MünchenerHyp

ANNUAL REPORT 2018

Overview

BUSINESS DEVELOPMENT
IN € MILLION[1]

	2018	2017	Change %
Lending business			
a) Mortgage loans	5,640	5,054	12
aa) Residential property financing	3,142	3,185	-1
ab) Commercial property financing	2,498	1,869	34
b) Loans to public sector and banks	7	25	-72
Total	**5,647**	**5,079**	**11**

OVERVIEW OF PORTFOLIOS
IN € MILLION[1]

	2018	2017	Change %
Total assets	40,391	38,905	4
Mortgage loans	31,956	29,227	9
Public sector and banks	4,540	5,736	-21
Pfandbriefe and other bonds	34,704	34,087	2
Equity capital	1,442	1,391	4

INCOME STATEMENT
IN € MILLION[1]

	2018	2017	Change %
Net interest income and net commission income	208	182	14
Administrative expenses	114	100	14
Results from ordinary business activities	76	85	-11
Transfer to the Fund for General Banking Risks	0	-5	-100
Net income	49	46	5

EMPLOYEES
NUMBER

	2018	2017	Change %
Average number of employees per year	550	509	8
Apprentices	12	11	9
Employees participating in parental leave, early retirement and partial retirement (non-working phase)	30	30	0

[1] Amounts have been rounded.

Content

Dr. Holger Horn
MEMBER OF THE BOARD OF MANAGEMENT
TRANSACTION MANAGEMENT

- 2010–2014
  FMS Wertmanagement, most recent position Member of the Executive Board
- 2014–2018
  Member of the Board of Management, Depfa Bank
- Since 1 January 2019
  Member of the Board of Management, Münchener Hypothekenbank eG

Dr. Louis Hagen
CHAIRMAN OF THE BOARD OF MANAGEMENT
MARKET

- 2010
  Spokesman of the Board of Management, Münchener Hypothekenbank eG
- Since 2016
  Chairman of the Board of Management, Münchener Hypothekenbank eG
- Since 2016
  President of the Association of German Pfandbrief Banks (vdp)

Michael Jung
MEMBER OF THE BOARD OF MANAGEMENT
CONTROL AND IT

- 2000–2008
  Spokesman of the Board of Management, Volksbank Maulbronn-Oberderdingen eG
- 2008–2010
  Deputy Chairman of the Board of Management, Volksbank Bruchsal-Bretten eG
- Since 1 January 2011
  Member of the Board of Management, Münchener Hypothekenbank eG

Letter from the Board of Management

Dear Shareholders and Business Associates,

Once again we were able close a business year with a new record set for our new business results. In 2018 we granted over € 5.6 billion in mortgage loans, which is, by far, the highest volume of new business achieved in the history of MünchenerHyp. When prolongations of € 742 million are added to this figure the result is € 6.4 billion in loans made. This excellent performance was achieved despite extremely intensive competition. Due to the continuing phase of low interest rates credit institutions and other providers of financial services are increasingly keen on financing property. Thanks to our very successful sales performance in the second half of the year we were able to more than compensate for the temporary shortfall compared to the previous year.

Added advantages: attractive financing offers and highly effective lending processes

Our traditional autumn sales campaign during Oktoberfest, above all else, gave a very strong boost to our private residential property financing business making it one of our most successful sales campaigns. Our new business was additionally strengthened by optimised processes and an expanded range of products. We further simplified the financing services offered to our customers and our partner banks within the Cooperative Financial Network thereby making our lending processes even faster and more comfortable for them. As a result, our new private residential property financing business in Germany grew by about 2 percent to € 2.9 billion. This is a satisfying increase in view of the current market situation. Our new business results achieved in collaboration with Swiss PostFinance were below our expectations and amounted to € 282 million. The Swiss market is experiencing an even tougher competitive situation. The notable increase in extensions of loan agreements falling due in our Swiss business enabled us to partially offset the decline as we achieved an extension rate of almost 80 percent.

We were very successful in both our national and international commercial property financing areas of business as we achieved € 2.5 billion in new business. This figure is about one-third higher than the volume of financing we recorded in the previous year. Our international business, in particular, developed very dynamically as the volume of new lending commitments made almost doubled to € 1.2 billion. Optimised new business processes also assisted the expansion seen in our commercial property financing area of business. This is reflected by the distinctive and prominent office buildings we financed last year like Zalando's new headquarters building in Berlin, the Gallileo Tower in Frankfurt am Main, and the Monument Building in London.

Continued growth: mortgage portfolio surpasses historical mark, earnings power increases

Our very good new business results are also reflected by MünchenerHyp's loan portfolios and earnings. For the first time ever, the volume of mortgage loans held by the Bank exceeded the € 30 billion mark. In fact, in 2018 we increased this figure by 9 percent to € 32.0 billion. Private residential property financing in Germany was once again the strongest growing segment of our loan portfolio.

We were also able to expand MünchenerHyp's earning power as net interest income rose by 9 percent to € 280.1 million. Furthermore, thanks to slightly higher commission income, the net interest income and net commission figure even improved by 14 percent to € 207.6 million. We continued to be satisfied with the development of our provisions made for risk. Despite facing a very challenging competitive environment we upheld our conservative approach to financing. Provisions made by the Bank for credit risks remained at a very low level. Results from ordinary business activities however, fell by 11 percent to € 76.0 million. This decline was primarily due to favourable one-time effects recorded in the previous year which were not present in the year under review.

GenoFestgeld: expanding our refinancing mix

We successfully expanded our refinancing mix during the past business year with a deposit product, which we introduced in the spring of 2018. GenoFestgeld is our first deposit product and is solely offered to customers of cooperative banks within the Cooperative Financial Network. GenoFestgeld provides cooperative banks the opportunity to offer their customers an attractive rate of interest from an institution within the Cooperative Financial Network. This product benefits customers, and also benefits the cooperative banks by raising customer loyalty and at the same time reducing the banks' existing surplus of liabilities. By the end of the year our new product had attracted about € 100 million in deposits and raised the number of banks we do business with in the Cooperative Financial Network.

However, the Pfandbrief still remains our most important source of refinancing funds. Thus, in 2018 we issued two large-volume benchmark Mortgage Pfandbriefe of € 500 million each. One of them was our first ecological sustainable Pfandbrief (ESG), which we issued in November. This issue underlined our pioneering role in this field. We became the first issuer to place a Pfandbrief on the basis of both social and ecological sustainability criteria. In addition, there was great demand for our Swiss franc denominated foreign currency issues.

Top rating for sustainability

For quite a few years now the Bank has declared its commitment to anchoring sustainability in its core business. And we have made great progress towards this goal in our property financing business, as well as in our refinancing activities with the placement of ESG Pfandbriefe. On the financing side our two sustainable private residential property financing products – the Green Loan and the Family Loan – have been very well received by our customers and partners. In the interim, our new business results show that every eighth loan made is a sustainable loan.

The decisiveness we have shown in anchoring sustainability in MünchenerHyp's business model is being increasingly honoured by specialised sustainability rating agencies. Last year ISS-oekom raised our sustainability rating from C+ to B-, which is currently the top rating in the category we are rated in: "Financials/Mortgage & Public Sector Finance".

Outlook

More than ever before, we owe the success we achieved in 2018 to our employees' talents and skills and their deep dedication towards making their MünchenerHyp a success story. We owe them our warm thanks for their commitment. The Works Council and the Executive Employees Committee were again constructive partners last year, and we thank them for their productive collaboration. We are also thankful for the support and trust we received from the Supervisory Board, the members of MünchenerHyp and their delegates.

We intend to further strengthen our position in the current business year. As part of these efforts we will advance the strategic further development of the Bank and integrate possibilities offered by digitalisation even deeper into our processes and services. The challenges we face include, in particular, intensified price-based competition, higher refinancing costs due to the ECB phasing out its purchase programme, as well as greater burdens arising from regulatory requirements. The market environment does, however, continue to offer us opportunities. The period of low interest rates, which will, most likely, remain unchanged in 2019, and the great appeal of the German property markets will continue to support demand for property loans. This scenario means that the property financing business will continue to be marked by very intensive competition. Nevertheless, we are confident that we will again achieve satisfying new business results.

Sincerely yours,

Dr. Louis Hagen
Chairman of the Board of Management

Dr. Holger Horn
Member of the Board of Management

Michael Jung
Member of the Board of Management

INTERVIEW

"There is still a very high demand for properties, in particular in metropolitan areas in Germany."

