus accrued interest. Such an option is not consistent with the solely payments of principal and interest test (SPPI test) in IFRS 9, as changes in the fair value of the underlying bonds reflect other factors than interest rate developments. Consequently, regardless of the fact that the business model is to receive the contractual cash flows, such loans are mandatorily recognised at fair value through profit or loss.

If the issued mortgage bonds are valued at amortised cost, and the mortgage loans, which are funded by the issued mortgage bonds with matching terms, are valued at fair value through profit or loss, a timing difference will arise in the recognition of gains and losses in the financial statements.

To eliminate this random timing difference in the recognition of gains and losses, both mortgage loans and issued mortgage bonds are valued at fair value through profit or loss (for the issued bonds by using the fair value option of IFRS 9).

The fair value of the mortgage loans is based on the fair value of the underlying mortgage bonds adjusted for the credit risk on borrower/the Group's customer. This entails that the fair value adjustment of the mortgage loans in all material respects balance out the fair value adjustment of the issued bonds. Consequently, the total fair value adjustment of the issued mortgage bonds, including the proportion relating to own credit risk, is recognised in the income statement, as recognition of the fair value adjustment of own credit risk in other comprehensive income would lead to an accounting mismatch in the income statement.

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.

The table below shows the distribution of the Group's financial instruments by valuation method:

#### Fair value through profit or loss

	Amortised cost	Trading portfolio	Managed on fair-value basis	Due to SPPI test	Designated	Total
<b>Assets</b>						
Cash in hand and demand deposits with central banks	22,053	-	-	-	-	22,053
Due from credit institutions and central banks	925	-	-	-	-	925
Bonds	30,124	-	21,055	-	-	51,179
Loans	350	-	-	740,491	-	740,841
Shares	-	-	2	-	-	2
Derivatives (Other assets)	-	47	-	-	-	47
<b>Total assets, 31 December 2025</b>	<b>53,452</b>	<b>47</b>	<b>21,057</b>	<b>740,491</b>	<b>-</b>	<b>815,047</b>
<b>Total assets, 31 December 2024</b>	<b>45,757</b>	<b>22</b>	<b>24,369</b>	<b>755,539</b>	<b>-</b>	<b>825,687</b>

#### Liabilities

Due to credit institutions and central banks	3,500	-	-	-	-	3,500
Issued bonds	-	-	-	-	751,752	751,752
Derivatives (Other liabilities)	-	7	-	-	-	7
<b>Total liabilities, 31 December 2025</b>	<b>3,500</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>751,752</b>	<b>755,259</b>
<b>Total liabilities, 31 December 2024</b>	<b>3,500</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>762,125</b>	<b>765,634</b>

**BALANCE SHEET****Bonds at fair value**

At initial recognition, these bonds are measured at fair value, excluding transaction costs. Subsequently, bonds are measured at fair value through profit or loss. The bonds form part of a portfolio, which is managed on a fair value basis.

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

If a bond is quoted in a market that is not active, the Group bases its measurement on the most recent transaction price. Adjustment is made for subsequent changes in market conditions, for instance by including transactions in similar bonds that are motivated by normal business considerations.

If no active market exists, fair value is estimated on the basis of generally accepted valuation techniques and market-based parameters.

**Bonds at amortised cost**

Realkredit Danmark has a bond portfolio held for the purpose of generating a known return until maturity. The bonds are measured at amortised cost. Interest rate risk is not hedged. Impairment charges are made for expected credit losses on the basis of a classification of the bonds into stages 1, 2 and 3, and the impairment equals 12-month expected credit losses for bonds in stage 1 and the present value of lifetime expected credit losses for bonds in stages 2 and 3, cf. the description below in the section 'Mortgage loans and Issued mortgage bonds at fair value'. For calculating the present value of expected credit losses for discounting purposes, the original effective interest rate is used instead of the current interest rate.

**Mortgage loans and Issued mortgage bonds at fair value**

At initial recognition, mortgage loans and issued mortgage bonds are measured at fair value, excluding transaction costs. Subsequently, these financial instruments are measured at fair value through profit or loss.

The fair value of the issued mortgage bonds will usually equal the quoted market price. 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 issued mortgage bonds adjusted for changes in the fair value of the credit risk on the borrowers. The IFRS 13 estimate of the fair value of the expected credit losses is calculated on the basis of the IFRS 9 model for calculating impairment of losses on loans at amortised cost: expected credit losses, including the classification of loans between stages 1, 2 and 3:

Stage 1: If the credit risk has not increased significantly, the impairment equals the expected credit losses resulting from default events that are possible within the next 12 months, see however below on the collective assessment of the need for further adjustments.

Stage 2: If the credit risk has increased significantly, the loan is transferred to stage 2 and an impairment charge equal to the lifetime expected credit losses is recognised. A significant credit risk increase is considered to occur when the following increase in the probability of default (PD) is observed:

- For loans originated below 1% in PD: An increase in the loan's 12-month PD of at least 0.5 of a percentage point since origination and a doubling of the loan's lifetime PD since origination
- For loans originated above 1% in PD: An increase in the loan's 12-month PD of 2 percentage points since origination or a doubling of the loan's lifetime PD since origination
- Further, loans that are more than 30 days past due are moved from stage 1 to stage 2. Finally, customers subject to forbearance measures are placed in stage 2, if the Group, in the most likely outcome, expects no loss or the customers are in the 2-year probation period for performing forbearance exposures.

Stage 3: If the loan is in default, it is transferred to stage 3. A facility becomes credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows have occurred. This includes observable data about (a) significant financial difficulty of the borrower; (b) a breach of contract, such as a default or past due event; (c) the borrower, for reasons relating to the borrower's financial difficulty, is granted a concession; (d) it is probable that the borrower will enter into bankruptcy. Credit-impaired facilities are placed in Realkredit Danmark's rating category 11. For rating category 11, all exposures are classified as stage 3. The Realkredit Danmark Group uses the option to continue to recognise interest income on mortgage loans measured at fair value on the basis of the contractual interest rates.

A definition of default is used in the measurement of expected credit losses and the assessment to determine movements between stages. The definition of default is also used for internal credit risk management and capital adequacy purposes. To support a more harmonised approach regarding the application of the definition of default, the European Banking Authority (EBA) issued the following products that guide the application of the definition of default: the Guidelines on the application of the definition of default, EBA/GL/2016/07 and the Regulatory Technical Standards (RTS) on the materiality threshold for credit obligations past due, EBA/RTS/2016/06.

The Group's definition of default for accounting purposes aligns with the regulatory purposes. All exposures that are considered default are also considered Stage 3 exposures. This is applicable for exposures that are default due to either the 90 days past due default trigger or the unlikelihood to pay default triggers.

The expected credit loss is calculated for all individual loans as a function of the probability of default (PD), the exposure at default (EaD) and the loss given default (LGD).

The lifetime expected credit losses cover the expected remaining lifetime of the loan. For most loans, the expected lifetime is limited to the remaining contractual maturity and adjusted for expected prepayment. For exposures with weak credit quality, the likelihood of prepayment is not included.

The forward-looking elements of the calculation reflect the current expectations of senior management. The Danske Bank Group's independent macroeconomic research unit creates macroeconomic scenarios, including an assessment of the probability for each scenario. The purpose of using multiple scenarios is to model the non-linear impact of assumptions about macroeconomic factors on the expected credit losses. Afterwards there is a process to ensure review and sign-off of the scenarios. Management's approval of scenarios can include adjustments to the scenarios or to which scenarios are used, the assigned probability weighting and post-model adjustments to cover the outlook for particular high-risk portfolios, which are not provided by the Group's macroeconomists. The approved scenarios are used to calculate the impairment levels. Technically, the forward-looking information is used directly in

the PDs through an estimate of general changes to the PDs and the LGDs in the expected credit loss calculation. However, for significant exposures in stage 3, an individual assessment of the scenarios, changes to expected credit losses and the related probabilities are performed by senior credit officers.

The forward-looking information is based on a three-year forecast period converging to steady state in year seven. The base case is based on the macroeconomic outlook as disclosed in the Danske Bank Group's Nordic Outlook reports.

In addition, a collective assessment determines the need for further adjustments to reflect other components in the fair value measurement, such as an assessment of an investor's risk premium, compensation for administrative costs related to the loans and the possibility of increasing the credit margin if the credit risk increases. This assessment also takes into consideration the fact that initial recognition of 12-month expected credit losses is not in accordance with fair value, and the fact that the expected credit losses during the lifetime of the asset should be included in the assessment even if the credit risk has not increased significantly.

Loans considered uncollectible are written off. Write-offs are debited to the allowance account. Loans are written off once the usual collection procedure has been completed and the loss on the individual loan can be calculated.

#### **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 (purchases of securities from credit institutions and central banks that the Group agrees to resell at a later date) are recognised as Amounts due from credit institutions and central banks with collateral in the securities received.

Reverse transactions are made on standard terms and conditions.

These financial assets are held for the purpose of achieving the contractual return until expiry and have contractual cash flows reflecting repayment of principal and interest thereon. Loans and other amounts due are therefore carried at amortised cost and consist of mortgage payments due and other outlays relating to mortgage loans as well as claims against individual borrowers and reserve fund mortgages, etc.

Impairments are made for expected credit losses on the basis of a classification of the loans into stages 1, 2 and 3, and the impairment equals 12-month expected credit losses for loans in stage 1 and the present value of lifetime expected credit losses for loans in stages 2 and 3, cf. the description above in the section 'Mortgage loans and Issued mortgage bonds at fair value'.

#### **Assets temporarily taken over**

Assets temporarily taken over include tangible assets, which according to a publicly announced plan, the Group expects to sell within twelve months. Such assets are measured at the lower of their carrying amount at the time of classification and their fair value less expected costs to sell and are no longer depreciated.

Properties taken over in connection with non-performing loans and which are likely to be sold within 12 months are presented under Assets temporarily taken over. Subsequent fair value adjustments and gains or losses on disposal are recognised under Loan impairment charges.

#### **Other assets**

##### *Pension assets*

The Group's pension obligations generally consist of defined contribution pension 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.

Furthermore, the Group operates a defined benefit plan maintained under Kreditforeningen Danmarks Pensionsafviklingskasse (pension fund). Realkredit Danmark A/S guarantees future payment of a defined benefit from the time of retirement.

The pension fund and Realkredit Danmark's defined benefit plan have not accepted new members since 1971, so no pension contributions are made. Accordingly, there are no service costs.

The amounts payable are recognised on the basis of an actuarial computation of the present value of expected benefits. The present value is calculated on the basis of expected future trends in salaries and interest rates, time of retirement, mortality rate 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 in the balance sheet.

#### **Due to credit institutions and central banks**

Due to credit institutions and central banks include amounts received under repo transactions. These deposits are recognised as debt with collateral in the securities surrendered. Repo transactions are made on standard terms and conditions. Amounts due to credit institutions and central banks are measured at amortised cost.

#### **Deferred tax assets/Deferred tax liabilities**

Deferred tax on all temporary differences between the tax base of assets and liabilities and their carrying amounts is accounted for in accordance with the balance sheet liability method. Deferred tax is recognised under Deferred tax assets or Deferred tax liabilities.

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 as a result of adopted changes in tax rates are recognised in the income statement based on expected cash flows.

#### **Current tax assets/Current tax liabilities**

Current tax assets and liabilities are recognised in the balance sheet as the estimated tax charge on the profit for the year adjusted for prepaid tax and prior-year tax payables and receivables.

Tax assets and liabilities are offset if the Group has a legally enforceable right to set off such assets and liabilities and intends either to settle the assets and liabilities on a net basis or to realise the assets and settle the liabilities simultaneously.

#### **Shareholders' equity**

##### *Reserves in series*

Reserves in series comprise series established before 1972 with joint and several liability, series established after 1972 without joint and several liability, other series, including Danske Kredit and mortgage-covered bonds.

**Other reserves**

Other reserves comprise the mortgage credit business that is not included in reserves in series.

**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 when the general meeting has adopted the proposal.

**INCOME STATEMENT****Interest income and expense**

Interest income and expenses include interest and administration margins on financial instruments measured at fair value.

**Fees and commission income and expense**

Income, including origination fees, from mortgage loans carried at fair value is recognised when the transaction is completed.

Income and expenses for services provided over a period of time are accrued over the period. Transaction fees are recognised on completion of the individual transaction.

**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, anniversary bonuses, pension costs and other remuneration. Performance-based pay is expensed as it is earned.

**Performance-based pay and share-based payments**

Performance-based pay is expensed as it is earned. Part of the performance-based pay for the year is paid in the form of conditional shares issued by Danske Bank. Rights to shares under the conditional share programme vest up to five years after being granted provided that the employee, with the exception of retirement, has not resigned from the Group. Retirement is not considered as resignation.

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 share-based payments is expensed in the year in which the share-based payments are earned, whereas the time value (if any) 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.

**Pension obligations**

The Group's contributions to defined contribution pension plans are recognised in the income statement as they are earned by the employees.

**Loan impairment charges**

Loan impairment charges include 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.

The item also includes impairment charges and realised gains and losses on acquired assets if the assets qualify as assets temporarily taken over.

**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 Other comprehensive income is recognised in Other comprehensive income. Similarly, tax on items recognised in shareholders' equity is recognised in Shareholders' equity.

**Comprehensive income**

Total comprehensive income includes the net profit for the year and other comprehensive income. Other comprehensive income also includes actuarial gains or losses on defined benefit pension plans.

**Cash flow statement**

The cash flow statement is prepared according to the indirect method. The statement is based on profit for the year before tax and shows the consolidated 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 consists of Cash in hand and demand deposits with central banks and amounts due from credit institutions and central banks with an original maturity shorter than three months.

**Reporting on the ESEF Regulation**

The Commission's Delegated Regulation (EU) 2019/815 on the European Single Electronic Format (ESEF Regulation) requires a special digital reporting format for annual report for publicly listed entities. The ESEF Regulation includes requirements related to the preparation of the annual report in XHTML format and iXBRL tagging of the consolidated financial statements key elements including income statement, statement of comprehensive income, balance sheet, statement of capital, cash flow statement and notes.

Realkredit Danmark A/S' iXBRL tagging is prepared in accordance to the ESEF taxonomy which is included in the appendices of the ESEF Regulation and is developed based on the IFRS taxonomy that is published by IFRS Foundation. For the annual report for 2025 the ESEF Taxonomy for 2024 has been applied.

The account balances in the consolidated financial statements are XBRL tagged to the elements in the European Single Electronic Reporting (ESEF) Regulation that are assessed to correspond to the content of the account balances. For account balances that are assessed not to be covered by the account balances defined in the ESEF taxonomy, Realkredit Danmark A/S has incorporated entity specific extensions to the taxonomy. These extensions are – except subtotals – embedded in the elements in the ESEF taxonomy.

Annual report 2025 comprises – in accordance with the requirements of the ESEF Regulation – a zip-file RealkreditDanmark-2025-12-31-0-en.zip, that includes an XHTML-file, that can be opened with standard web browsers and a number of technical XBRL files that make automated extracts of the incorporated XBRL data possible.

**Standards and interpretations not yet in force**

The International Accounting Standards Board (IASB) has issued two new international accounting standards (IFRS 18, Presentation and disclosure in financial statements, and IFRS 19, Subsidiaries without public accountability) and amendments to existing international accounting standards (IFRS 7, IFRS 9 and IAS 21) that have not yet come into force.

IFRS 18, Presentation and disclosure in financial statements, aims to improve reporting of financial performance by introducing new requirements for the Income statement and disclosures for management-defined performance measures. IFRS 18 will replace IAS 1 and is effective for periods beginning on or after 1 January 2027. IFRS 18 is not yet endorsed by the EU.

IFRS 18 introduces specific categories for the classification of income and expenses in the Income statement (Operating, Investing, Financing, Income taxes and Discontinued operations), which is determined by main business activities. RD continues to assess how IFRS 18 will impact the presentation of the Income statement.

IFRS 18 also introduces management-defined measures (MPMs), which are subtotals of income and expenses that are not defined in the IFRS standards but used in public communication. A note is required showing a reconciliation between MPMs and the most directly comparable subtotals in the Income statement. At time of writing, RD is in the process of identifying MPMs.

IFRS 18 will have no impact on the Group's net profit or equity on implementation.

IFRS 19 and the amendments to other standards are not expected to have any material impact on the Group's financial statements.

**Accounting policies for the parent company**

The financial statements of the parent company are prepared in accordance with the Danish Financial Business Act and the Danish FSA's Executive Order No. 658 of 23 May 2025.

Holdings in subsidiary undertakings are measured using the equity method.

## 2. Profit broken down by activity

(DKK millions)	Mortgage finance	Own holdings	Highlights	Reclassi- fication	IFRS
2025					
Administration margin	5,588	-	5,588	-	5,588
Net interest income	1,175	106	1,281	-156	1,125
Net fee income	-9	-	-9	-	-9
Income from investment portfolios	7	210	217	-217	-
Value adjustments	-	-	-	373	373
Other income	108	-	108	-	108
<b>Total income</b>	<b>6,869</b>	<b>316</b>	<b>7,185</b>	<b>-</b>	<b>7,185</b>
Expenses	895	3	898	-	898
<b>Profit before loan impairment charges</b>	<b>5,974</b>	<b>313</b>	<b>6,287</b>	<b>-</b>	<b>6,287</b>
Loan impairment charges	-258	-	-258	-	-258
<b>Profit before tax</b>	<b>6,232</b>	<b>313</b>	<b>6,545</b>	<b>-</b>	<b>6,545</b>
Tax			1,697	-	1,697
<b>Net profit for the year</b>			<b>4,848</b>	<b>-</b>	<b>4,848</b>
<b>Total assets</b>	<b>762,391</b>	<b>54,173</b>	<b>816,564</b>	<b>-</b>	<b>816,564</b>

(DKK millions)	Mortgage finance	Own holdings	Highlights	Reclassi- fication	IFRS
2024					
Administration margin	5,543	-	5,543	-	5,543
Net interest income	2,103	-558	1,545	-631	914
Net fee income	21	-	21	-	21
Income from investment portfolios	11	85	96	-96	-
Value adjustments	-	-	-	727	727
Other income	95	-	95	-	95
<b>Total income</b>	<b>7,773</b>	<b>-473</b>	<b>7,300</b>	<b>-</b>	<b>7,300</b>
Expenses	1,007	3	1,010	-	1,010
<b>Profit before loan impairment charges</b>	<b>6,766</b>	<b>-476</b>	<b>6,290</b>	<b>-</b>	<b>6,290</b>
Loan impairment charges	333	-	333	-	333
<b>Profit before tax</b>	<b>6,433</b>	<b>-476</b>	<b>5,957</b>	<b>-</b>	<b>5,957</b>
Tax			1,533	-	1,533
<b>Net profit for the year</b>			<b>4,424</b>	<b>-</b>	<b>4,424</b>
<b>Total assets</b>	<b>772,787</b>	<b>54,236</b>	<b>827,023</b>	<b>-</b>	<b>827,023</b>

Mortgage finance encompasses property financing services provided in Denmark, Sweden and Norway to personal and business customers. The mediation of property financing services is made through Danske Bank's branch network and finance centres and through Corporate & Institutional Mortgage Finance at Realkredit Danmark. The segment also includes mediation of real estate transactions in Denmark offered through the 'home' real-estate agency chain. Own holdings comprise the net return on the part of the securities portfolio not relating to the mortgage finance business. Under the Danish Financial Business Act, at least 60% of the total capital of a mortgage credit institution must be invested in bonds, etc.

Realkredit Danmark has no branch offices or subsidiaries outside Denmark.

IFRSs require disclosure if 10% or more of the income derives from a single customer. The Realkredit Danmark Group has no such customers.

### Reconciliation of the financial highlights and the IFRS financial statements

Financial highlights and reporting for the two business segments correspond to the information incorporated in the Management's report, which is regularly sent to management. The presentation in the financial highlights deviates in certain areas from the financial statements prepared under IFRS and therefore represents alternative performance measures. There are generally no adjusting items, which means that net profit is the same in the financial highlights and in the IFRS financial statements.

The reclassification column shows the reconciliation between the presentation in the highlights and in the IFRS financial statements. The difference between the presentation in the financial highlights and in the IFRS financial statements is due to the fact that income from trading activities in mortgage credit activities and income from own holdings, except for interest on bonds at amortised cost, is carried in the consolidated highlights as income from investment portfolios, while in the income statement according to IFRS it is carried under net interest income, value adjustments, etc.

As the distribution of income between the various income line items in the IFRS income statements can vary considerably from one year to the next, depending on the underlying transactions and market conditions, the net presentation in the financial highlights is considered to better reflect income in those areas.

## 3. Fee and commission income and other operating income

Fee and commission income relates to mortgage credit activities and primarily concern income from the establishment and change of loans. These are recognised at the date of transaction as the loans are measured at fair value through profit or loss. In the business segment reporting and internal management, fees are presented as net figures, i.e. fee income and fee expenses are offset. Other income includes franchise income in the amount of DKK 120 million, which is recognised over the term of the franchise agreement (2024: DKK 106 million).

## 4. Interest income

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Reverse transactions with credit institutions and central banks	169	177	169	177
Credit institutions and central banks	104	183	103	181
Loans and other amounts due	13,989	16,085	13,989	16,085
Administration margin	5,588	5,543	5,588	5,543
Bonds at fair value	303	190	303	190
Bonds at amortised cost	644	505	644	505
<b>Derivatives</b>				
Interest rate contracts	66	54	66	54
Other interest income	18	17	18	17
<b>Total</b>	<b>20,881</b>	<b>22,754</b>	<b>20,880</b>	<b>22,752</b>
Interest income derived from				
Assets at fair value	19,946	21,872	19,946	21,872
Assets at amortised cost	935	882	934	880
<b>Total</b>	<b>20,881</b>	<b>22,754</b>	<b>20,880</b>	<b>22,752</b>

## 5. Interest expense

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Repo transactions with credit institutions and central banks	156	130	156	130
Due to credit institutions and central banks	104	91	104	91
Issued mortgage bonds etc.	13,903	16,050	13,903	16,050
Other interest expense	5	26	5	26
<b>Total</b>	<b>14,168</b>	<b>16,297</b>	<b>14,168</b>	<b>16,297</b>
Interest expense derived from				
Liabilities at fair value	13,903	16,050	13,903	16,050
Liabilities at amortised cost	265	247	265	247
<b>Total</b>	<b>14,168</b>	<b>16,297</b>	<b>14,168</b>	<b>16,297</b>

## 6. Value adjustments

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Mortgage loans	-4,356	13,685	-4,356	13,685
Bonds	168	409	168	409
Shares	-	-1	-	-
Currency	6	-10	6	-10
Derivatives	-408	-709	-408	-709
Other assets	8	11	8	11
Issued mortgage bonds	4,955	-12,658	4,955	-12,658
<b>Total</b>	<b>373</b>	<b>727</b>	<b>373</b>	<b>728</b>
Value adjustments derived from				
Assets and liabilities at fair value	365	716	365	717
Assets and liabilities at amortised cost	8	11	8	11
<b>Total</b>	<b>373</b>	<b>727</b>	<b>373</b>	<b>728</b>

## 7. Staff costs and administrative expenses

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Salaries and remuneration of Executive Management, Board of Directors				
Executive Management	10	8	10	8
Board of Directors	1	1	1	1
<b>Total</b>	<b>11</b>	<b>9</b>	<b>11</b>	<b>9</b>
Staff costs				
Salaries	177	169	152	145
Defined contribution pensions	25	22	22	19
Other social security costs and taxes	32	30	32	30
<b>Total</b>	<b>234</b>	<b>221</b>	<b>206</b>	<b>194</b>
Other administrative expenses	650	778	605	745
<b>Total staff costs and administrative expenses</b>	<b>895</b>	<b>1,008</b>	<b>822</b>	<b>948</b>
Number of full-time-equivalent staff (avg.)	234	229	204	200
Remuneration of the Board of Directors (DKK thousands)				
<b>Total remuneration</b>	<b>839</b>	<b>575</b>	<b>839</b>	<b>575</b>
Members of the Board end of year	8	7	8	7

Remuneration Report 2025 available at [rd.dk](https://rd.dk) provides a detailed description of remuneration paid to the Board of Directors.

Members of the Board of Directors employed by Danske Bank A/S do not receive remuneration from Realkredit Denmark. During the period that members of the Board of Directors were also members of the Executive Leadership Team in Danske Bank A/S, a total remuneration of approximately DKK 14.1 million was earned from Danske Bank A/S in 2025 (2024: DKK 26.6 million).

Members of the Board of Directors only receive a fixed fee. They are not covered by any incentive programmes at Realkredit Denmark. In addition to the fixed fee, a committee fee is paid to the chairman of the Audit Committee.

Board fees are paid by the parent company Realkredit Denmark A/S. No board member has received remuneration for membership of the Executive Management or board of directors of the home a/s subsidiary.

The Group has no pension obligations towards its board members.

The total remuneration of the Executive Management of DKK 9.8 million for 2025 (2024: DKK 7.8 million) consists of fixed remuneration of DKK 7.6 million (2024: DKK 5.8 million) and variable remuneration of DKK 2.2 million (2024: DKK 2.0 million).

The remuneration of the Executive Management was paid by the parent company Realkredit Denmark A/S. No member of the Executive Management has received remuneration for membership of the Executive Management or the Board of Directors of the subsidiary home a/s.

Remuneration Report 2025 available at [rd.dk](https://rd.dk) provides a detailed description of remuneration paid to the Executive Management.

### Remuneration of other material risk takers

In accordance with current legislation of the Danish Financial Business Act and the accompanying order, Realkredit Denmark is required to identify all employees whose professional activities could have a material impact on the risk profile of Realkredit Denmark. Other material risk takers do not comprise members of the Executive Management or Board of Directors.

Variable payment for other material risk takers is granted in accordance with the rules of the Danske Bank Group's remuneration policy, which Realkredit Denmark has adopted, the rules of the European Banking Authority (EBA) and the rules of the Danish FSA with respect to split into cash and share-based payment and postponement of disbursement. All variable payments are subject to claw back provisions if granted on the basis of data which has subsequently proven to be manifestly misstated or inaccurate.

For 2025, Realkredit Denmark A/S paid remuneration totalling DKK 22.6 million for 13 other material risk takers (2024: DKK 21.3 million for 14 other material risk takers). The remuneration consists of fixed remuneration of DKK 19.8 million and variable remuneration of DKK 2.8 million (2024: DKK 17.6 million and DKK 3.7 million). Variable remuneration for 2025 is estimated and the final figure is determined at the end of February 2026. The final fixed and variable remuneration for material risk takers will be published in the quantitative disclosure on material risk takers' remuneration, compliant with the Danish FSA and EBA requirements. The disclosure will be available at [rd.dk](https://rd.dk) in May 2026.

Realkredit Denmark A/S has no pension obligation towards other material risk takers, as these are covered by defined contribution plans through pension funds.

### Pension plans

Most of the Group's pension plans are defined contribution plans under which the Group pays contributions to insurance companies. Such payments are expensed regularly. The Group has to a minor extent entered into a defined benefit pension plan through Kreditforeningen Danmarks Pensionsafviklingskasse, where the Group is under an obligation to pay defined future benefits from the time of retirement. The pension fund and the Group's defined benefit plan has not accepted new members since 1971, so no pension contributions are made. Accordingly, there are no service costs.

The fair value of pension assets less the present value of obligations is recognised under Other assets. At 31 December 2025, the net present value of pension obligations was DKK 385 million (2024: DKK 429 million), and the fair value of plan assets was DKK 499 million (2024: DKK 539 million). Actuarial gains or losses are recognised in Other comprehensive income.

The calculation of the net obligation is based on valuations made by external actuaries. These valuations rely on assumptions about a number of variables, including discount and mortality rates and salary increases. The measurement of the net obligation is particularly sensitive to changes in the discount rate. The discount rate is determined by reference to yields on Danish mortgage bonds with terms to maturity matching the terms of the pension obligations.