Dr. Louis Hagen
CHAIRMAN OF THE BOARD OF MANAGEMENT

https://www.muenchenerhyp.de/geschaeftsbericht2018/en#ceointerview

In a video interview, Dr Louis Hagen, Chairman of the Board of Management at MünchenerHyp, talks about the 2018 financial year, the impact of the ECB's monetary policy and the outlook for 2019.

MANAGEMENT REPORT

ECONOMIC REPORT

OVERALL ECONOMIC CONDITIONS

» **Economic momentum continues to slow globally**
» **High demand for Pfandbriefe and other covered bonds, new issue volume increases**
» **German residential and commercial property markets continue to see positive development**
» **European property markets in good condition**

Economic development

The growth of the global economy weakened in the second half of the year due mainly to growing trade conflicts initiated by the USA with China and Europe as well as the tightening monetary policy in the USA. The pace of economic growth slowed in both developed and emerging economies. Nevertheless, the International Monetary Fund (IMF) reported that global gross domestic product (GDP) once again grew quite strongly and expanded by 3.7 percent, putting the increase just slightly below the 3.8 percent rate of growth noted in the previous year.

Business sentiment within the euro area along with the European economy was particularly weighed down by the uncertain outcome of the Brexit negotiations, the conflict surrounding the national budget in Italy, as well as the protest movement in France. Growth of the euro area's GDP fell by 0.6 percentage points to 1.8 percent. Economic growth was mainly driven by consumer spending while investments hardly generated any growth. The contribution made by foreign trade was negative in 2018 as exports stagnated.

In 2018, growth of the German economy amounted to
1.5%

Following the strong upswing seen in previous years, the German economy was unable to resist the downward pull of global developments in 2018 as its GDP grew by a significantly slower 1.5 percent. Domestic demand, in particular, developed at a stable pace with investments and consumer spending making the most important contributions to economic growth. Although the volume of exports also grew, the noted rate of expansion in this sector was below the previous years' performance, which coupled with the strong increase in imports led to a negative net exports figure. Investments in construction rose by 3.0 percent and were somewhat stronger than in the previous year with considerably more investments noted for public sector spending for civil engineering projects. Construction of residential housing again posted strong growth and expanded by 3.7 percent although it was primarily hindered from growing even faster as the construction industry was operating at almost full capacity.

The annual average rate of inflation in 2018 was 1.8 percent, a level which was last recorded in 2012. The increase in inflation was primarily driven by energy prices.

The favourable development of the labour market continued in 2018 as the annual average number of employed persons rose by about 560,000 to approximately 44.8 million. Unemployment declined further as the average number of unemployed persons reported in 2018 was 2.3 million, or about 200,000 less than in the previous year. The unemployment rate fell by 0.5 percentage points to 5.2 percent.

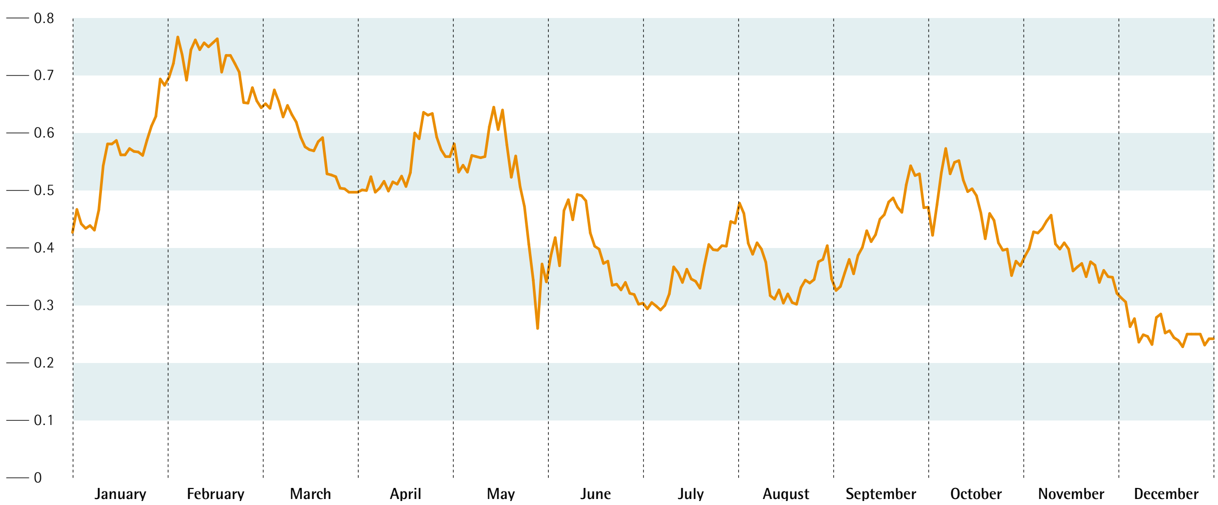
Financial markets

The European Central Bank (ECB) started to slightly taper its expansive monetary policy over the course of the year and gradually reduced its bond-buying operations until it stopped its net purchases of bonds at the end of 2018. Nevertheless, the ECB reinvested in bonds bought under its purchase programme as they matured, which resulted in the ECB purchasing a high average volume of € 17 billion each month. The ECB kept its deposit facility rate for banks unchanged at minus 0.40 percent and its main refinancing operations rate at 0 percent. Other central banks, such as the Bank of Japan and the Swiss National Bank, left their rate policies unchanged.

Despite higher inflation rates the Bank of England only raised its key interest once. In contrast, the American central bank, the Federal Reserve (Fed), took advantage of friendly economic conditions in the USA and raised its key rate four times to a rate corridor of 2.25 to 2.50 percent. The Fed also made progress in reducing the size of its balance sheet, which contracted by about US$ 400 billion since the autumn of 2017 as the Fed stopped replacing maturing securities.

Driven by good economic conditions the bond market in Germany saw noticeably higher yields at the start of the year as 10-year Bunds returned 0.8 percent at their peak. Despite the ECB cutting its net bond purchases, the level of interest rates tended to move sideways over the remainder of the year although they even fell as economic development weakened towards the end of the year. Ten-year Bunds yielded 0.24 percent at the close of the year.

YIELD ON TEN-YEAR BUNDS 2018
IN %



Source: Bloomberg (closing rate)

In the currency markets the US dollar was able to strengthen overall and benefited from the more robust American economy vis-à-vis economic growth seen in Europe. Furthermore, the US dollar also gained strength compared to other currencies due to the widening gap in interest rates as the Fed repeatedly raised its key rate. At the end of the year the euro was trading at just under US$ 1.15, although it had been valued at US$ 1.25 in February 2018. The Swiss franc also gained strength over the course of the year rising from CHF 1.17 to the euro to about CHF 1.127 at the end of the year. The euro was burdened by weaker economic data as well as political uncertainties in Europe. The British pound was encumbered by political turmoil surrounding the Brexit and the possible consequences facing the future economic development of the United Kingdom. At the end of the year the pound was slightly weaker vis-à-vis the euro at GBP 0.898 compared to the rate of GBP 0.895 recorded at the start of the year.

The ECB's Covered Bond Purchase Programme (CBPP 3) once again marked proceedings in the Pfandbrief and covered bond markets for another year. Following the ECB's announcement that it would end asset purchases at the end of 2018 it began to steadily reduce its share purchases of primary market issues. At the beginning of 2018 orders placed for bonds in the primary market the ECB accounted for 50 percent of the total volume of the issues. By the end of the year this figure had declined to 10 percent. As a result, spreads in the primary market widened significantly during the second half of the year. Differences in spreads for different categories of covered bonds also increased. Issuance activities greatly exceeded experts' expectations as a total volume of € 134 billion in euro-denominated benchmark covered bonds was issued, or about 20 percent more than in the previous year. The greatest volume of new issues was again placed by issuers based in Germany and France.