## 8. Share-based payments

The total expense recognised as Operating expenses in 2025 arising from share-based payments was DKK 0.5 million (2024: DKK 1.8 million). All share-based payments are equity-settled. The exact number of shares granted for 2025 will be determined at the middle of April 2026.

Part of the variable remuneration of Realkredit Danmark's Executive Management has been granted by way of conditional shares under the bonus structure for material risk takers and other employees, as part of their variable remuneration. Such employees have a performance agreement based on the performance of the Group. Part of the Danske Bank shares granted to material risk takers are, as required by EBA, deferred, see section above on variable payment. The fair value at grant date is measured at the expected monetary value of the underlying agreement.

Rights to conditional shares vest up to five years after the grant date, provided that the employee, with the exception of retirement, has not resigned from the Group. In addition to this requirement, the vesting of rights is conditional on certain conditions being met. The remuneration is subject to backtesting and claw back.

The fair value of the conditional shares was calculated as the share price less the payment made by the employee.

Danske Bank A/S carries hedged the share price risk.

Conditional shares	Number	Fair Value (FV)	
		At issue	End of year
	Total	(DKK millions)	(DKK millions)
<b>Granted in 2020</b>			
1 January 2024	1,359		
Vested 2024	-1,359		
Forfeited 2024	-		
Other changes 2024	-		
31 December 2024	-		

## Share-based payments

Conditional shares	Number	Fair Value (FV)	
		At issue	End of year
	Total	(DKK millions)	(DKK millions)
<b>Granted in 2021</b>			
1 January 2024	3,404		
Vested 2024	-		
Forfeited 2024	-		
Other changes 2024	-		
31 December 2024	3,404	0.4	0.7
Vested 2025	-3,404		
Forfeited 2025	-		
Other changes 2025	-		
31 December 2025	-		
<b>Granted in 2022</b>			
1 January 2024	4,008		
Vested 2024	-1,582		
Forfeited 2024	-		
Other changes 2024	-		
31 December 2024	2,426	0.3	0.5
Vested 2025	-963		
Forfeited 2025	-		
Other changes 2025	1,335		
31 December 2025	2,798	0.5	0.9

## 8. Share-based payments Continued

Conditional shares	Number	Fair Value (FV)		Grant year (DKK millions)	2022-2025 Number	2022-2025 FV
		At issue	End of year			
		Total	(DKK millions)			
<b>Granted in 2023</b>						
1 January 2024	3,339					
Vested 2024	-749					
Forfeited 2024	-					
Other changes 2024	-					
31 December 2024	2,590	0.4	0.5			
Vested 2025	-1,044					
Forfeited 2025	-					
Other changes 2025	1,047					
31 December 2025	2,593	0.3	0.8			
<b>Granted in 2024</b>						
1 January 2024	7,339					
Vested 2024	-3,833					
Forfeited 2024	-					
Other changes 2024	-					
31 December 2024	3,506	0.7	0.7			
Vested 2025	-1,049					
Forfeited 2025	-					
Other changes 2025	565					
31 December 2025	3,022	0.5	1.0			
<b>Granted in 2025</b>						
Granted in 2025	11,592					
Vested 2025	-5,521					
Forfeited 2025	-					
Other changes 2025	-					
31 December 2025	6,071	1.4	1.9			

### Holdings of the Executive Management and fair value, end of 2025

Grant year (DKK millions)	2022-2025 Number	2022-2025 FV
Total	8,674	2.76

### Holdings of the Executive Management and fair value, end of 2024

Grant year (DKK millions)	2021-2024 Number	2021-2024 FV
Total	5,723	1.17

In 2025, the average price at the vesting date for rights to conditional shares was DKK 287.51 (2024: DKK 200.87).

Remuneration Report 2025 available at [rd.dk](http://rd.dk) provides a detailed description of share-based payments to the Board of Directors.

**9. Audit fees**

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Audit firm appointed by the general meeting				
Statutory audit of financial statements	3	3	3	3
Fees for other assurance engagements	-	-	-	-
Fees for tax advisory services	-	-	-	-
Fees for other services	-	-	-	-
<b>Total</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>

**10. Loan impairment charges**

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
ECL on new assets	280	393	280	393
ECL on assets derecognised	557	397	557	397
Impact of remeasurement	-35	297	-35	297
Write-offs charged directly to income statement	62	37	62	36
Received on claims previously written off	8	-3	8	-3
<b>Total</b>	<b>-258</b>	<b>333</b>	<b>-258</b>	<b>332</b>

**11. Tax**

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Tax on profit for the year	1,687	1,718	1,679	1,710
Deferred tax	10	-168	10	-168
Adjustment of prior-year tax charges	-	-17	-	-17
<b>Total</b>	<b>1,697</b>	<b>1,533</b>	<b>1,689</b>	<b>1,525</b>
<b>Effective tax rate</b>				
Current Danish tax rate	26.0	26.0	26.0	26.0
Adjustment of prior-year tax charge	-	-0.3	-	-0.3
Non-taxable items	-0.1	-	-0.2	-0.1
Change in deferred tax charge as a result of increased tax rate	-	-	-	-
<b>Effective tax rate</b>	<b>25.9</b>	<b>25.7</b>	<b>25.8</b>	<b>25.6</b>

## 12. Due from credit institutions and central banks

	Realkredit Denmark Group		Realkredit Denmark A/S	
(DKK millions)	2025	2024	2025	2024
On demand	874	864	797	789
3 months or less	51	5,962	51	5,962
3-12 months	-	-	-	-
<b>Total</b>	<b>925</b>	<b>6,826</b>	<b>848</b>	<b>6,751</b>
Due from credit institutions	925	6,826	848	6,751
Term deposits with central banks	-	-	-	-
<b>Total</b>	<b>925</b>	<b>6,826</b>	<b>848</b>	<b>6,751</b>
At fair value	925	6,826	848	6,751
Portion attributable to reverse transactions	51	5,962	51	5,962

The fair value is based on quoted prices.

In 2025, reverse transactions of DKK 14,456 million were offset against repo transactions (2024: DKK 3,121 million).

In connection with reverse transactions, Realkredit Denmark is entitled to sell or remortgage the securities.

In 2025, securities worth DKK 0 million were sold or remortgaged (2024: DKK 0 million).

## 13. Bonds at fair value

	Realkredit Denmark Group		Realkredit Denmark A/S	
(DKK millions)	2025	2024	2025	2024
Own mortgage bonds	87,367	77,319	87,367	77,319
Other mortgage bonds	18,597	19,929	18,597	19,929
Government bond	2,458	4,438	2,458	4,438
<b>Total</b>	<b>108,422</b>	<b>101,686</b>	<b>108,422</b>	<b>101,686</b>
Own mortgage bonds set off against issued mortgage bonds	87,367	77,319	87,367	77,319
<b>Total</b>	<b>21,055</b>	<b>24,367</b>	<b>21,055</b>	<b>24,367</b>

Of Realkredit Denmark's bond portfolio, DKK 14.2 billion has a maturity of less than 12 months, while DKK 6.8 billion has a maturity of 1-5 years (2024: DKK 22.0 billion and DKK 2.4 billion).

## 14. Bonds at amortised cost

	Realkredit Denmark Group		Realkredit Denmark A/S	
(DKK millions)	2025	2024	2025	2024
Other mortgage bonds	26,546	26,260	26,546	26,260
Government bonds	3,578	1,662	3,578	1,662
<b>Total</b>	<b>30,124</b>	<b>27,922</b>	<b>30,124</b>	<b>27,922</b>
Fair value of held-to-collect assets	29,902	27,743	29,902	27,743

The fair value is based on quoted prices.

Of Realkredit Denmark's bond portfolio, DKK 23.6 billion has a term to maturity of less than five years, while DKK 6.5 billion has a term to maturity of more than five years (2024: DKK 25.0 billion and DKK 2.9 billion).

After implementation of IFRS 9, the bonds are recognised in connection with impairment for expected credit losses.

The bonds are recognised in stage 1, and the expected credit losses resulting from default events within the next 12 months are insignificant.

Realkredit Denmark has placed DKK 30,124 million (end-2024: DKK 27,922 million) of its proprietary portfolio in fixed-rate bonds, which are recognised in the financial statements as hold-to-collect investments and are thus measured at amortised cost. At end-2025, Realkredit Denmark's bonds at amortised cost exceeded fair value by DKK 222 million (end-2024: DKK 179 million). The interest rate risk duration for the portfolio is 3.2 years. As a result, Realkredit Denmark knows the return on the portfolio until maturity, and the fixed-rate hold-to-collect portfolio is therefore not considered to entail an interest rate risk that needs to be hedged through derivatives.

## 15. Total Lending

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Mortgage loans, nominal value	783,613	794,566	783,613	794,566
Fair value adjustment of underlying bonds	-40,546	-36,190	-40,546	-36,190
Adjustment for credit risk	2,576	2,837	2,576	2,837
<b>Mortgage loans at fair value</b>	<b>740,491</b>	<b>755,539</b>	<b>740,491</b>	<b>755,539</b>
Arrears and outlays	322	140	322	140
Other loans	28	67	13	51
<b>Total</b>	<b>740,841</b>	<b>755,746</b>	<b>740,826</b>	<b>755,730</b>
Apart from being backed by mortgages on properties, loans are backed by central and local government guarantees and insurance guarantees of Pass books and bonds have been deposited and guarantees provided as supplementary security in a total amount of	66,932	66,660	66,932	66,660
	92,181	94,990	92,181	94,990

Realkredit Denmark has also received various declarations of indemnification without specification of amounts.

The valuation of the loans is based on the quoted price of the underlying bonds with which borrowers may repay the loans. The regular fluctuations in the price of the bonds will therefore be offset by a corresponding change in the value of the loans with the result being unaffected by the ongoing market value fluctuations, both in terms of interest and the credit risk on the issued bonds. In addition, the value of the loans is affected by credit risk changes. In 2025, DKK 261 million was booked as an expense concerning adjustment for credit risk on loans (2024: an income of DKK 181 million). The accumulated adjustment for credit risk amounts to DKK 2.6 billion (2024: DKK 2.8 billion).

## 16. Mortgage loans at fair value

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Mortgage loans (nominal value) broken down by property category (percentage)				
Owner-occupied dwellings	48	49	48	49
Holiday homes	2	3	2	3
Subsidised residential property	12	12	12	12
Private residential rental property	16	15	16	15
Industrial and skilled trades property	3	3	3	3
Office and retail property	12	11	12	11
Agricultural property etc.	5	5	5	5
Property for social, cultural and training activities	2	2	2	2
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
0-1 month	852	914	852	914
1-3 months	4,834	5,915	4,834	5,915
3-12 months	14,891	17,723	14,891	17,723
1-5 years	95,984	93,704	95,984	93,704
5-10 years	136,891	137,628	136,891	137,628
Over 10 years	487,039	499,655	487,039	499,655
<b>Total</b>	<b>740,491</b>	<b>755,539</b>	<b>740,491</b>	<b>755,539</b>

## 17. Loans and other amounts due at amortised cost

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
On demand	322	140	322	140
3 months or less	1	4	-	2
3-12 months	4	10	-	6
1-5 years	8	21	-	12
Over 5 years	15	32	13	31
<b>Total</b>	<b>350</b>	<b>207</b>	<b>335</b>	<b>191</b>

## 18. Arrears and outlays

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Arrears before impairment charges	292	123	292	123
Outlays before impairment charges	65	144	65	144
Impairment charges	35	127	35	127
<b>Total</b>	<b>322</b>	<b>140</b>	<b>322</b>	<b>140</b>

## 19. Loans etc.

## Credit exposure – gross carrying amount (i.e. before impairments)

Realkredit Danmark Group (DKK millions)	Mortgage loans			Other loans			Loan commitments			Total
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	
<b>Gross carrying amount at</b>										
1 January 2025	723,836	24,427	8,017	3,601	14	227	16,924	204	68	777,318
Transferred to stage 1	6,304	-5,911	-393	-	-	-	33	-33	-	-
Transferred to stage 2	-8,815	9,319	-504	-	-	-	-1	1	-	-
Transferred to stage 3	-1,174	-761	1,935	-	-1	1	-	-	-	-
New assets	95,730	2,368	341	2	2	41	22,846	467	61	121,858
Assets derecognised (other than written off)	83,541	5,874	2,014	2,619	1	203	15,314	526	107	110,199
Other	-23,191	3,089	-121	48	13	187	3,447	356	39	-16,133
<b>Gross carrying amount at 31 December 2025</b>	<b>709,149</b>	<b>26,657</b>	<b>7,261</b>	<b>1,032</b>	<b>27</b>	<b>253</b>	<b>27,935</b>	<b>469</b>	<b>61</b>	<b>772,844</b>

	Mortgage loans			Other loans			Loan commitments			Total
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	
<b>Gross carrying amount at</b>										
1 January 2024	723,836	24,427	8,017	3,601	14	227	16,924	204	68	777,318
Transferred to stage 1	5,607	-5,101	-506	-	-	-	-	-	-	-
Transferred to stage 2	-11,031	11,932	-901	-	-	-	-103	103	-	-
Transferred to stage 3	-1,735	-932	2,667	-	-1	1	-	-	-	-
New assets	81,881	2,377	412	3,284	1	65	15,978	275	107	104,380
Assets derecognised (other than written off)	69,866	3,959	1,409	2	1	36	11,205	203	68	86,749
Other	-6,814	-361	-165	-11	-1	21	1,393	181	-	-5,757
<b>Gross carrying amount at 31 December 2024</b>	<b>721,878</b>	<b>28,383</b>	<b>8,115</b>	<b>6,872</b>	<b>12</b>	<b>278</b>	<b>22,987</b>	<b>560</b>	<b>107</b>	<b>789,192</b>

The nominal value of loans written off in 2025 and for which Realkredit Danmark has maintained the claim amounts to DKK 60 million (2024: DKK 74 million).