Property and property financing markets

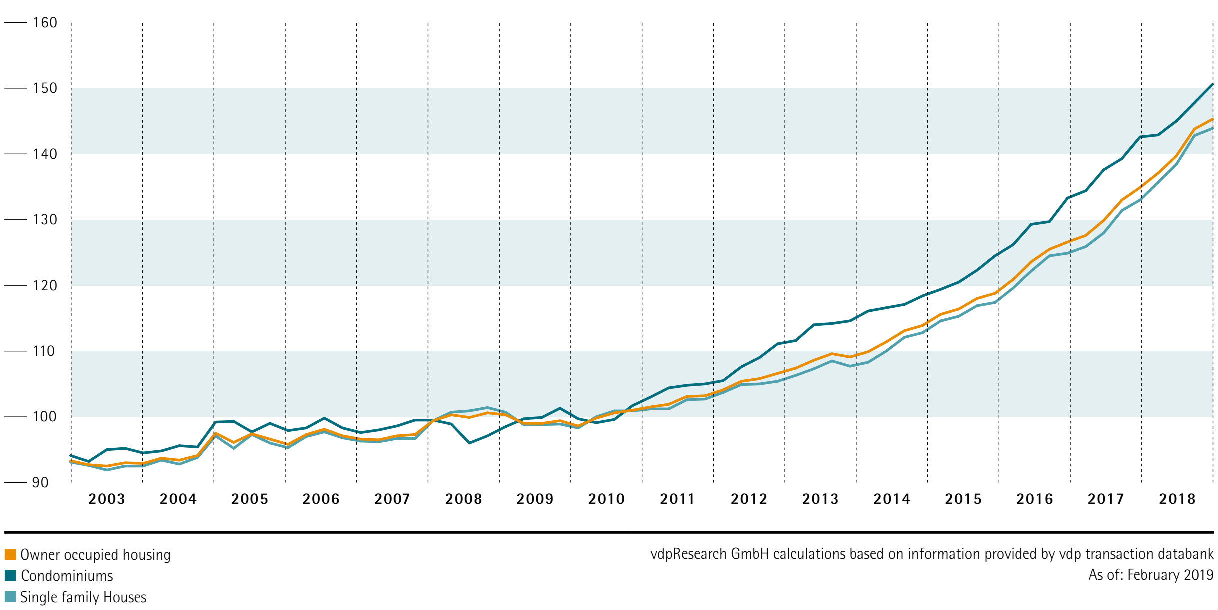
Residential Property – Germany

German residential property was again in very great demand by both professional investors and private buyers in 2018. Purchase prices and rents continued to post strong gains. According to the Association of German Pfandbrief Banks' (vdp) index for residential property prices, in 2018 prices rose by 8.3 percent year-on-year. The greatest increase of 9 percent was noted for multi-family houses. Prices for owner-occupied residential property accelerated by 7.7 percent. Prices paid for residential property in Germany's seven largest cities grew by 9.9 percent, making this the most dynamic segment albeit not quite as strong as in 2017.

In 2018,
13%
more was invested in the residential property portfolio than in the previous year.

The high level of prices in the major metropolitan areas, in particular, did not, however, frighten institutional investors. On the contrary: Ernst & Young calculated that the total volume of residential property portfolio transactions in 2018 amounted to € 17.6 billion, or 13 percent more than in the previous year. The institutional housing market continues to be dominated by German investors representing more than three-quarters of total turnover. The volume of transactions outside the seven largest cities rose at a rate that was far higher than the average: by 27 percent to about € 10 billion. Berlin was clearly the unchallenged number one among the seven biggest cities. The two reasons behind the shift in activities to cities other than the top 7 were the very tight availability of properties and the very high level of prices. Prices for multi-family houses in the seven biggest cities increased by 10.4 percent in 2018. This is due to a further decline in returns sought by investors and the very tight situation in the rental housing markets in the major metropolitan areas as reflected by an additional 5.1 percent year-over-year increase in rents noted for

DEVELOPMENT OF PROPERTY PRICES IN GERMANY
YEAR 2010 = 100

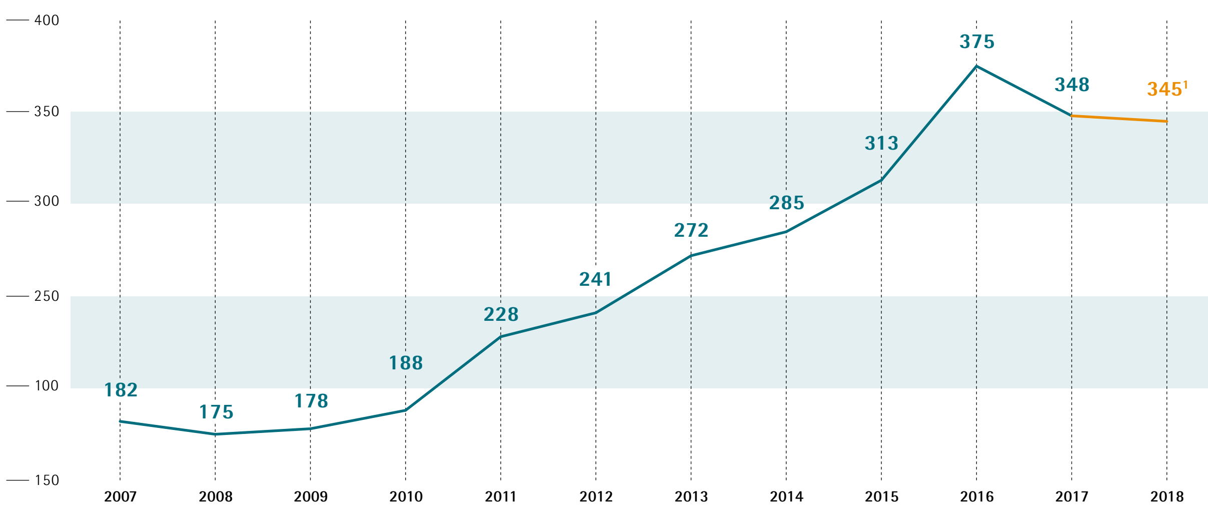


vdpResearch GmbH calculations based on information provided by vdp transaction databank
As of: February 2019

housing in these areas in 2018. On a national level rents rose by 4.6 percent according to vdp figures.

The continuing climb of residential property prices in Germany is not only based on strong demand. The shortage of housing in numerous regions is also a key factor. Although construction of new housing increased across Germany in 2018, the 300,000 newly completed housing units were far below the actual 350,000 to 400,000 needed per year to satisfy demand. A major reason behind the gap is that construction companies were operating at the limit of their capacities, which in turn meant that many projects were not begun in a timely manner. The approximately 315,000 building permits issued in the first eleven months of the year in Germany reflect this situation as this number represents an increase of only 0.5 percent year-on-year. Over the last few years this situation has created a construction backlog of over 650,000 housing units that have received building permits but have not yet been completed.

RESIDENTIAL BUILDING PERMITS IN GERMANY 2007–2018
IN TSD



[1] Estimated.

Source: German Federal Statistical Office

Production costs are another factor driving prices for residential property. Along with steadily rising building land prices, higher construction costs are playing an increasingly greater role. In the fourth quarter of 2018 these costs rose by 4.8 percent year-on-year, which is the sharpest increase noted since 2008.

€ 170 billion
was allocated to financing residential properties by the end of September 2018.

Higher property prices and strong demand for home ownership led to significant growth in the volume of housing loans during the year under review for the first time since 2015. According to vdp figures, about € 170 billion in residential property loans were made in Germany during the first three quarters of 2018, or 6.7 percent more year-on-year. The German Bundesbank stated in its Financial Stability Review that it does not regard the expansion of lending as unusual when compared to the development of the German economy. The Bundesbank did, however, take a critical view of the easing of lending standards noted for housing loans, as well as the dangers that could arise from overvalued properties in urban areas. The Bundesbank reports that according to estimates for 2017 these properties may be overvalued by 15 to 30 percent. The Bundesbank further noted that an unexpected strong downturn in the economy would force a notable correction in prices. This in turn could generate losses from credit defaults which might not be covered by proceeds from the sale of property serving as collateral, which could critically affect property loan portfolios.

Residential Property – International
The upswing in the European housing markets continued on an overall basis in 2018, although the pace accelerated in some countries and weakened in others. Based on Eurostat figures, house prices rose in the second quarter of 2018 by 4.3 percent year-on-year in both the European Union (EU) and the euro area. Growth advanced by double-digits rates in Slovenia, Ireland, Portugal and Hungary. Signs of a slight weakening in the rate of growth were noted in some eastern European countries like Bulgaria and the Czech Republic. Weak economic performance in Italy again drove property prices down slightly. Property prices in Sweden also declined in the first two quarters.

In Great Britain the pace of rising house prices continued to slow due to the Brexit decision. While prices noted for houses in November 2017 climbed by 5.1 percent on a year-over-year basis, in November 2018 the same figure stood at just 2.8 percent. Above all, London is being confronted with the effects of the UK's decision to leave the EU as house prices there fell by 0.7 percent. This is due to hesitant demand mirrored by the 9.1 percent decline in the number of transactions. The rate at which prices rose also slowed in the rental housing market as rents increased across the UK by 1 percent and by only 0.2 percent in London.

The French housing market is showing signs that it might cool slightly. Record-breaking volumes of transactions and mortgage loans noted in 2017 were followed in 2018 by a slight decline in demand for residential property. Although prices continued to rise in 2018, prices for houses rose at a slightly slower pace. Prices for houses in France in the third quarter increased in total by 2.8 percent. The market for rental housing showed no signs of easing as rents in the fourth quarter of 2018 rose by 1.7 percent year-on-year, which was the highest increase seen since 2013.

The upswing in the Dutch housing market continued and was driven by very solid domestic economic conditions. The Netherlands recorded the fifth highest rate of price increases in Europe. Just taking the first six months of 2018 year into account, when prices for existing properties climbed by 9.3 percent year-on-year, allows expectations that a very high rate of growth will be recorded for the entire year. The volume of transactions noted in the investment market rose significantly with a total of over € 6 billion invested in Dutch residential property in 2018.

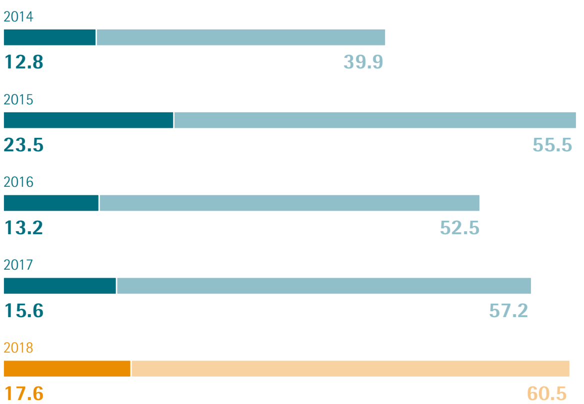
The Swiss housing market was weaker in 2018. The number of vacancies for housing rose again marginally with a total of 72,000 housing units reported vacant in September 2018, which set a new high point. There were, however, significant regional differences with the highest vacancy rates in the country noted in eastern Switzerland and Ticino, and the lowest in the cantons of Geneva, Basel, Zug and the city of Zurich. The majority of the vacant housing units are rental units, and as a result rents declined again. In the third quarter of 2018 rents on average were 2.1 percent below the previous year's figure. The pace of rising prices paid for single family houses and condominiums slowed further over the course of 2018. Prices for single family houses only rose by 1.3 percent in the third quarter of 2018, while prices for condominiums were stable.

House prices in Switzerland increased
by 1.3%
in the third quarter of 2018.

The upswing in the housing market in the USA continued in 2018 as vacancy rates fell again. As a result, institutional investors were strongly focused on residential property. In the first nine months of the year alone USD 115.7 billion was invested in multi-family houses, or about 15 percent more year-on-year. In contrast to the previous year, investors preferred to acquire residential property in major metropolitan areas. Prices noted in the private housing market rose at a slightly weaker pace. On a nation- wide basis house prices increased by 5.5 percent in October 2018 on a year-over-year basis with clearly visible regional differences noted. While prices in Las Vegas climbed by almost 13 percent, prices paid in New York and Washington D. C. only rose by about 3 percent.

Commercial Property – Germany
The German commercial property market recorded a very good year in 2018. According to Ernst & Young the volume of transactions set a new record and totalled € 60.5 billion. Professional investors increased their investments in German commercial property due the continuing lack of alternative investment opportunities, and the solid economic conditions. Although domestic investors still accounted for the majority of transactions, other European and Asian investors, in particular, expanded their activities.

DEVELOPMENT OF COMMERCIAL PROPERTY TRANSACTIONS IN GERMANY 2014–2018
IN € BILLION



■ Residential (only portfolio)
■ Commercial

Source: EY Research, January 2019

Investments in office properties amounted to nearly € 29 billion and represented about half of the total volume of transactions made as the segment retained its role as the most popular class of investment. The seven biggest cities in Germany accounted for the highest turnover of office space with Munich and Berlin at the top of the list. Moreover, with a vacancy rate of just 1.5 percent Berlin was also the leader in this category. Viewed on an overall basis, vacancy rates in Germany's biggest cities declined. Demand for office space received additional support from further rising employment figures.

Sinking vacancies and a relatively low level of construction activities led to a 5.5 percent increase in rents for newly leased office space in 2018, which was stronger than in the previous year. At the same time, prices for office property continued to rise at an unchanging strong rate. According to vdp figures, prices for office property rose by 9.6 percent in 2018 on a year-over-year basis.

In contrast, the significance of retail buildings in the investment market declined in 2018 as the volume of transactions fell by 9 percent on a year-over-year basis to € 10.5 billion. The pace of rising prices reflected weaker demand and slowed to 1.7 percent in 2018. In particular, the retail rental property market contributed to the poor results. Demand for retail space came under pressure from growing competition posed by online business. According to the vdp-Index, this resulted in a lower number of new rental contracts signed in the third and fourth quarters of 2018.

Commercial Property – International

Commercial property worth about € 177 billion was bought across Europe by institutional investors during the first three quarters of 2018. This figure was at the previous year's level, however, a slight decline in the volume of transactions was expected on a year-over-year basis for the entire year. Once again, results were particularly driven by strong investment activity in Germany.

The unbroken dominant role played by office property in the investment market is due to the very sound condition of the office markets in many countries. Although the turnover of space in Europe declined somewhat, the second best results noted since 2001 were nevertheless achieved. This development was due to the shortage of suitable office space. Only 6.3 percent of office space across Europe was vacant in 2018 marking the lowest rate since 2002. Against this background, rents paid climbed by 5.5 percent. Many major European office cities currently find themselves, however, in a phase where the rate of rental increases begins to flatten. Thus, the overall rate of growth was driven by the eastern European markets where rents continued to rise at a strong rate.

6.3%
of office space is vacant in Europe, it has not been as low since 2002.

Activities noted in the London office property market in 2018 were barely affected by uncertainties surrounding the effects of Brexit as turnover of office space exceeded figures recorded in the past two years rising to 13.7 million square feet, while the vacancy rate fell to 4.6 percent. This increase was not reflected in peak rents paid, which remained stable in the fourth quarter following previously noted gains. On an overall basis, the British investment market was, however, somewhat weaker weaker than in the previous year as the volume of transactions decreased slightly to about £ 55 billion.

The French investment market was stable with a volume of transactions of about € 28 billion. The office property market with more than a 70 percent share of the market was also the most important segment in France. Three-quarters of the market's activities took place in the greater Paris area, which benefited from a notable increase in employment figures in this area. Turnover of office space increased to about 2.8 million square metres while the vacancy rate fell to 5.5 percent.

The Dutch commercial property market was supported by favourable economic development as the volume of transactions recorded in the investment market totalled about € 20 billion. Investors also focused on office properties in the Netherlands. The availability of office space was tight due to the high demand seen. By the end of the year the vacancy rate in the greater Amsterdam area had fallen to 3.5 percent.

US$ 340 billion
was invested in commercial properties in the US by September 2018.

The commercial property investment market in the USA experienced strong inflows of capital. During the first three quarters of the year a total of about USD 340 billion was invested, or 14 percent more year-on-year. The biggest increases were posted by retail buildings and industrial properties with the volume of office property transactions recording notably more moderate growth. Investors critically viewed the quite advanced position of the user market in the property cycle as rent paid for office space fell in Washington, New York and Houston, while Chicago, Denver, San Francisco and numerous other cities were still at the end of their respective growth phases in the cycle. At the same time, vacancy rates for office space increased due to lively new construction activities. At the end of 2018 about 15 percent of total available office space across the nation was vacant. However, despite worsening overall conditions, office buildings remained the most important class of commercial property investment as about USD 93 billion were invested in this segment in the first nine months of 2018.