## 19. Loans etc. continued

## Reconciliation of total allowance account

Realkredit Danmark Group (DKK millions)	Mortgage loans			Other loans			Loan commitments			
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Total
ECL at 1 January 2025 incl. impact on loans	948	857	1,032	18	15	18	60	5	15	2,968
Transferred to stage 1	414	-276	-138	3	-2	-1	-	-	-	-
Transferred to stage 2	-45	79	-34	-	-	-	-	-	-	-
Transferred to stage 3	-8	-27	35	-	-	-	-	-	-	-
ECL on new assets	137	113	28	1	1	-	-	-	-	280
ECL on assets derecognised	401	19	85	2	-	-	41	2	7	557
Impact of remeasurement	-253	105	149	-16	-9	-11	-	-	-	-35
Write-offs, allowance account	1	-1	35	-	-	-	-	-	-	35
<b>ECL allowance account as at 31 December 2025</b>	<b>791</b>	<b>833</b>	<b>952</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>19</b>	<b>3</b>	<b>8</b>	<b>2,621</b>

	Mortgage loans			Other loans			Loan commitments			
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Total
ECL at 1 January 2024 incl. impact on loans	1,047	638	971	23	15	22	12	2	8	2,738
Transferred to stage 1	338	-215	-123	6	-4	-2	-	-	-	-
Transferred to stage 2	-100	140	-40	-2	3	-1	-	-	-	-
Transferred to stage 3	-11	-26	37	-	-	-	-	-	-	-
ECL on new assets	142	157	29	3	3	1	48	3	7	393
ECL on assets derecognised	320	34	35	6	1	1	-	-	-	397
Impact of remeasurement	-138	197	245	-6	-1	-	-	-	-	297
Write-offs, allowance account	10	-	52	-	-	1	-	-	-	63
<b>ECL allowance account as at 31 December 2024</b>	<b>948</b>	<b>857</b>	<b>1,032</b>	<b>18</b>	<b>15</b>	<b>18</b>	<b>60</b>	<b>5</b>	<b>15</b>	<b>2,968</b>

Other loans comprise the balance sheet items "Due from credit institutions and central banks", "Loans and other amounts due at amortised cost" and "Other assets". These loans are valued at amortised cost. For Realkredit Danmark A/S, the credit exposure and total impairments correspond to the calculation for the Group with the sole difference that loans in the amount of DKK 15 million in home are excluded (recognised in other loans in the tables) (2024: DKK 16 million).

## 20. Deferred tax assets and liabilities

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Deferred tax liabilities	60	49	-	-
Provision for deferred tax	-	-	66	54
<b>Total</b>	<b>60</b>	<b>49</b>	<b>66</b>	<b>54</b>

## Change in deferred tax – Realkredit Group

(DKK millions)	1 January	Recognised in	Recognised in	Other	31 December
		net profit for	other compre-		
<b>2025</b>					
Intangible assets	-	-	-	-	-
Tangible assets	-2	-	-	-	-2
Securities	-1	-	-	-	-1
Provisions	55	10	2	-	67
Other	-3	-1	-	-	-4
<b>Total</b>	<b>49</b>	<b>9</b>	<b>2</b>	<b>-</b>	<b>60</b>
Adjustment of prior-year tax charges included in total		-1			

## 2024

Intangible assets	-	-	-	-	-
Tangible assets	-2	-	-	-	-2
Securities	-1	-	-	-	-1
Provisions	514	-409	-2	-48	55
Other	-52	1	-	48	-3
<b>Total</b>	<b>459</b>	<b>-408</b>	<b>-2</b>	<b>-</b>	<b>49</b>
Adjustment of prior-year tax charges included in total		-241			

## Change in deferred tax – Realkredit A/S

(DKK millions)	1 January	Recognised in	Recognised in	Other	31 December
		net profit for	other compre-		
<b>2025</b>					
Intangible assets	-	-	-	-	-
Tangible assets	-1	-	-	-	-1
Securities	-1	-	-	-	-1
Provisions	56	10	2	-	68
Other	-	-	-	-	-
<b>Total</b>	<b>54</b>	<b>10</b>	<b>2</b>	<b>-</b>	<b>66</b>
Adjustment of prior-year tax charges included in total		-1			
<b>2024</b>					
Intangible assets	-	-	-	-	-
Tangible assets	-1	-	-	-	-1
Securities	-1	-	-	-	-1
Provisions	515	-409	-2	-48	56
Other	-48	-	-	48	-
<b>Total</b>	<b>465</b>	<b>-409</b>	<b>-2</b>	<b>-</b>	<b>54</b>
Adjustment of prior-year tax charges included in total		-242			

## 21. Assets temporarily taken over

Assets temporarily taken over consist of properties taken over in a forced sale under non-performing loan agreements. The properties are expected to be sold through a real-estate agent within one year from the takeover date. In 2025, the Group took over properties for DKK 8 million (2024: DKK 13 million). The effect on profit or loss on properties taken over was DKK 0 million (2024: DKK 0 million).

## 22. Other assets

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Interest due	415	496	415	496
Pension assets	114	110	114	110
Lease assets	36	72	-	-
Other assets	709	497	667	457
<b>Total</b>	<b>1,274</b>	<b>1,175</b>	<b>1,196</b>	<b>1,063</b>

## 23. Due to credit institutions and central banks

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
On demand	-	-	-	-
3 months or less	-	-	-	-
3-12 months	-	-	-	-
1-5 years	3,500	3,500	3,500	3,500
<b>Total</b>	<b>3,500</b>	<b>3,500</b>	<b>3,500</b>	<b>3,500</b>
At fair value	3,500	3,500	3,500	3,500
Portion attributable to repo transactions	-	-	-	-

In 2025, repo transactions of DKK 14,456 million were offset against reverse transactions (2024: DKK 3,121 million).

## 24. Issued mortgage bonds at fair value

(DKK millions)	Realkredit Denmark Group		Realkredit Denmark A/S	
	2025	2024	2025	2024
Issued mortgage bonds, nominal value*	881,628	877,251	881,628	877,251
Fair value adjustment	-42,511	-37,807	-42,511	-37,807
Issued mortgage bonds at fair value, before set-off	839,117	839,444	839,117	839,444
Set-off of own mortgage bonds at fair value	87,365	77,319	87,365	77,319
<b>Issued mortgage bonds at fair value</b>	<b>751,752</b>	<b>762,125</b>	<b>751,752</b>	<b>762,125</b>

The fair value is based on quoted prices.

0-1 month	89,229	72,726	89,229	72,726
1-3 months	-	-	-	-
3-12 months	83,205	65,910	83,205	65,910
1-5 years	354,987	371,322	354,987	371,322
5-10 years	76,248	84,644	76,248	84,644
Over 10 years	148,083	167,523	148,083	167,523
<b>Total</b>	<b>751,752</b>	<b>762,125</b>	<b>751,752</b>	<b>762,125</b>

\* Portion pre-issued

\* Portion drawn at 2 January 2026, or 2 January 2025

\*In 2025, Realkredit Denmark issued bonds under the green bond framework, with a nominal value of DKK 34,824 million outstanding at the end of 2025 (2024: DKK 34,824 million).

Fair value adjustment for the credit risk on issued mortgage bonds is calculated on the basis of the option-adjusted spread (OAS). The calculation incorporates maturity, nominal holdings and OAS sensitivity. As a number of estimates are made, the calculation is subject to uncertainty.

In 2025, the Danish mortgage bond yield spread decreased and the fair value of issued mortgage bonds thus increased by approximately DKK 5.6 billion. In 2024, the Danish mortgage bond yield spread increased, causing a decrease in the fair value of issued mortgage bonds. Based on the outstanding portfolio at the end of 2025, Realkredit Denmark estimates that there has been a net decrease of the spread since the issuance of the bonds, which produces a negative fair value of approximately DKK 6.70 billion (2024: positive fair value of approximately DKK 1.37 billion). Net profit and shareholders' equity remain unaffected by the change in fair value because the spread decrease, increase the value of mortgage loans correspondingly.

Fair value adjustment for the credit risk on issued mortgage bonds may also be calculated on the basis of changes in similar AAA rated mortgage bonds offered by other Danish issuers. The market for such bonds is characterised by an absence of measurable price differences between bonds with similar features from different issuers. Using this method, no fair value adjustment for credit risk in 2025 or the period since the issue has been required.

## 25. Other liabilities

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Interest accrued	5,936	6,386	5,936	6,386
Reserves in early series subject to a reimbursement obligation*	2	2	-	-
Lease liabilities	36	72	-	-
Other creditors	182	247	161	236
<b>Total</b>	<b>6,156</b>	<b>6,707</b>	<b>6,097</b>	<b>6,622</b>

\* Recognised in the balance sheet of the parent company, Realkredit Danmark A/S, under "Provisions".

## 26. Reserves in early series subject to a reimbursement obligation\*

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Carrying amount, beginning of year	2	2	2	2
Utilised	-	-	-	-
<b>Carrying amount, end of year</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

\* Recognised in 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.

## 27. Risk exposure amount (REA)

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Credit risk (IRB approach)	151,059	129,325	150,935	129,186
Credit risk (standardised approach)	6,368	17,383	6,497	17,509
Counterparty risk	56	146	56	146
<b>Total credit risk</b>	<b>157,483</b>	<b>146,854</b>	<b>157,488</b>	<b>146,841</b>
Market risk	240	358	240	358
Operational risk	9,987	9,057	9,987	9,057
<b>Total</b>	<b>167,710</b>	<b>156,269</b>	<b>167,715</b>	<b>156,256</b>

The total capital and tier 1 capital ratios are calculated in accordance with the CRR/CRD.

[rd.dk](#) provides more details about Realkredit Danmark's solvency need. The solvency need calculation is not covered by the statutory audit.

## 28. Assets deposited as collateral

Realkredit Danmark deposits securities as collateral in connection with repo and securities transactions undertaken on usual terms and conditions for such agreements.

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
In connection with clearing, Realkredit Danmark has deposited the following securities with the Danish Central Bank				
Bonds at fair value	1,751	2,567	1,751	2,567
Portion issued by Realkredit Danmark	-	-	-	-
Assets sold under repo transactions				
Bonds at fair value	-	-	-	-
Portion issued by Realkredit Danmark	-	-	-	-

At 31 December 2025, mortgage lending totalling DKK 740,491 million and other assets totalling DKK 4,631 million were registered as security for issued mortgage bonds, including mortgage-covered bonds, and issued bonds at amortised cost (2024: DKK 755,539 million and DKK 5,411 million).

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

## 29. Contingent liabilities

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

As the sponsoring employer, Realkredit Danmark is liable for the pension obligations of Kreditforeningen Danmarks Pensionsafviklingskasse. The pension fund and the Group's defined benefit plan have not accepted new members since 1971.

In connection with implementation of the EU Bank Recovery and Resolution Directive, a Danish resolution fund has been established. The resolution fund must amount to 1% of the covered deposits of all Danish credit institutions by 31 December 2025. The first contribution to the fund was made at 31 December 2015. The individual institution must make contributions to the fund on the basis of its size and risk relative to other credit institutions in Denmark. The intention is that losses should be covered by the annual contributions made by the participating credit institutions. If sufficient means are not available in the resolution fund, extraordinary contributions can be required of up to three times the latest annual contribution. Realkredit Danmark pays an annual contribution to the resolution fund. The contribution to the Danish resolution fund is recognised as expenses.

The company is jointly taxed with all Danish companies in the Danske Bank Group and are jointly and severally liable for their Danish income tax, withholding tax, etc.

Realkredit Danmark operates out of leased premises. Leases are concluded by the parent company. Realkredit Danmark pays monthly rent to the parent company.

Guarantees and indemnities issued by the Group, irrevocable loan commitments regarding reverse mortgages and other commitments not recognised in the balance sheet amount to:

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Irrevocable loan commitments	28,468	23,656	28,465	23,654
Other commitments	27	27	7	7
<b>Total</b>	<b>28,495</b>	<b>23,683</b>	<b>28,472</b>	<b>23,661</b>

### 30. 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 were made with associates and group undertakings in 2025.

Realkredit Danmark A/S made the below-mentioned major intra-group transactions with companies directly or indirectly associated with the Group/company. Danske Bank A/S is the parent company of Realkredit Danmark A/S.

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Fees, etc. paid to Danske Bank A/S for the arranging and guaranteeing of mortgage loans	761	744	760	744
Fees received from Danske Bank A/S for referral of customers and for property valuation	87	81	87	81
Fees paid to Danske Bank A/S for managing Realkredit Danmark's IT operations and development, portfolio management and finance functions, etc.	551	633	550	632
Interest received by Realkredit Danmark A/S on outstanding accounts with Danske Bank A/S	173	185	173	185
Interest paid by Realkredit Danmark A/S on outstanding accounts with Danske Bank A/S	259	217	259	217
Amounts due from Danske Bank A/S	925	6,826	848	6,751
Loss guarantees from Danske Bank A/S	25,248	28,330	25,248	28,330
Other guarantees from Danske Bank A/S	14,828	10,206	14,828	10,206
Amounts due to Danske Bank A/S	3,500	3,500	3,500	3,500

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.

### 31. Loan etc. to management

(DKK millions)	Realkredit Danmark Group		Realkredit Danmark A/S	
	2025	2024	2025	2024
Mortgage loans established on an arm's length basis for				
Board of Directors of Realkredit Danmark A/S	30	26	30	26
Executive Management of Realkredit Danmark A/S	7	7	7	7
Board of Directors and Executive Leadership Team of Danske Bank A/S	45	39	45	39
Average interest rate and administration margin for loans etc. to management	2.5%	2.6%	2.5%	2.6%

## 32. Financial instruments at fair value

Realkredit Danmark Group					
(DKK millions)	Quoted prices	Observable input	Non-observable input	Total	
2025					
Bonds at fair value	4,359	16,696	-	21,055	
Mortgage loans at fair value	-	740,491	-	740,491	
Shares	-	-	2	2	
Derivatives	-	47	-	47	
<b>Total</b>	<b>4,359</b>	<b>757,234</b>	<b>2</b>	<b>761,595</b>	
Issued mortgage bonds at fair value	751,752	-	-	751,752	
Derivatives	-	7	-	7	
<b>Total</b>	<b>751,752</b>	<b>7</b>	<b>-</b>	<b>751,759</b>	
2024					
Bonds at fair value	1,138	23,229	-	24,367	
Mortgage loans at fair value	-	755,539	-	755,539	
Shares	-	-	2	2	
Derivatives	-	22	-	22	
<b>Total</b>	<b>1,138</b>	<b>778,790</b>	<b>2</b>	<b>779,930</b>	
Issued mortgage bonds at fair value	762,125	-	-	762,125	
Derivatives	-	9	-	9	
<b>Total</b>	<b>762,125</b>	<b>9</b>	<b>-</b>	<b>762,134</b>	

Fair value is the amount at which a financial asset can be traded between knowledgeable, willing parties. If an active market exists, Realkredit Danmark uses the quoted price.