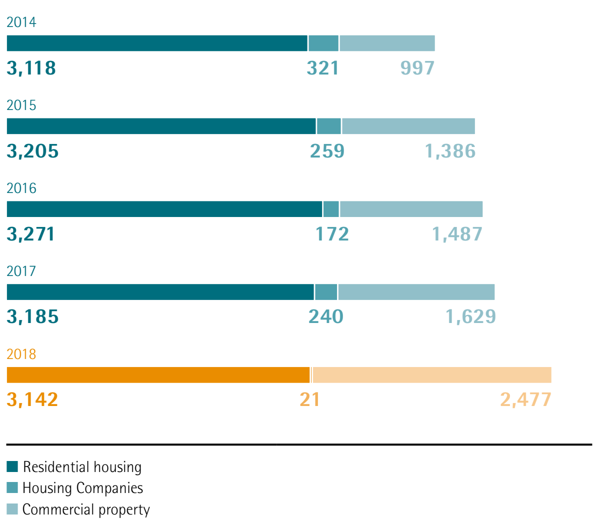
BUSINESS DEVELOPMENT

» Record result in new mortgage business at € 5.6 billion
» New business in commercial property financing increases by 34 percent to € 2.5 billion
» MünchenerHyp issues first ecological ESG Pfandbrief
» Successful entry into deposit business with GenoFestgeld

New mortgage business

MünchenerHyp's new mortgage business once again developed very well in 2018. The volume of lending commitments made rose by 12 percent to € 5.6 billion (previous year € 5.1 billion), and was significantly stronger than anticipated. The second half of the year, in particular, contributed to the new record results following the initially weaker start noted for new business in first half of the year.

MÜNCHENERHYP NEW MORTGAGE BUSINESS 2014–2018
COMMITMENTS IN € MILLION



New business in our private residential property financing area amounted to over € 3.1 billion and remained almost at the previous year's very high level (€ 3.2 billion). Achieving such a strong volume of financing in the face of intensifying competition that is increasingly price-based is a satisfying accomplishment.

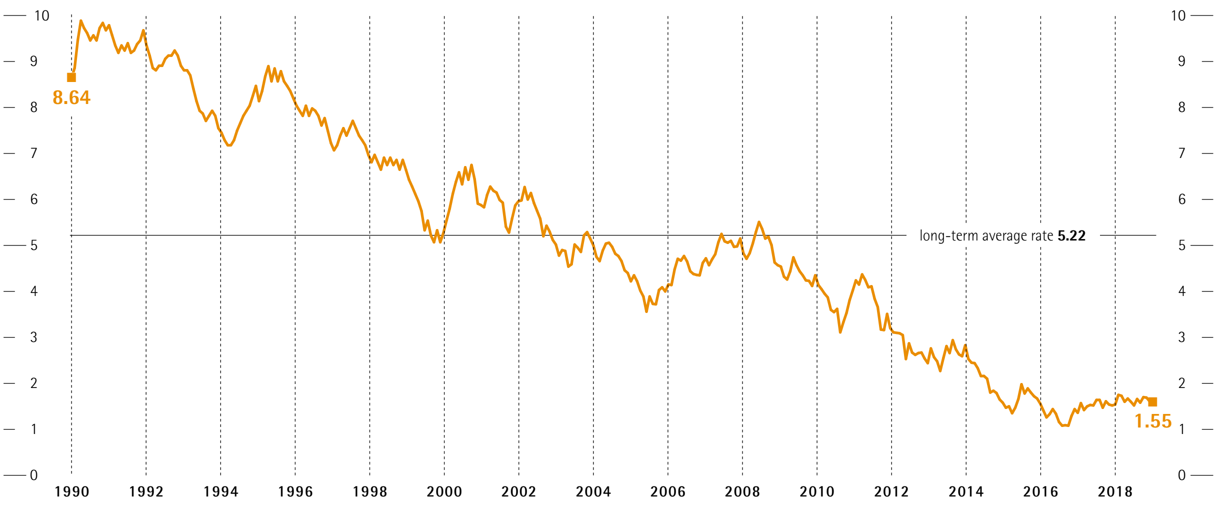
This applies especially for our business with the cooperative banks within the Cooperative Financial Network where we granted € 2.4 billion in new lending commitments. Our sales campaigns once again played a key role in our success. Furthermore, our new Family Loan, which we introduced at the start of 2018, has become well established. It is aimed at middle-income families with at least one child and offers them an interest rate rebate. In addition we successfully expanded our Individual Business segment, which especially includes higher volume financing deals for residential property.

We further developed our services and processes offered to cooperative partner banks: we digitised additional processes involved in our lending procedures. We also integrated loans made by MünchenerHyp in the VR-eBanking system at the end of the year for our customers. This means that our customers can access real-time information regarding their loans and can take advantage of additional services we offer online.

Sales generated by independent providers of financial services rose by 21 percent over the previous year's figure to € 507 million. New business brokered by Swiss Post-Finance amounted to € 282 million and was 24 percent below the previous year's level. The decline is primarily due to steadily intensifying competition in the Swiss market. In contrast, we were able to expand the volume of extensions of loan agreements falling due in Switzerland by over 20 percent to € 389 million thus achieving an extension rate of 79 percent.

We were very successful in our commercial property financing business in 2018 as the volume of our new business exceeded the € 2 billion mark for the first time since the crisis in the financial markets. We made a total of € 2.5 billion in loans for commercial property, or 34 percent more than the previous year's figure of € 1.9 billion.

MORTGAGE RATES MÜNCHENERHYP
TEN YEAR FIXED RATE | IN %



As of: 02.01.2019

We posted gains in our domestic as well as our international business activities. Our domestic business rose by 6 percent to over € 1.3 billion, while our international business almost doubled on a year-over-year basis to about € 1.2 billion due to the again intensified business activities in the USA. The greatest shares were accounted for by France and the USA with about 30 percent each followed by Great Britain, the Netherlands, and Spain.

Following a somewhat subdued first half of the year, the strong second half of the year drove volumes higher. On the earnings side of our business we were also satisfied with the performance of our commercial property financing business, and all the more so as the competitive environment was difficult. The Brexit and American trade policies led to uncertainty in the investment markets. In addition, the extremely pronounced competition seen in recent years, coupled with a lack of investment alternatives, has driven property prices higher and returns substantially lower.

This business environment poses quite a challenge for MünchenerHyp's more conservative approach to financing with its focus on classical financing of existing properties. We stepped up to face price-based competition, increased the average loan size, and further optimised the new business process. This has allowed us to handle a greater number of new business inquiries while maintaining the same level of quality.

In this context an important role was played by the taking on underwritings for larger volume loans and then subsequently syndicating them primarily within the Cooperative Financial Network.

Capital markets business

Our investment strategy concerning securities issued by the public-sector and banks was furthermore determined by regulatory requirements and very low spreads. Sovereign bonds and, to a lesser extent, covered bonds continued to trade at high levels because of the ECB's asset purchase programme that continued until the end of the year.

In accordance with our business strategy, we again limited our capital market business in the past year. The net total volume of our existing portfolio was reduced by nearly € 1.2 billion to € 4.5 billion. Our portfolio of Italian securities was completely liquidated. Our volume of new business in this area totalled € 7 million in 2018 following € 25 million in 2017.

Refinancing

We issued our first benchmark Pfandbrief during the year under review in July with a € 500 million Mortgage Pfandbrief that had a term of term of nine years and four months and a coupon of 0.625 percent. The issue was placed at

8 basis points below the mid-swap rate. The bond was purchased by 52 investors from 12 countries with Germany representing the main region accounting for 61 percent of the issue's volume, followed by buyers in Great Britain, and other European countries. The issue was notable because it marked the return of classical Pfandbrief investors like insurance companies, central banks and asset managers just shortly after the ECB announced the end of its asset purchase programme.

40%

of issue volume of the ecological ESG Pfandbrief was subscribed from investors specialised in sustainable investments.

In November we broke new ground with the successful issue of the first ecological ESG Pfandbrief. This makes us the first issuer to place ESG Pfandbriefe on the basis of both social and ecological sustainability criteria. The € 500 million benchmark issue generated very strong investor demand. About 40 percent of the volume issued was subscribed by investors specialising in green and sustainable investments. The term of the issue is five years and one month and carries a coupon of 0.250 percent. Market interest was also reflected by 80 orders received from fourteen countries with Germany accounting for the greatest share of orders. The issue was placed at a price of 8 basis points below the mid-swap rate.

The Swiss franc was once again the primary currency for our foreign currency denominated issues with a total volume of CHF 1,120 million. Therefore, the share of foreign currency denominated issues rose to 23 percent in the year under review.

During the year under review we issued the following Pfandbriefe that were denominated in Swiss francs: in April we issued a CHF 250 million Mortgage Pfandbrief with a term of two years. In May we were able to successfully take advantage of a window in the market to place an unsecured CHF 120 million bond with a term of five years and seven months. We followed up on this bond in June with a ten-year Mortgage Pfandbrief with a volume of CHF 150 million, and two other two-year Pfandbriefe with respective volumes of CHF 200 million and CHF 75 million in August. In October we floated a CHF 125 million Mortgage Pfandbrief in the benchmark format. Towards the end of the year we issued an additional two-year Mortgage Pfandbrief in December that had a volume of CHF 200 million.

Only one large-volume bond matured during the previous business year: a Public Pfandbrief with a volume of € 0.75 billion that matured in October.

The total volume of issues placed in the capital markets during the period under review amounted to € 4.3 billion, of which Mortgage Pfandbriefe accounted for € 3.0 billion in covered refinancing, while unsecured refinancing amounted to € 1.3 billion. During the period under review we once again did not issue any Public Pfandbriefe due to the direction of MünchenerHyp's business strategy.

During the year under review we introduced a new deposit product, GenoFestgeld (Geno Fixed Term Deposit), for private customers of the Cooperative Financial Network to the market. We developed this product in 2017 in conformity with the Cooperative Financial Network after successfully testing technology and marketability of the product in pilot phases. GenoFestgeld expands our refinancing mix.

GenoFestgeld is marketed exclusively by MünchenerHyp's partner banks within the Cooperative Financial Network, thereby retaining liquidity within the cooperative sector. GenoFestgeld currently has a term of one year and offers an attractive rate of interest. Monthly amounts of € 10,000 to € 100,000 may be deposited. GenoFestgeld soon met with a good response from customers and partner banks. By the end of 2018 we had taken in € 100 million in deposits with our new product. Furthermore, we also gained additional banks from within the Cooperative Financial Network as new partners.

ASSET, FINANCIAL AND EARNINGS SITUATION

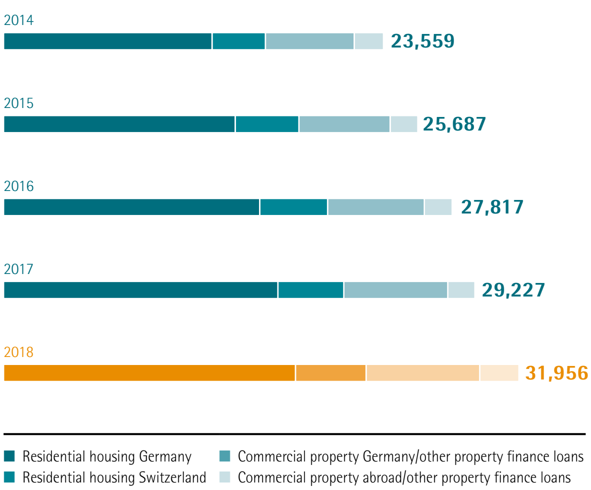
- » **Portfolios in mortgage financing increased to about € 32 billion**
- » **Common Equity Tier 1 ratio of 21.7 percent continues to be very significantly above supervisory requirements**
- » **Net interest income and net commission income increases by 14 percent to € 207.6 million**
- » **Annual net income rises by 5 percent to € 48.7 million**

Balance sheet structure

By the end of 2018 total assets had risen to € 40.4 billion, following € 38.9 billion at 31 December 2017. The increase was driven once again by the ongoing good new business results.

Our portfolio of mortgage loans grew by € 2.7 billion over the course of the year to about € 32.0 billion. Private residential property financing in Germany was the strongest growing segment of our business as it increased by € 1.1 billion.

PORTFOLIO DEVELOPMENT MÜNCHENERHYP 2014–2018
IN € MILLION



Our portfolio of private residential property loans is structured as follows: domestic mortgage loans € 18.1 billion (previous year € 17.0 billion), foreign mortgage loans € 4.4 billion (previous year € 4.1 billion), which are solely loans made to finance residential property in Switzerland.

Our portfolio of commercial property loans totalled to € 9.5 billion (previous year € 8.1 billion), of which € 2.4 billion (previous year € 1.9 billion) represented loans made outside of Germany. Great Britain is our most important foreign market with 21 percent (previous year 25 percent), followed by the USA with 19 percent (previous year 10 percent), the Netherlands with 17 percent (previous year 21 percent), and France also 17 percent (previous year 18 percent).

In accordance with our business and risk strategy, our portfolio of loans and securities related to our business with the public-sector and banks declined further from € 5.7 billion to € 4.5 billion, of which € 2.3 billion were securities and bonds.

At the end of 2018 the net sum of unrealised losses and unrealised gains in our securities portfolio amounted to plus € 41 million (previous year plus € 58 million). These figures include unrealised losses of € 1 million (previous year € 1 million) stemming from securities issued by countries located on the periphery of the euro area and banks domiciled in these countries. The total volume of these securities still amounted to € 0.3 billion (previous year € 0.4 billion) at the end of 2018.

Following a detailed examination of all securities we came to the conclusion that no permanent reductions in value are required. We are keeping these bonds on our books with the intention of holding them until they mature. Write-downs to a lower fair value were not necessary.

The portfolio of long-term refinancing funds increased by € 0.6 billion to € 34.7 billion, of which € 25.0 billion consisted of Mortgage Pfandbriefe, € 2.4 billion of Public Pfandbriefe and € 7.3 billion of unsecured bonds. The total volume of refinancing funds – including money market funds and customer deposits – rose from € 36.4 billion in the previous year to € 37.9 billion on 31 December 2018.

The item "Other liabilities to customers" is structured as follows:

OTHER LIABILITIES TO CUSTOMERS
IN € 000

	Remaining term < one year	Remaining term > one year	Total
Other liabilities to customers as at 31 Dec. 18	**1,204,031**	**2,289,637**	**3,493,668**
Registered bonds	10,759	1,303,470	1,314,229
of which institutional investors	10,716	1,291,470	1,302,186
Promissory note loans on the liabilities side	795,928	816,167	1,612,095
of which institutional investors	390,556	619,667	1,010,223
Other	397,344	170,000	567,344
of which institutional investors	276,777	170,000	446,777

Paid-up capital increased by € 27.7 million to € 1,032.6 million. Total regulatory equity capital amounted to € 1,442.0 million (previous year: € 1,390.9 million).

Common Equity Tier 1 capital rose from € 1,316 million in the previous year to € 1,369.7 million. On 31 December 2018 the Common Equity Tier 1 capital ratio was 21.7 percent (previous year 23.8 percent), the Tier 1 capital ratio was also 21.7 percent (previous year 23.8 percent) while the total capital ratio was 22.9 percent (previous year 25.2 percent). The leverage ratio remained unchanged at 3.4 percent on 31 December 2018.

Development of earnings

Net interest income[1] increased by € 23.5 million, or 9.2 percent to € 280.1 million. We were able to increase this figure as predicted, which was especially due to our successful new business activities during the year under review and the previous years.

Commission expenses totalled € 81.9 million and were almost at the previous year's level. Commission income increased to € 9.4 million resulting in a net commission balance[2] of minus € 72.5 million following minus € 74.5 million noted in the previous year.

This resulted in a net interest income and net commission[3] figure of € 207.6 million for an increase of € 25.5 million, or 14 percent.

General administrative expenses increased by € 14.8 million to € 108.4 million. Thereby, personnel expenses increased by € 4.1 million, or 9.0 percent. Higher costs were mainly driven by the further increase in the number of employees, in addition to rising tariff salaries.

1 Net interest income is calculated by adding Item 1 Interest income plus Item 3 Current income plus Item 4 Income from profit-pooling, profit transfer or partial profit transfer agreements minus Item 2 Interest expenses as shown in the income statement.
2 Net commission balance is the net sum of Item 5 Commission income and Item 6 Commission expenses as shown on the income statement.
3 The net interest income and net commission income balance is the sum of net interest income and the net commission balance.

Other administrative expenses rose by € 10.7 million, or 22.4 percent. In 2018 the Bank also invested in process optimisation measures. In addition, the Bank incurred expenses related to entering the Austrian retail customer property finance market, which is planned to take place in 2019. Expenses related to regulatory requirements increased again.

Depreciation and write-downs of intangible and tangible assets amounted to € 5.2 million or € 0.8 million less than the same figure in the previous year.

Total administrative expenses[4] amounted to € 113.6 million, compared to € 99.6 million in the previous year. The cost-income ratio[5] remained unchanged at 55 percent.