Developments in the financial markets did not lead to reclassification of bonds between listed prices and observable input in 2025.

Mortgage loans and issued mortgage bonds are recognised at the fair value of the issued mortgage bonds. In accordance with the accounting policies, the fair value of the credit risk on the mortgage loans is adjusted.

Valuation techniques are generally used for OTC derivatives and unlisted shares. The most frequently used valuation models include pricing of businesses with future settlement and swap models using present value calculations. The valuation is based substantially on observable input.

## 33. Group holdings and undertakings

	Share capital (DKK millions)	Net profit (DKK millions)	Shareholders' equity (DKK millions)	Holding of share capital (%)
Realkredit Danmark A/S, Copenhagen	630	4,848	55,096	
Subsidiaries				
Real-estate agency business home a/s, Aarhus	15	27	131	100

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

## 34. Risk Management

The principal risk faced by Realkredit Danmark is credit risk on mortgage loans. Realkredit Danmark only has limited exposure to market risk due to the balance principle and the fact that Realkredit Danmark does not invest in equities. The principal market risk is interest rate risk on Realkredit Danmark's proprietary portfolio of bonds.

In recent years, Realkredit Danmark has increased its focus on non-financial risks like operational risks and risks related to financial crime.

### Total 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 the Group has also defined a goal of maintaining bond ratings from external rating agencies that are on a level with those of its peers.

The Group met this goal in 2025 by maintaining a total capital ratio of 29.7%, well above the regulatory requirement of 20.6%, and AAA ratings from SP Global and Scope Ratings. The capital requirement has been covered by tier 1 capital.

### Credit risk

Realkredit Danmark serves mortgage credit customers in Denmark, Sweden and Norway. Realkredit Danmark serves all customer segments in Denmark, while the strategy in Sweden and Norway is to serve large business customers. Realkredit Danmark's principal segment is loans to the Personal customer market, which accounts for 50% of lending. Residential accounts for 28%, Urban trade for 17% and Agriculture for the remaining 5%.

In 2025, Realkredit Danmark continued its prudent credit-granting process, accommodating the Group's existing and new customers. Continuing this prudent credit-granting process will remain the objective in 2026. When granting credit, the Group requires the customer to be able to service a fixed-rate loan with principal repayment. When granting a FlexLån® loan, the customer must also be able to service a fixed-rate loan with principal repayment with an interest rate equal to a fixed rate over 30 years plus 1 percentage point however, not less than 4%.

The credit risk on a mortgage loan basically derives from two factors; the risk that the borrower is unable to repay the loan and the expected loss if the customer is unable to repay the loan, which largely depends on the value of the property. These two factors are commonly designated by Probability of Default ("PD") and Loss Given Default ("LGD"). The higher the PD and LGD, the higher risk a loan involves. The value of the property is determined in a property valuation model. This property valuation model is regularly monitored, and it is also subjected to an annual validation.

The credit process widely builds on the two above-mentioned components and the size of the loan. Most often, the Group performs a decentralised assessment of whether a customer has the ability and the willingness to repay their loan. However, the Group handles the largest customers at a central corporate centre, which has the expertise to serve this customer segment.

When the Group assesses that there is a high credit risk, the credit granting process will be assigned to the central credit department. A high credit risk may arise for less financially strong customers (high PD), but it may also be due to expectations of a high LGD if the credit involves a property type that is difficult to sell, and which may lose much of its value if it has to be sold in a forced sale. Very large loans must be approved by Realkredit Danmark's Executive Management or Board of Directors.

As part of the credit process, the Realkredit Danmark classifies customers according to risk and updates their classifications upon receipt of new information. Risk classification comprises rating and credit scoring of customers. While all large customers are rated, Realkredit Danmark uses fully automated and statistically based scoring models for small customers such as personal customers and small businesses. Credit scores are updated monthly in a process subject to automated controls.

The customer classification models break down customers into 11 rating categories, with category 1 being the most creditworthy. Realkredit Danmark's definition of default for accounting aligns with the regulatory purposes and is aligned with category 11. For further details about the credit risk management, see Danske Bank Annual Report 2025.

### Portfolio broken down by customer type and rating category

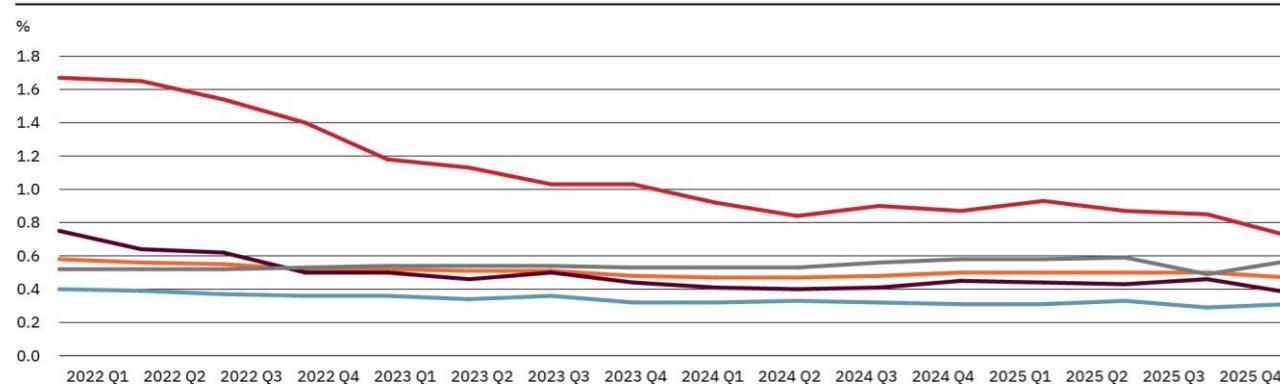
(DKK billions)	Personal	Business	2025 Total	2024 Total
Rating category				
1	-	3	3	3
2	60	1	61	59
3	116	57	173	179
4	92	94	186	199
5	59	94	153	150
6	21	88	109	112
7	12	24	36	36
8	2	6	8	6
9	-	1	1	-
10	5	1	6	6
11	5	2	7	8
<b>Total</b>	<b>372</b>	<b>371</b>	<b>743</b>	<b>758</b>

## Probability of Default (PD) %

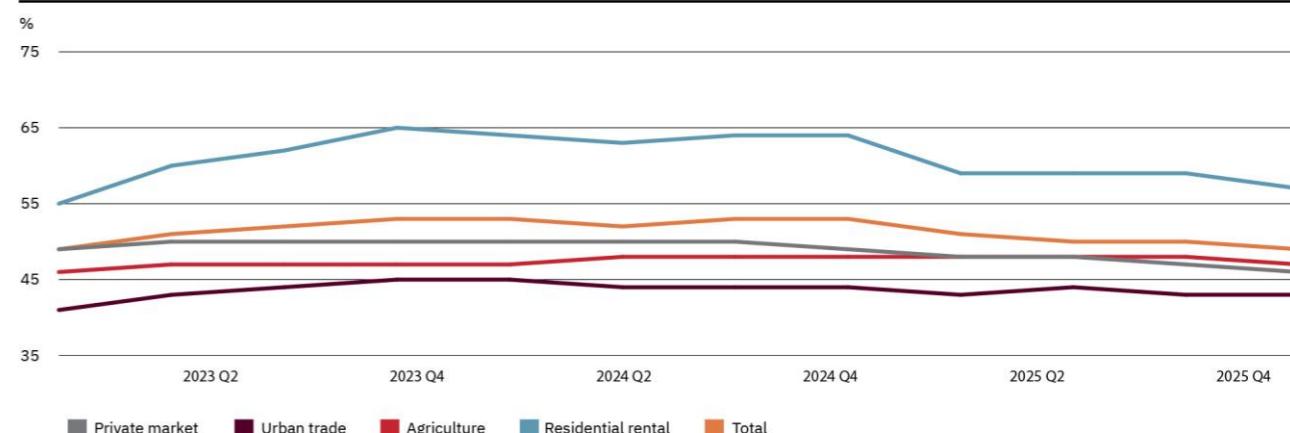
Rating category	Low PD	High PD
1	0.00	0.01
2	0.01	0.03
3	0.03	0.06
4	0.06	0.14
5	0.14	0.31
6	0.31	0.63
7	0.63	1.90
8	1.90	7.98
9	7.98	25.70
10	25.70	100.00
11	100.00	100.00

Over the past year, the average defaults probability has remained stable.

## Development in average PD



## Development in average LTV



The loan portfolio remained very secure. 95% of the loan portfolio was secured within 60% of the value of the property, and 99% was secured within 80% of the value.

## Loan portfolio broken down by loan-to-value ratios 2025

Sector, %	0-20	20-40	40-60	60-80	>80	Total DKK billions
Personal market	182	127	52	10	1	372
Urban trade	67	43	16	2	1	129
Agriculture	18	13	6	-	-	37
Residential rental	94	57	33	13	8	205
Weighted distribution	49%	32%	14%	3%	1%	100%
<b>Total DKK billions</b>	<b>361</b>	<b>240</b>	<b>107</b>	<b>25</b>	<b>10</b>	<b>743</b>

Private market    Urban trade    Agriculture    Residential rental    Total

Interest rates have decreased compared to end-2024, thereby affecting the market value of the loans. The effect is countered by increasing house prices which results in stable Loan-to-Value (LTV). For the entire loan portfolio, the LTV stood at 49 at end-2025, compared with 53 at end-2024.

## Loan portfolio broken down by loan to value ratios 2024

Sector, %	0-20	20-40	40-60	60-80	>80	Total DKK billions
						billions
Personal market	180	134	63	13	1	391
Urban trade	63	42	17	2	-	124
Agriculture	17	14	6	-	-	37
Residential rental	85	55	36	16	14	206
Weighted distribution	46%	32%	16%	4%	2%	100%
<b>Total DKK billions</b>	<b>345</b>	<b>245</b>	<b>122</b>	<b>31</b>	<b>15</b>	<b>758</b>

As shown in the table, no loans with an LTV ratio higher than 80% were granted to customers in one of the four lowest categories.

## Portfolio broken down by loan to value and rating category 2025

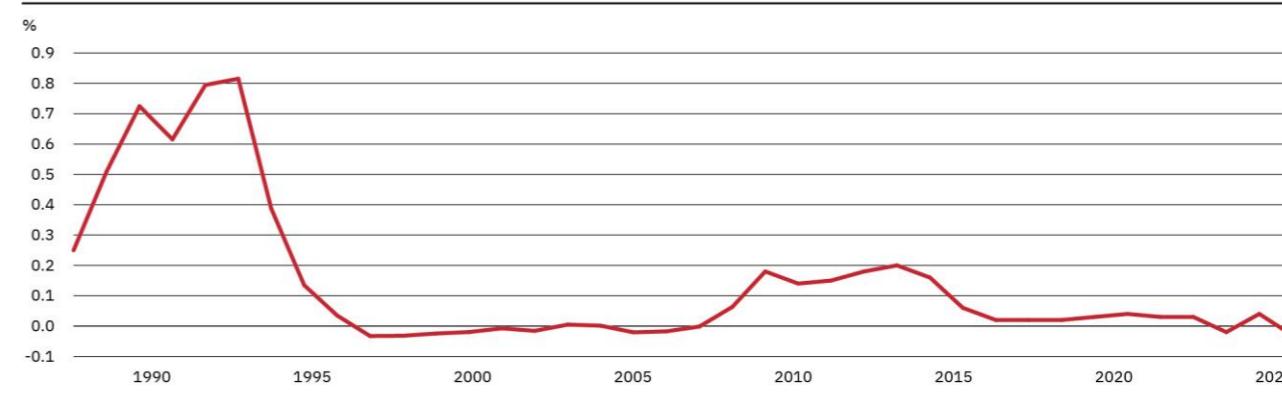
Rating category	Loan to value					Total DKK billions
	0-20%	20-40%	40-60%	60-80%	80-100%	
1	1	1	1	-	-	3
2	35	19	6	1	-	61
3	90	53	21	5	4	173
4	89	57	28	8	5	187
5	74	52	22	4	1	153
6	48	39	20	6	-	113
7	16	12	6	1	-	35
8	3	2	1	-	-	6
9	-	-	-	-	-	-
10	2	2	1	-	-	5
11	3	3	1	-	-	7
<b>Total</b>	<b>361</b>	<b>240</b>	<b>107</b>	<b>25</b>	<b>10</b>	<b>743</b>

## Portfolio broken down by loan to value and rating category 2024

Rating category	Loan to value					Total DKK billions
	0-20%	20-40%	40-60%	60-80%	80-100%	
1	1	1	1	-	-	3
2		32	19	7	1	59
3		85	56	25	7	179
4		91	60	31	10	199
5		66	51	25	5	149
6		47	39	22	5	113
7		15	12	7	2	36
8		3	2	1	-	6
9		-	-	-	-	-
10		3	2	1	-	6
11		2	3	2	1	8
<b>Total</b>	<b>345</b>	<b>245</b>	<b>122</b>	<b>31</b>	<b>15</b>	<b>758</b>

Loan impairments contributed with reversals of DKK 258 million in 2025 (2024: charges of DKK 333 million). Loan impairment reversals were affected by improved macroeconomic scenarios and a reversal of post-model adjustments of DKK 243 million as the positive effects of lower inflation and interest rates continued to materialise. The underlying credit quality remained strong.