The net sum of other operating expenses and income totalled minus € 5.6 million.

Results from operations before deducting provisions for risk[6] increased by 12 percent on a year-over-year basis to € 88.4 million.

The item "Write-downs on and adjustments to claims and certain securities, and additions to provisions for possible loan losses", amounted to minus € 12.7 million after allocations to contingency reserves pursuant to Art. 340f of the German Commercial Code. The credit risk situation remained unremarkable. The balance of changes in risks in the lending business (including direct write-downs) amounted to minus € 1.2 million (previous year plus 10.5 million)

Net expenses from the sale of promissory note loans, and the redemption of registered securities and debt securities, amounted to € 1.3 million.

The item "Income from reversals of write-downs on participating interests, shares in affiliated companies and securities treated as fixed assets" amounted to plus € 0.3 million.

Results from ordinary business operations amounted to € 76.0 million.

After a tax expense item of € 27.3 million, annual net income amounted to € 48.7 million, which was 5 percent higher than in the previous year.

4 Administrative expenses are the sum of Item 7 General administrative expenses and Item 8 Depreciation and write-downs of intangible and tangible assets as shown on the income statement.
5 Ratio between administrative expenses and net interest and commission income.
6 Net sum of income statement items 1 to 10.

RATING, SUSTAINABILITY AND REGULATORY CONDITIONS

- **» MünchenerHyp's Pfandbriefe retain best Aaa rating**
- **» ISS-oekom raises sustainability rating to the current top level of B-**
- **» Leverage ratio unchanged at 3.4 percent**
- **» Minimum ratio for Common Equity Tier 1 at 8.5 percent as part of the SREP**

Rating

The rating agency Moody's left its Baseline Credit Assessment (BCA), the standalone rating of the bank, as well as its final rating for the bank – including external support from the government and the Cooperative Financial Network – unchanged in 2018. However, in August 2018 Moody's did change its rating for the Bank's senior unsecured liabilities.

The revision is due to a change in the methodology Moody's employs to make its ratings. The rating agency now assumes that the EU's Bank Recovery and Resolution Directive (BRRD) will be transformed into national law in Germany leading to the federal government providing weaker support to many banks. This is why MünchenerHyp is not the only bank affected by the revision as it affects a total of 14 banks rated by Moody's in Germany. Liabilities previously referred to as "senior unsecured" are now referred to by Moody's as "junior senior unsecured" and rated one notch lower. At the same time structured borrowings will be referred to as "senior unsecured" and were rated one notch higher.

Moody's did not change its favourable opinion that MünchenerHyp had a solid reputation in the capital markets as an issuer of Pfandbriefe and thus has a correspondingly high level of refinancing strength. The agency also noted favourably the Bank's firm ties and related support within the Cooperative Financial Network.

Even to achieve its highest rating of Aaa for Pfandbriefe, Moody's still only requires that legal requirements are observed for the volume of surplus cover needed, thus a voluntary provision of surplus cover is not required. This means that in the worst case – the insolvency of the bank – the cover pool only contains the legally required surplus cover.

CURRENT RATINGS AT A GLANCE

	Rating
Public Pfandbriefe	Aaa
Mortgage Pfandbriefe	Aaa
Junior Senior Unsecured	A2
Senior Unsecured	Aa3
Short-term liabilities	Prime-1
Long-term deposits	Aa3

Our long-term unsecured liabilities are rated AA- by both of the two other major rating agencies, Standard & Poor's and Fitch, due to the group rating assigned to the Cooperative Financial Network by the agencies.

Sustainability

During the year under review we further expanded our commitment to sustainability and decisively pursued our strategic goal of anchoring sustainability in the Bank's core business. This is reflected by our introduction of the "Family Loan" that augmented our range of sustainable property financing offers. In 2018 sustainable loans (the MünchenerHyp Green Loan – Grünes Darlehen – and the MünchenerHyp family Loan – Familiendarlehen) held a 13 percent share of our new private customer business, which means that in the interim every eighth loan made to private customers is a sustainable loan. Furthermore, the issue of the first ecological ESG Pfandbrief additionally strengthened the sustainable refinancing of our property financing business.

13%
of the private customers' new business attributable to sustainable financing.

The sustainability rating agency ISS-oekom raised their rating of MünchenerHyp from C+ to B- , which is currently the top rating in the category of "Financials/Mortgage & Public Sector Finance". ISS-oekom breaks down its rating into individual aspects and rates MünchenerHyp's ecological commitment with a B- and its social commitment with a B. These ratings once again make MünchenerHyp one of the tree top rated institutions in its category. The Bank continues to hold its "Prime Status" rating from the agency.

At the beginning of 2019 the agency imug raised its rating for MünchenerHyp. Their rating for sustainability is "Favourable", while its rating for Mortgage Pfandbriefe is also "Favourable", and "Very Favourable" for Public Pfandbriefe.

The sustainability rating agency Sustainalytics also raised our rating. We currently are rated 65 out of a possible 100 points.

The development of our sustainability ratings since 2016 at a glance:

THE DEVELOPMENT OF THE SUSTAINABILITY RATINGS SINCE 2016

		2016	2017	2018
ISS-oekom		C+	C+	B–
imug	Unsecured bonds:	favourable (B)	favourable (B)	favourable (BB)
	Mortgage Pfandbriefe:	favourable (BBB)	favourable (BBB)	favourable (BBB)
	Public Pfandbriefe:	very favourable (A)	favourable (BBB)	very favourable (A)
Sustainalytics		57 of 100 points	60 of 100 points	65 of 100 points

Separate non-financial report

MünchenerHyp will publish a separate non-financial report pursuant to the Act to Strengthen the Non-Financial Reporting by Companies in their Management Reports and Group Management Reports (CSR Directive Implementation Act) for its 2018 business year for the first time. The non-financial report will be released concurrently with the annual report and appear on the Bank's internet site as well as in the German Electronic Federal Gazette.

Regulatory conditions

Basel III

MünchenerHyp uses the Internal Ratings Based Approach (IRBA) to calculate its equity capital requirements.

The Liquidity Coverage Ratio (LCR) was met throughout the entire year with figures considerably higher than 100 percent. Furthermore, the Net Stable Funding Ratio (NSFR) was also continuously over 100 percent.

Furthermore, within the framework of Basel III a so-called leverage ratio with a limit of 3 percent for the entire nominal volume of loans made by a bank in relation to its equity capital was also introduced. Banks previously only had to report this ratio. However, as at 1 January 2019 it has become a mandatory requirement for banks. At the end of 2018 MünchenerHyp's leverage ratio stood at 3.4 percent.

The Basel Committee on Banking Supervision (BCBS) finalised their equity rules for credit institutions at the end of 2017. The regulatory standards are particularly focused on revising the standard approach as well as the internal approaches used to calculate risk weight for credit risks, establishing a binding definition of a new standard approach for operational risks, and the introduction of a floor of 72.5 percent to limit the effects of internal approaches compared to standard approaches. This means that, banks, in particular, operating with a low level of risk weights, like MünchenerHyp, will be impacted by the changes as the introduction of the floor will have negative effects on MünchenerHyp's equity capital ratios. Based on our very good level of capital, and in light of the current situation, we do not expect that the introduction of the floor by itself will require us to raise additional equity capital.

We attentively follow current discussions and publications of various authorities regarding regulatory requirements. However, it is difficult to comprehensively prepare to meet future requirements early on as varying positions are still held in part by different institutions involved in the current discussions at national, European and international levels. For this reason we will continue to prepare to the greatest extent possible, although we will wait until the final version of the individual rules have been approved before we begin to implement them. We therefore believe it is necessary for the regulators to provide an appropriate amount of time – especially IT requirements – for implementation purposes.

All regulatory issues were, and are being, monitored by a central unit within MünchenerHyp, transmitted to the responsible departments and implemented using various methods and projects. The enormous multitude of new requirements mandated by the supervisory authority does, however, generate significant costs and requires us to continually create new plans to utilise the Bank's tight resources.

Single Supervisory System for EU Banks

The ECB again conducted its Supervisory Review and Evaluation Process (SREP) in 2018 that carefully examined the Bank's business model, its internal governance as well as its available capital and liquidity. The results indicate if additional equity capital or liquidity is required. The results of the SREP for MünchenerHyp revealed a mandatory minimum required ratio of 8.5 percent for the Bank's Common Equity Tier 1 capital for 2019.