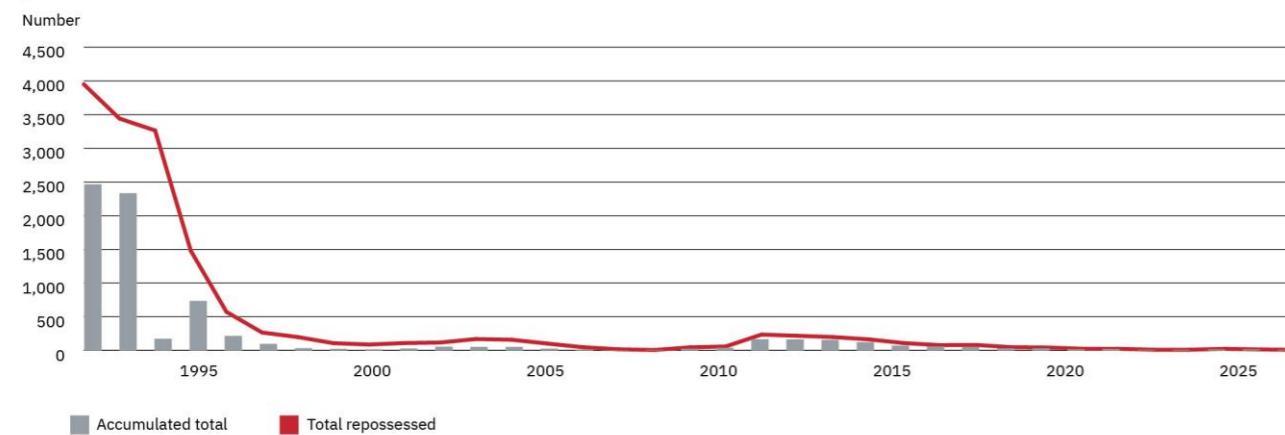
## Historical loss percentage



The number of new properties repossessed by Realkredit Danmark at a forced sale in 2025 were 8. The stock of repossessed properties stood at 8 properties at end-2025 compared to 13 properties at the beginning of the year.

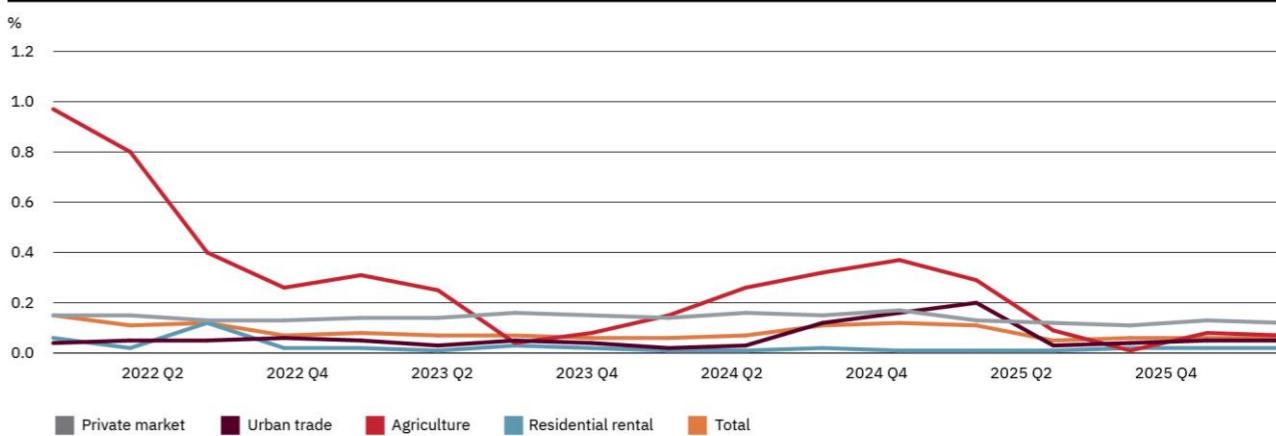
In a historical context, the number of properties repossessed in 2025 were much lower than during the crisis of the early 1990s, when more than 4,000 properties were repossessed in the worst year.

#### Holding of mortgages repossessed



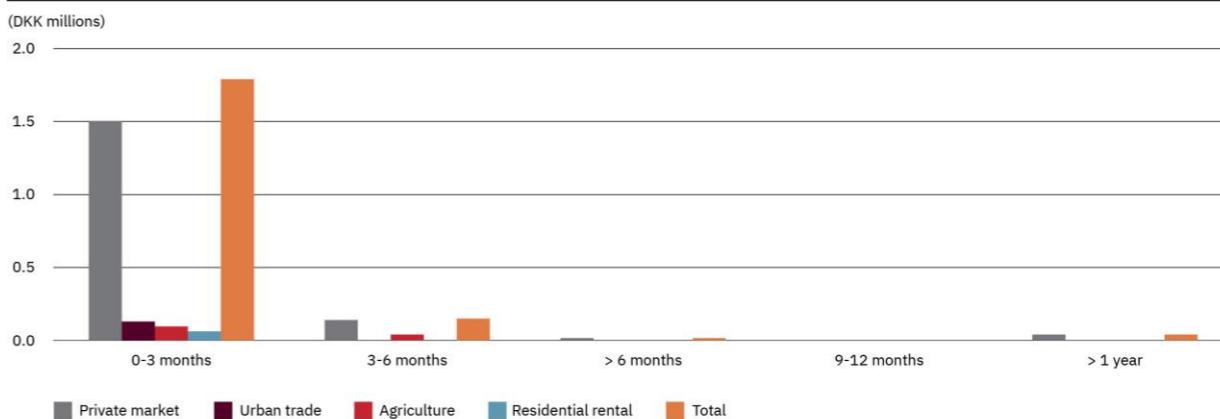
Realkredit Danmark is to a certain extent covered against losses, as Danske Bank provides a loss guarantee for loans granted via the bank. The guarantee covers the part of the loan which at the date of disbursement is within the last 20% of the statutory lending limits. Total lending of DKK 159 billion was partly covered by this loss guarantee at the end of 2025. The total guarantee in 2025 amounted to DKK 25 billion.

#### 3-month delinquency rates



The delinquency rate, calculated as the proportion of due payments remaining unpaid 3 months after the last due payment date, generally is on the same level in 2025 compared with 2024.

#### Arrears on loans outside stage 3 at 31 December 2025



The chart shows arrears on loans in stage 1 and 2 at 31 December 2025. Total arrears on loans in stage 1 and 2 amounted to DKK 2.0 million at the end of 2025, whereof 91% are less than three months old.

## Forbearance practices

Realkredit Danmark adopts forbearance plans to assist customers in financial difficulty. Concessions granted to customers cancellation of outstanding fees, waiver of covenant enforcement and debt forgiveness. Forbearance plans must comply with Realkredit Danmark's Credit Policy. They are used as an instrument to retain long-term business relationships during economic downturns if there is a realistic possibility that the customer will be able to meet its obligations again or are used for minimising losses in the event of default.

Realkredit Danmark applies the European Banking Authority's (the EBA's) definition of loans subject to forbearance measures. The EBA definition states that a probation period of a minimum of two years must pass from the date when forborne exposures are considered to be performing again. Forbearance measures lead to changes in staging for impairment purposes.

At 31 December 2025, the total exposure to loans with forbearance terms amounted to DKK 0.8 billion, compared to DKK 0.9 billion as at 31 December 2024.

## Arrears

	Loan portfolio (DKK millions)		Loan to value %		Arrears	
	2025	2024	2025	2024	Sept. paym. in %	2024
					2025	
Private market	372,420	390,737	46	49	0.12	0.13
Urban trade	128,610	124,081	43	44	0.05	0.20
Agriculture	36,726	37,241	47	48	0.07	0.29
Residential rental	205,311	206,317	57	64	0.02	0.01
<b>Total</b>	<b>743,067</b>	<b>758,376</b>	<b>49</b>	<b>53</b>	<b>0.06</b>	<b>0.11</b>

## Sustainability risk

As result of current or future environmental, social and governance (ESG) events or conditions, Realkredit Danmark may be exposed to sustainability risk. Such events are considered external factors that could impact existing risks.

In the long term, credit risk is deemed to be the risk type most materially affected by sustainability risk. Climate risk is currently the most urgent of all ESG-related drivers capable of affecting the credit risk of Realkredit Danmark. From a financial materiality perspective, climate-related risks have been deemed most relevant for the lending activities of Realkredit Danmark. Climate risk pertains to transition risks, which are the risks associated with shifting to a low-carbon economy, and to physical risks arising from projected climate changes, including both long-term shifts (chronic changes) and event-driven changes (acute changes) to weather patterns.

In alignment with the Danske Bank Group (the Group) Realkredit Danmark takes a risk-based approach when prioritising risk management efforts for credit portfolios that are likely to be most exposed to transition and physical risks. For that purpose, the Danske Bank Group's climate risk heat map is based on a mix of qualitative and quantitative input to define the credit exposures most exposed to transition and physical risks. The climate heat map gives an indication of the size of the exposure at risk but does not include the expected stress effects such as impairment charges. Such quantitative measures are to be assessed through scenario analysis and future stress testing. Climate scenario analyses are already being performed, following the recommendations of the Taskforce on Climate-related Financial Disclosures (TCFD) for key sectors for both transition risk and physical risk, such as for agriculture and property portfolios. The Danske Bank Group will continue to refine the climate risk heat map as more climate risk data becomes available to support the identification of both transition and physical risks for the purpose of determining financial materiality. However, conclusions have so far not led to adjustments to staging or expected credit losses. As flooding is expected to occur more frequently flooding risk will also depend on the Loan-to-Value of the properties to determine the robustness of the property valuation in case of flooding. Impacts from transition risk are concentrated on sectors where downside risks have already been recognized in Realkredit Danmark's expected credit losses, one example being the agriculture portfolios.

Physical risks are identified mainly for collateral-related exposure (flooding risk, in particular) by using data on historically worst flooding events and most extreme climate projections. As a result, assessments are considered to be conservative. Flooding risk is the primary physical risk hazard to be taken into consideration in the Nordic countries. The Group's and thereby Realkredit Danmark's risks associated with flooding risk are managed primarily at the portfolio level.

See Danske Bank Group's risk management report; Risk Management 2025 for more information on sustainability risk and Danske Bank Group's additional Pillar III Disclosures for more information on climate risk. The publications are available at [danskebank.com/IR](https://danskebank.com/IR). The publications are not covered by the statutory audit.

## Single-name concentration

Limits are set on credit risk exposures to single names, thus protecting the Group from excessive losses resulting from the default of a single customer group. The limits on large exposures are defined within the large exposure restrictions of article 391 of the Capital Requirements Regulation (EU) No 575/2013 (CRR). The exposure to a single customer or a group of related customers, after deduction of particularly secure claims, may not exceed 25% of the capital base. In 2025, the Group's exposures did not exceed these limits.

**Market risk**

Market risk is the risk of losses because of changes in market prices and interest rates. 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 these risks on a regular basis, and the Group pursues a policy of only having limited market risk exposure. By complying with the statutory principle of balance, Realkredit Danmark eliminates interest rate, exchange rate and liquidity risks on most of its assets and liabilities.

**Interest rate risk**

Realkredit Danmark calculates interest rate risk as the change in net present value from an upward parallel shift in interest rates of 1 percentage point.

In accordance with Danish law, the cash flows received from interest payments and instalments on mortgage loans and payments made on issued bonds may not result in an interest rate risk exceeding 1% of Realkredit Danmark's total capital, that is, DKK 498 million. At the end of 2025, this interest rate risk amounted to DKK 7 million against DKK 4 million in 2024.

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 total capital, or DKK 3,982 million, in accordance with Danish law. At the end of 2025, the interest rate risk on these items amounted to DKK 1,137 million, against DKK 997 million the year before.

At the end of 2025, the total interest rate risk amounted to DKK 1,144 million. The year before, Realkredit Danmark's interest rate risk was DKK 1,001 million.

For a qualitative description of RD's IRRBB framework, please refer to Danske Bank Group Risk Management Report 2025.

In the table below, mortgage loans and the fair value of credit risk is broken down by 11 rating categories and stages 1, 2 and 3 of IFRS 9 (DKK billions). Although Stage 3 and default (rating 11) are generally aligned, a small amount of credit exposure in stage 3 can be found outside default. This is due to impairment staging being updated monthly (after each month-end), whereas default is updated daily. For the same reason, some credit exposure in default is outside stage 3.

### 31. December 2025

Rating category	PD level	Gross Exposure			Expected Credit Loss			Net Exposure			
		Lower	Upper	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2
1	0.00	0.01	3,445	-	-	-	-	-	3,445	-	-
2	0.01	0.03	60,197	204	59	7	4	7	60,190	200	52
3	0.03	0.06	171,451	850	154	20	12	13	171,431	838	141
4	0.06	0.14	183,924	1,915	212	49	21	19	183,875	1,894	193
5	0.14	0.31	149,065	2,948	199	85	38	19	148,980	2,910	180
6	0.31	0.63	104,927	5,126	87	168	65	10	104,759	5,061	77
7	0.63	1.90	30,276	5,813	81	290	141	13	29,986	5,672	68
8	1.90	7.98	3,840	3,947	52	94	311	10	3,746	3,636	42
9	7.98	25.70	461	526	3	15	51	-	446	475	3
10	25.70	100.00	721	4,893	274	27	175	25	694	4,718	249
11	100.00	100.00	842	435	6,140	36	15	836	806	420	5,304
<b>Total</b>			<b>709,149</b>	<b>26,657</b>	<b>7,261</b>	<b>791</b>	<b>833</b>	<b>952</b>	<b>708,358</b>	<b>25,824</b>	<b>6,309</b>

### 31 December 2024

Rating category	PD level	Gross Exposure			Expected Credit Loss			Net Exposure			
		Lower	Upper	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2
1	0.00	0.01	3,334	-	-	-	-	-	3,334	-	-
2	0.01	0.03	58,590	166	48	6	3	5	58,584	163	43
3	0.03	0.06	177,729	656	135	19	7	11	177,710	649	124
4	0.06	0.14	197,008	1,932	186	49	20	15	196,959	1,912	171
5	0.14	0.31	145,043	3,250	220	90	35	22	144,953	3,215	198
6	0.31	0.63	106,704	5,834	123	209	83	12	106,495	5,751	111
7	0.63	1.90	30,157	6,167	140	461	127	14	29,696	6,040	126
8	1.90	7.98	1,752	4,594	52	60	372	8	1,692	4,222	44
9	7.98	25.70	29	298	10	-	32	1	29	266	9
10	25.70	100.00	741	4,967	251	20	163	20	721	4,804	231
11	100.00	100.00	791	519	6,950	34	15	924	757	504	6,026
<b>Total</b>			<b>721,878</b>	<b>28,383</b>	<b>8,115</b>	<b>948</b>	<b>857</b>	<b>1,032</b>	<b>720,930</b>	<b>27,526</b>	<b>7,083</b>

**Equity market risk**

The equity market risk is calculated as the market value of Realkredit Danmark Group's equity portfolios and holdings in subsidiary and group undertakings etc. The Group intends to maintain strategic share portfolios only and hence the Group has defined very low exposure thresholds with respect to overall equity market risk. At end-2025, the market value and hence the equity market risk amounted to DKK 135 million, against DKK 130 million the year before. The risk relates to the Group's ownership of home a/s.

**Exchange rate risk**

Realkredit Danmark intends to hedge all 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 total capital, that is DKK 50 million. At the end of 2025, the exchange rate risk amounted to DKK 2 million, against DKK 2 million the year before.

**Derivatives**

(DKK millions)	2025			2024		
	Positive market		Negative market	Positive market		Negative market
	Nominal value	value	value	Nominal value	value	value
<b>Interest rate contracts</b>						
Forward/futures bought	63,705	3	25	56,330	2	64
Forward/futures sold	35,749	45	5	33,928	21	9
<b>Currency contracts</b>						
Forward/futures bought	2	-	-	2	-	-
Forward/futures sold	-	-	-	-	-	-
<b>Interest rate and currency contracts held for trading purposes, total</b>	<b>48</b>	<b>30</b>		<b>23</b>	<b>73</b>	
<b>Outstanding spot transactions</b>						
Interest rate contracts bought	820	1	-	581	1	-
Interest rate contracts sold	1,500	-	1	746	-	-
<b>Total outstanding spot transactions</b>	<b>1</b>	<b>1</b>		<b>1</b>	<b>-</b>	

All derivatives have a maturity of less than one year.

The calculation applies to the Realkredit Danmark Group and Realkredit Danmark A/S.

**Derivatives**

The Group does not employ derivatives for hedging purposes in relation to mortgage finance business but exclusively to hedge the interest rate risk on fixed-rate liabilities from issued senior debt and are carried at fair value in the financial statements. The market risk on these instruments is included in the risk calculations mentioned above.

**Pension risk**

The Group's pension risk is the risk of a 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 former employees. The Group aims to reduce the pension risk of 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.

**Liquidity risk**

Realkredit Danmark finances its lending activities by issuing bonds on an ongoing basis. Consequently, Realkredit Danmark's main liquidity risk is not related to the ongoing funding of loans but to the refinancing auctions at which large volumes of bonds need to be sold during a short period of time. Realkredit Danmark constantly seeks to mitigate this risk by spreading the auctions across the year and giving borrowers an incentive to opt for loans without or with less frequent needs for refinancing.

The refinancing auctions are also supported by the well-functioning Danish bond market. The refinancing risk is governed by the Danish FSA by two indicators in the supervisory diamond for mortgage credit institutions in Denmark.

**Non-financial risks**

In recent years, Realkredit Danmark has focused increasingly on non-financial risks. Realkredit Danmark continuously assesses non-financial risks in existing Critical or Important Functions and products and conduct ongoing reporting to the Board of Directors on non-financial risks. Prior to launch of a new product the non-financial risks are assessed, and the product is approved.

Realkredit Danmark registers operational events and conducts event management to ensure timely and appropriate handling of events to minimise the impact on Customers and Realkredit Danmark and prevent reoccurrence. Realkredit Danmark strives to learn from materialised events and observed near-misses to continuously improve its operational risk management framework. Realkredit Danmark notifies relevant authorities on significant events.

Realkredit Danmark's IT portfolio is outsourced to Danske Bank including Digital Operational Resilience. Realkredit Danmark is part of Danske Bank's IT Risk and Security Management and Data Risk Management framework.

**Compliance**

Realkredit Danmark is exposed to compliance risks, such as financial crime risks, market integrity risks, outsourcing risks, GDPR risks and other governance and conduct risks. See, also Compliance under "Management".

## 35. Highlights and ratios - Realkredit Danmark Group

## Highlights

(DKK millions)	2025	2024	2023	2022	2021
Net interest and fee income	6,704	6,478	6,187	6,128	6,158
Value adjustments	373	727	633	-236	-327
Staff costs and administrative expenses	895	1,008	1,054	1,102	994
Loan impairment charges	-258	333	-114	212	269
Income from associates	-	-	-	-	-
Net profit for the year	4,848	4,424	4,394	3,626	3,669
Loans	740,841	755,746	753,843	724,642	810,547
Shareholders' equity	55,096	54,642	50,223	49,477	49,472
Total assets	816,564	827,023	816,263	782,228	876,999

## Highlights and ratios - Realkredit Danmark A/S

## Highlights

(DKK millions)	2025	2024	2023	2022	2021
Net interest and fee income	6,703	6,476	6,184	6,128	6,158
Value adjustments	373	728	633	-236	-327
Staff costs and administrative expenses	822	948	998	1,053	940
Loan impairment charges	-258	332	-115	212	269
Income from associates and group undertakings	27	24	21	25	64
Net profit for the year	4,848	4,424	4,394	3,626	3,669
Loans	740,826	755,730	753,822	724,622	810,527
Shareholders' equity	55,096	54,642	50,223	49,477	49,472
Total assets	816,513	826,945	816,148	782,084	876,959

## Ratios and key figures

(DKK millions)	2025	2024	2023	2022	2021
Total capital ratio (%)	29.7	31.9	31.5	29.1	25.3
Tier 1 capital ratio (%)	29.7	31.9	31.1	28.6	24.9
Return on equity before tax (%)	11.9	11.4	12.0	9.4	9.5
Return on equity after tax (%)	8.8	8.4	8.8	7.3	7.4
Cost/core income ratio DKK	11.22	5.44	7.34	4.54	4.72
Foreign exchange position (%)	0.5	0.7	0.7	0.7	0.8
Gearing of loans	13.4	13.8	15.0	14.6	16.4
Growth in lending for the year (%)	-1.4	-1.4	0.5	-0.7	1.9
Impairment ratio for the year (%)	-0.03	0.04	-0.02	0.03	0.03
Return on assets (%)	0.6	0.5	0.5	0.5	0.4

## Ratios and key figures

(DKK millions)	2025	2024	2023	2022	2021
Total capital ratio (%)	29.7	31.9	31.6	29.2	25.3
Tier 1 capital ratio (%)	29.7	31.9	31.2	28.7	24.9
Return on equity before tax (%)	11.9	11.3	11.9	9.4	9.5
Return on equity after tax (%)	8.8	8.4	8.8	7.3	7.4
Cost/core income ratio DKK	12.54	5.64	7.75	4.67	4.88
Foreign exchange position (%)	0.5	0.7	0.7	0.7	0.8
Gearing of loans	13.4	13.8	15.0	14.6	16.4
Growth in lending for the year (%)	-1.4	-1.4	0.5	-0.7	1.9
Impairment ratio for the year (%)	-0.03	0.04	-0.02	0.03	0.03
Return on assets (%)	0.6	0.5	0.5	0.5	0.4

The ratios and key figures are defined in the Danish FSA's executive order on financial reports of credit institutions, investment companies, etc.

### 36. 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:

#### Series accounts

Note	(DKK millions)	Jydsk Grundejer- Kredit- forening	Ny jydske Kjøbstad- Kredit- forening	Øststifternes Kredit- forening	Series not subject to a reimbursement obligation	Danske Kredit
		1	1	1	2	1
<b>Income statement</b>						
	Income from lending	0.1	0.2	0.4	17.6	0.1
	Net interest income etc.	-	-	1.5	2.4	-
1	Administrative expenses etc.	0.4	0.4	0.4	9.9	0.2
1	Loan impairment charges	-	-	-	-5.0	-
	Tax	-0.1	-	0.4	3.9	-
2	<b>Net profit for the year</b>	<b>-0.2</b>	<b>-0.2</b>	<b>1.1</b>	<b>11.2</b>	<b>-0.1</b>
<b>Balance sheet - assets</b>						
	Mortgage loans etc.	5.0	9.6	51.5	8,731.5	7.7
	Other assets	1.3	4.2	61.7	521.6	2.0
	<b>Total assets</b>	<b>6.3</b>	<b>13.8</b>	<b>113.2</b>	<b>9,253.1</b>	<b>9.7</b>
<b>Balance sheet - liabilities and equity</b>						
3	Issued bonds	5.9	12.7	59.3	9,184.8	9.5
4	Other liabilities	0.1	0.1	0.4	39.1	0.1
4	Shareholders' equity	0.3	1.0	53.5	29.2	0.1
5	<b>Total liabilities and equity</b>	<b>6.3</b>	<b>13.8</b>	<b>113.2</b>	<b>9,253.1</b>	<b>9.7</b>

#### Series accounts

(DKK millions)	SDRO S	SDRO T	SDRO	Other reserves	Total
			Almen		
<b>Income statement</b>					
Income from lending	1,495.4	3,827.3	225.3	66.6	5,633.0
Net interest income etc.	520.4	961.1	51.4	99.2	1,636.0
Administrative expenses etc.	352.5	377.7	122.8	119.5	983.8
Loan impairment charges	-39.6	-200.9	-	-12.2	-257.7
Tax	442.8	1,199.0	40.0	2.8	1,688.8
<b>Net profit for the year</b>	<b>1,260.1</b>	<b>3,412.6</b>	<b>113.9</b>	<b>55.7</b>	<b>4,854.1</b>
<b>Balance sheet - assets</b>					
Mortgage loans etc.	212,174.0	452,800.9	53,318.1	13,669.9	740,768.2
Other assets	29,923.8	122,742.9	4,097.1	6,608.0	163,962.6
<b>Total assets</b>	<b>242,097.8</b>	<b>575,543.8</b>	<b>57,415.2</b>	<b>20,277.9</b>	<b>904,730.8</b>
<b>Balance sheet - liabilities and equity</b>					
Issued bonds	223,832.7	542,519.6	55,780.2	14,379.0	845,783.7
Other liabilities	1,030.0	2,448.4	244.3	86.3	3,848.8
Shareholders' equity	17,235.1	30,575.8	1,390.7	5,812.6	55,098.3
<b>Total liabilities and equity</b>	<b>242,097.8</b>	<b>575,543.8</b>	<b>57,415.2</b>	<b>20,277.9</b>	<b>904,730.8</b>

## Note 1

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. 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. 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.

## Note 2 Net profit for the year, series accounts

	2025
Net profit for the year, Realkredit Danmark A/S's financial statements	4,848
Transferred to other reserves etc.	-
Adjustment of defined benefit plans	6
<b>Net profit for the year, series accounts</b>	<b>4,854</b>

## Note 3 Issued bonds, series accounts

	2025
Issued bonds, Realkredit Danmark A/S's financial statements	751,752
Own mortgage bonds, not offset in the series accounts	87,365
Accrued interest, own bonds	6,667
<b>Issued bonds, series accounts</b>	<b>845,784</b>

## Note 4 Shareholders' equity, series accounts

	2025
Shareholders' equity, Realkredit Danmark A/S's financial statements	55,096
Reserves in pre-1972 series subject to a reimbursement obligation	2
<b>Shareholders' equity, series accounts</b>	<b>55,098</b>

## Note 5 Total assets, series accounts

	2025
Total assets, Realkredit Danmark A/S's financial statements	816,513
Own mortgage bonds, not offset in the series accounts	87,365
Accrued interest, own bonds	853
<b>Total assets, series accounts</b>	<b>904,731</b>

## Note 6 Transfers to and from reserves subject to a reimbursement obligation

	2025
In 2025, the following net transfers of funds to and from the reserves were made between individual associations and other reserves.	
Transferred from and to shareholders' equity:	
Series not subject to a reimbursement obligation	-3,059
Other reserves	3,059
<b>Total</b>	<b>-</b>

Financial statements for the individual series may be obtained from Realkredit Danmark.

# Statement by the management

The Board of Directors and the Executive Management (the management) have today reviewed and adopted the annual report of the Realkredit Danmark Group for the financial year 1 January 2025 – 31 December 2025.

The consolidated financial statements are prepared in accordance with the IFRS Accounting Standards as adopted by the EU. The Parent Company's financial statements are prepared in accordance with the Danish Financial Business Act and the Danish FSA's Executive Order on Financial Reports for Credit Institutions and Investment Companies, etc. Furthermore, the annual report has been prepared in accordance with legal requirements, including the disclosure requirements for annual reports of issuers of listed bonds in Denmark.

In our opinion, the consolidated financial statements and the Parent Company's financial statements give a true and fair view of the Group's and the Parent Company's assets, liabilities, shareholders' equity and financial position on 31 December 2025 and of the results of the Group's and the Parent Company's operations and the consolidated cash flows for the financial year 1 January 2025 – 31 December 2025.

Moreover, in our opinion, the management's report includes a fair view of developments in the Group's and the Parent Company's operations and financial position and describes the significant risks and uncertainty factors that may affect the Group and the Parent Company.

## ESEF-compliant financial reports

In our opinion, the annual report of the Realkredit Danmark Group for the financial year 1 January 2025 - 31 December 2025 with the file name RealkreditDanmark-2025-12-31-0-en.zip has been prepared, in all material respects, in compliance with the ESEF Regulation.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 5 February 2026

## Executive Management

Kamilla Hammerich Skytte  
Chief Executive Officer

Bjarne Aage Jørgensen  
Member of the Executive Management

Robert Wagner  
Member of the Executive Management

Thais Lærkholm Jensen  
Member of the Executive Management

## Board of Directors

Christian Bornfeld  
Chairman

Jakob Bøss  
Vice-Chairman

Claus Schrøder Jensen

Linda Fagerlund

Jesper Koefoed

Majken Hammer Sløk  
Elected by the employees

Christian Hilligsøe Heinig  
Elected by the employees

Gøsta Harboe Rasmussen  
Elected by the employees

# Independent auditor's report

## To the shareholders of Realkredit Danmark A/S

### Report on the consolidated financial statements and the parent financial statements

#### Opinion

We have audited the consolidated financial statements and the parent financial statements of Realkredit Danmark A/S for the financial year 1 January 2025 to 31 December 2025, page 26-65, which comprise the income statement, statement of comprehensive income, balance sheet, statement of changes in equity and notes, including material accounting policy information, for the Group as well as the Parent and the consolidated cash flow statement. The consolidated financial statements are prepared in accordance with IFRS Accounting Standards as adopted by the EU and additional disclosure requirements for issuers of listed bonds in Denmark, and the parent financial statements are prepared in accordance with the Danish Financial Business Act.

In our opinion, the consolidated financial statements give a true and fair view of the Group's financial position at 31 December 2025 and of its financial performance and cash flows for the financial year 1 January 2025 to 31 December 2025 in accordance with IFRS Accounting Standards as adopted by the EU and additional disclosure requirements for issuers of listed bonds in Denmark.

Also, in our opinion, the parent financial statements give a true and fair view of the financial position of the Parent at 31 December 2025 and of its financial performance for the financial year 1 January 2025 to 31 December 2025 in accordance with the Danish Financial Business Act.

Our opinion is consistent with our audit book comments issued to the Audit Committee and the Board of Directors.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements" section of this auditor's report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code), as applicable to audits of financial statements of public interest entities, and the additional ethical requirements applicable in Denmark to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

To the best of our knowledge and belief, we have not provided any prohibited non-audit services as referred to in Article 5(1) of Regulation (EU) No 537/2014.

We were appointed auditors of Realkredit Danmark A/S for the first time on 5 March 2015 for the financial year 2015. We have been reappointed annually by decision of the general meeting for a total contiguous engagement period of 11 years up to and including the financial year 2025.

#### Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements and the parent financial statements for the financial year 1 January 2025 to 31 December 2025. These matters were addressed in the context of our audit of the consolidated financial statements and the parent financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

#### Key audit matters

##### Impairment charges for loans and provisions for guarantees

Loans for the Group amounted to DKK 740,491 million at 31 December 2025 (DKK 755,539 million at 31 December 2024), and loan impairment charges of DKK -258 million in 2025 (DKK 333 million at 31 December 2024).

Measurement of loan impairment charges for loans and provisions for guarantees is deemed a key audit matter as the determination of assumptions for expected credit losses is highly subjective due to the level of judgement applied by Management.

The most significant judgements are:

- Assumptions used in the expected credit loss model to assess the credit risk related to the exposure and the expected future cash flows of the customer.
- Timely identification of exposures with significant increase in credit risk and credit impaired exposures.
- Valuation of collateral and assumptions of future cash flows on manually assessed credit-impaired exposures.
- Post-model adjustments for particular high-risk portfolios, which are not appropriately captured in the expected credit loss model.

Management has provided further information about the loan impairment charges and provisions for guarantees in notes 10, 15-16 and 19 and Risk management to the consolidated financial statement.

#### How the matters were addressed in our audit

Based on our risk assessment and industry knowledge, we have examined the impairment charges for loans and provisions for guarantees and evaluated the methodology applied as well as the assumptions made according to the description of the key audit matter.

Our audit included the following elements:

- Testing of key controls over assumptions used in the expected credit loss models to assess the credit risk related to the exposure and the expected future cash flows of the customer.
- Obtaining and substantively testing evidence to support the assumptions used in the expected credit loss models concerning methods applied to derive probability of default and loss given default.
- Testing of key controls over timely identification of exposures with significant increase in credit risk and timely identification of credit impaired exposures.
- Obtaining and substantively testing evidence of timely identification of exposures with significant increase in credit risk and timely identification of credit impaired exposures.
- Testing of key controls over models and manual processes for valuation of collateral and assumptions of future cash flows.

(Continues on the next page)

**Key audit matters****How the matters were addressed in our audit****Impairment charges for loans and provisions for guarantees - continued**

- Obtaining and substantively testing evidence to support appropriate determination of assumptions for loan impairment charges and provisions for guarantees including valuation of collateral and assumptions of future cash flows on manually assessed credit impaired exposures.
- Testing of key controls over post-model adjustments applied to manage non-linearity that are not included in the modelled expected credit losses.
- Obtaining and substantively testing evidence of post-model adjustments for high-risk portfolios including industries affected by the macroeconomic uncertainties with particular focus on the methodology applied, evidence of assumptions-setting processes and the consistency thereof by:
  - Assessing the key developments since last year against industry standards and historical data.
  - Assessing the appropriateness of the different identified post-model adjustments compared with the embedded macro forecasts applied in the expected credit loss models.
  - Challenging the methodologies applied by using our industry knowledge and experience.
  - Challenging assumptions implemented due to expected effects of macroeconomic uncertainties.

**Statement by Management on the management report**

Management is responsible for the management report.

Our opinion on the consolidated financial statements and the parent financial statements does not cover the management report, and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements and the parent financial statements, our responsibility is to read the management report and, in doing so, consider whether the management report is materially inconsistent with the consolidated financial statements and the parent financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management report provides the information required by the Danish Financial Business Act.

Based on the work we have performed, we conclude that the management report is in accordance with the consolidated financial statements and the parent financial statements and has been prepared in accordance with the requirements of the Danish Financial Business Act. We did not identify any material misstatement of the management report.

**Management's responsibilities for the consolidated financial statements and the parent financial statements**

Management is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the EU and additional disclosure requirements for issuers of listed bonds in Denmark, and for the preparation of parent financial statements that give a true and fair view in accordance with the Danish Financial Business Act, and for such internal control as Management determines is necessary to enable the preparation of consolidated financial statements and parent financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements and the parent financial statements, Management is responsible for assessing the Group's and the Parent's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in the preparation of the consolidated financial statements and the parent financial statements unless Management either intends to liquidate the Group or the Parent or to cease operations, or has no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the consolidated financial statements and the parent financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements and the parent financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements and these parent financial statements.

As part of an audit in accordance with ISAs and additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements and the parent financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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 the Group's and the Parent's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in the preparation of the consolidated financial statements and the parent financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Parent's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements and the parent financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements and the parent financial statements, including the disclosures in the notes, and whether the consolidated financial statements and the parent financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated financial statements and the parent financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and, where applicable, safeguards put in place and measures taken to eliminate threats.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements and the parent financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter.

#### Report on compliance with the ESEF Regulation

As part of our audit of the consolidated financial statements and the parent financial statements of Realkredit Danmark A/S, we performed procedures to express an opinion on whether the annual report for the financial year 1 January 2025 to 31 December 2025, with the file name RealkreditDanmark-2025-12-31-0-en.zip, is prepared, in all material respects, in compliance with the Commission Delegated Regulation (EU) 2019/815 on the European Single Electronic Format (ESEF Regulation), which includes requirements related to the preparation of the annual report in XHTML format and iXBRL tagging of the consolidated financial statements including notes.

Management is responsible for preparing an annual report that complies with the ESEF Regulation. This responsibility includes:

- The preparing of the annual report in XHTML format;
- The selection and application of appropriate iXBRL tags, including extensions to the ESEF taxonomy and the anchoring thereof to elements in the taxonomy, for financial information required to be tagged using judgement where necessary;
- Ensuring consistency between iXBRL tagged data and the consolidated financial statements presented in human readable format; and
- For such internal control as Management determines necessary to enable the preparation of an annual report that is compliant with the ESEF Regulation.

Our responsibility is to obtain reasonable assurance on whether the annual report is prepared, in all material respects, in compliance with the ESEF Regulation based on the evidence we have obtained, and to issue a report that includes our opinion.

The nature, timing and extent of procedures selected depend on the auditor's judgement, including the assessment of the risks of material departures from the requirements set out in the ESEF Regulation, whether due to fraud or error. The procedures include:

- Testing whether the annual report is prepared in XHTML format;
- Obtaining an understanding of the company's iXBRL tagging process and of internal control over the tagging process;
- Evaluating the completeness of the iXBRL tagging of the consolidated financial statements including notes;
- Evaluating the appropriateness of the company's use of iXBRL elements selected from the ESEF taxonomy and the creation of extension elements where no suitable element in the ESEF taxonomy has been identified;

- Evaluating the use of anchoring of extension elements to elements in the ESEF taxonomy; and
- Reconciling the iXBRL tagged data with the audited consolidated financial statements.

In our opinion, the annual report for the financial year 1 January 2025 to 31 December 2025 with the file name RealkreditDanmark-2025-12-31-0-en.zip, is prepared, in all material respects, in compliance with the ESEF Regulation.

Copenhagen, 5 February 2026

**Deloitte**

Statsautoriseret Revisionspartnerselskab  
Business Registration No 33 96 35 56

**Jakob Lindberg**  
State-Authorised  
Public Accountant  
MNE no-40824

**Lica Lyngsø Møller**  
State-Authorised  
Public Accountant  
MNE no-47801

# Management and directorships – Board of Directors

## Christian Bornfeld Chairman

Born: December 1976

Nationality: Danish

Joined the Board on 24 November 2022

Appointed Chairman on 24 November 2022

### Directorships and other offices:

Vipps MobilePay A/S

Finans Danmark (personal substitute to the 2nd vice chairman of the board of directors)

FR I AF 16 SEPTEMBER 2015 A/S (personal substitute to the chairman of the board of directors)

## Jakob Bøss Head of Group Positioning & Sustainability, Danske Bank A/S

Born: October 1975

Nationality: Danish

Joined the Board on 16 April 2024

Member of the Audit Committee

**Jesper Kofoed**  
Managing director

Born: June 1964  
Nationality: Danish  
Joined the Board on 9 March 2020

Chairman of the Audit Committee

The combined members of the Board of Directors have appointed Jesper Kofoed as a qualified member of the Audit Committee.

Jesper Kofoed holds an MSc in Business Administration and Auditing from CBS (1989) and has since 1992 been working as a state authorised public accountant, but in July 2019 he deposited his license to start a career as a professional board member.

He has long-standing experience in auditing and advisory services, especially to large corporates, and corporate governance services, including his work on the Audit Committee. He also has extensive domestic and international management experience from the auditing and consulting industry and is now a board member in several Danish companies.

On the basis of his qualifications, the Board of Directors believes that Jesper Kofoed is able to make an independent assessment of whether the Realkredit Danmark Group's financial reporting, internal controls, risk management and statutory audit are planned and conducted in an expedient manner in relation to the Group's size and complexity.

**Directorships and other offices:**

Danica Ejendomme P/S  
Danica Pension, Livsforsikringsaktieselskab  
LM|Pihl A/S (chairman)  
Kofoed Invest 2019 A/S  
Nordic Investment Opportunities A/S  
BG40-5 A/S  
Komplementarselskabet Danske Shoppingcentre ApS (Vice-chairman)  
Danske Shoppingcentre FC P/S (Vice chairman of the board of directors)  
Danske Shoppingcentre P/S (Vice chairman of the board of directors)

**Claus Schrøder Jensen**  
Head of Wholesale and LC&I Risk Management, Danske Bank A/S

Born: May 1975  
Nationality: Danish  
Joined the Board on 4 June 2025

**Linda Fagerlund**  
**Nordic Head of Commercial Real Estate, Danske Bank A/S**

Born: December 1975  
Nationality: Swedish  
Joined the Board on 22 July 2022

**Christian Hilligsøe Heinig**  
**Chief economist**

Born: December 1978  
Nationality: Danish  
Joined the Board on 3 March 2021

Elected by the employees

**Majken Hammer Søløk**  
**Chief Consultant**

Born: January 1965  
Nationality: Danish  
Joined the Board on 6 March 2017

Elected by the employees

**Gøsta Harboe Rasmussen**  
**Valuation specialist**

Born: October 1971  
Nationality: Danish  
Joined the Board on 10 March 2025

Elected by the employees

# Management and directorships – Executive Management

**Kamilla Hammerich Skytte**  
Chief Executive Officer

Born: October 1972  
Nationality: Danish  
Joined the Executive Management on 1 March 2022



**Directorships and other offices:**  
home a/s (chair)  
Danske Hypotek AB, Sverige  
Kreditforeningen Danmarks Pensionsafviklingskasse (chair)  
European Mortgage Federation (Co-chair)

**Robert Wagner**  
Chief Risk Officer

Born: September 1977  
Nationality: Danish  
Joined the Executive Management on 1 June 2025



**Directorships and other offices:**  
Danske Mortgage Bank Plc.  
Kreditforeningen Danmarks Pensionsafviklingskasse

**Bjarne Aage Jørgensen**  
Member of the Executive Management, Head of Large Real Estate

Born: June 1961  
Nationality: Danish  
Joined the Executive Management on 6 September 2023

**Thais Lærkholm Jensen**  
Head of Products, Business Development and Funding

Born: September 1986  
Nationality: Danish  
Joined the Executive Management on 1 January 2026



# Supplementary information

## Financial calendar

5 February 2026	Annual Report 2025
16 March 2026	Annual general meeting
30 April 2026	Company announcement – first quarter results 2026
17 July 2026	Interim report – first half 2026
29 October 2026	Company announcement – first nine months results 2026

## Contacts

Kamilla Hammerich Skytte Chief Executive Officer	+45 45 13 20 82
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## Links

Realkredit Danmark	<a href="http://rd.dk">rd.dk</a>
Danske Bank	<a href="http://danskebank.com">danskebank.com</a>
Denmark	<a href="http://danskebank.dk">danskebank.dk</a>
home	<a href="http://home.dk">home.dk</a>

Realkredit Danmark's financial statements are available online at [rd.dk/reports](http://rd.dk/reports)

## ESEF data

Domicile of entity	Denmark
Country of incorporation	Denmark
Principal place of business	Denmark
Legal form of entity	A/S
Name of reporting entity or other names of identification	Realkredit Danmark Group
Name of parent	Realkredit Danmark A/S
Name of ultimate parent of group	Realkredit Danmark A/S
Address of entity's registered office	Bernstorffsgade 40, DK-1577 København V



Realkredit Danmark Group

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