Minimum requirements for risk Management (MaRisk)

The MaRisk was last updated at the end of 2017. The new requirements were implemented on time in 2018.

Recovery and resolution plan

The recovery plan was updated and information required for the resolution plan was provided to the resolution authority. Only minor additions were required in comparison to the previous year.

MAIN OFFICE, BODIES, COMMITTEES AND PERSONNEL

Main office

Münchener Hypothekenbank eG's main office is located in Munich. In addition, the Bank maintains a branch office in Berlin, and also has ten regional offices.

Bodies and committees

Bernhard Heinlein stepped down as a member of MünchenerHyp's Board of Management at the end of 2018 and began his retirement. He has served as a member of the Board of Management since 2008. The Supervisory Board thanked Bernhard Heinlein for his successful and dedicated work on behalf of the Bank.

The Supervisory Board appointed Dr. Holger Horn as a member of MünchenerHyp's Board of Management effective 1 January 2019. Prior to his appointment Dr. Horn was a member of the Board of Management of the Depfa Bank in Dublin.

Employees

The number of employees continued to grow during the year under review as a total of 80 new colleagues were hired to fill vacant positions. This means that a focus of our human resources work was again on recruiting and integrating new employees. The number of new hires was also driven by the 40 colleagues who left the Bank during the period under review. The Bank's employee fluctuation figure of only 5.3 percent puts it below the average rate for the sector.

Executive development measures were another focal point of our human resources work in 2018 as executives from all hierarchical levels of the Bank spent time closely reviewing and understanding the Bank's new leadership principles.

On average,
550 employees
and 12 apprenticed trainees were employed at MünchenerHyp.

The average number of persons employed[7] by the Bank during the year under review was 550 (previous year 509), as well as 12 apprenticed trainees (previous year 11). The average number of years of employment per employee fell from 11.3 to 10.9 years due to the numerous new employees hired in the last two years.

Corporate governance statement pursuant to Art. 289f German Commercial Code (HGB)

In 2016 the Supervisory Board approved a resolution defining a quota for women represented on the Supervisory Board, the Board of Management and the top two executive levels below the Board of Management. The quota for the Supervisory Board and the top two executive levels below the Board of Management is 20 percent and 33 percent for the Board of Management. During the year under review the quota for women in the first executive level below the Board of Management was 17 percent and in the second executive level 18 percent, and 8 percent in the Supervisory Board. No women were represented on the Board of Management. In 2017 the Supervisory Board's Nomination Committee resolved to recommend that the target quota should be achieved by the end of October 2021. Notwithstanding the above, MünchenerHyp considers itself to be a modern enterprise as reflected by its social, cultural and business values and views the promotion of the underrepresented gender as a natural element of its embedded leadership culture.

7 Number of employees pursuant to Art. 267 (5) HGB: Excluding apprenticed trainees, employees participating in parental leave, partial retirement (non-working phase), early retirement, or employees suspended with pay.

RISK, OUTLOOK AND OPPORTUNITIES REPORT

RISK REPORT

The ability to monitor and keep risks under control at all times is essential for the successful management of business development at MünchenerHyp. For this reason, risk management plays a very important role in the overall management of the Bank.

The business and risk strategy defines the parameters of the Bank's business activities. MünchenerHyp's entire Board of Management is responsible for this strategy, which is regularly reviewed regarding the attainment of goals and updated as necessary and then submitted to the Supervisory Board no less than once a year.

As part of its supervisory duties, the Supervisory Board's Risk Committee is advised about the Bank's risk profile no less than on a quarterly basis and additionally as required. In addition to other measures, this takes place using the reports concerning the Bank's risk-taking capabilities and lending risks, the OpRisk reports, as well as the risk report prepared in accordance with the "Minimum Requirements for Risk Management" (MaRisk).

The basis of risk management consists of, on the one hand, the analysis and presentation of existing risks, and, on the other, comparing these risks with the risk cover potential (ability to bear risk). Furthermore, a series of additional relevant analyses are in place and only when they are viewed as a whole do they permit the Bank to be managed appropriately. This objective is achieved by employing appropriate monitoring processes involving internal process-dependent supervision measures. Our internal audit department, as a process-independent unit, plays an additional monitoring role within the Bank.

The analysis and presentation of existing risks primarily distinguishes between counterparty, market price, credit spread, liquidity, investment, modelling and operational risks. Additional risks such as placement risks, reputational risk, business risk etc., are viewed as parts of the abovementioned risks and are taken into consideration at the appropriate place in the individual calculations.

Counterparty risk

Counterparty risk (credit risk) is of major importance for MünchenerHyp. Counterparty risk refers to the danger that counterparties may delay their payment obligations to the Bank, only make partial payments or even default.

The Credit Handbook presents the competencies and procedural requirements of the units involved in lending, as well as the approved credit products. The business and risk strategy contains additional explanations pertaining to sub-strategies regarding target customers and target markets, as well as definitions for measuring and controlling credit risks at the individual deal and portfolio levels. Individual limits were set for all types of lending e.g. set depending on rating. Furthermore, limits are also set for each country to ensure adequate regional diversification.

We take care to ensure that the vast majority of our mortgage business activities consist of top tier loans with moderate loan-to-value ratios based on the mortgage lending value of the property. The mortgage lending value is significantly lower than the market value, which can fluctuate more strongly. The mortgage lending value is generally only determined when the loan is made and is not adjusted over the term of the loan. The current breakdown based on loan-to-value ratios is as follows:

TOTAL PORTFOLIO OF MORTGAGE AND OTHER LOANS
INCLUDING OPEN COMMITMENTS IN €

Mortgage lending value ratio	31 Dec. 18	Relative	31 Dec. 17	Relative
Up to 60 %	14,720,901,589.27	42.8%	14,296,965,287.66	45.6%
60.01% to 70%	6,820,895,373.58	19.8%	6,280,906,478.52	20.0%
70.01% to 80%	6,960,099,522.16	20.2%	6,682,115,544.81	21.3%
80.01% to 90%	2,676,516,392.51	7.8%	2,272,306,838.37	7.2%
90.01% to 100%	1,795,904,046.61	5.2%	1,053,463,631.24	3.4%
Over 100%	1,412,897,435.12	4.1%	755,022,711.92	2.4%
Without	2,908,425.35	0.0%	15,847,972.98	0.1%
Total	**34,390,122,784.60**	**100.0%**	**31,356,628,465.50**	**100.0%**

The regional breakdowns within Germany are as follows:

TOTAL PORTFOLIO OF MORTGAGE AND OTHER LOANS IN GERMANY
INCLUDING OPEN COMMITMENTS IN €

Region	31 Dec. 18	Relative	31 Dec. 17	Relative
Baden-Wuerttemberg	3,010,586,219.34	8.8%	2,794,684,631.11	8.9%
Bavaria	6,318,757,224.94	18.4%	5,849,474,855.94	18.7%
Berlin	1,671,039,470.92	4.9%	1,515,024,630.55	4.8%
Brandenburg	568,281,726.53	1.7%	549,477,361.59	1.8%
Bremen	99,892,194.27	0.3%	93,497,213.85	0.3%
Hamburg	954,465,248.40	2.8%	936,793,198.61	3.0%
Hesse	2,057,864,034.04	6.0%	1,742,536,130.56	5.6%
Mecklenburg-Lower Pomerania	408,844,173.55	1.2%	384,874,380.79	1.2%
Lower Saxony	2,304,961,954.58	6.7%	2,102,093,778.96	6.7%
North Rhine-Westphalia	4,872,993,885.28	14.2%	4,502,314,653.67	14.4%
Rhineland-Palatinate	1,394,665,008.86	4.1%	1,227,865,749.56	3.9%
Saarland	331,578,228.58	1.0%	276,568,563.00	0.9%
Saxony	925,694,734.24	2.7%	873,208,941.08	2.8%
Saxony-Anhalt	529,484,804.74	1.5%	479,890,424.73	1.5%
Schleswig-Holstein	1,786,195,963.33	5.2%	1,694,132,583.00	5.4%
Thuringia	312,876,008.63	0.9%	317,419,939.59	1.0%
Total domestic	**27,548,180,880.23**	**80.1%**	**25,339,857,036.59**	**80.8%**

The international breakdowns are as follows:

TOTAL PORTFOLIO OF MORTGAGE AND OTHER LOANS INTERNATIONAL
INCLUDING OPEN COMMITMENTS IN €

Country	31 Dec. 18	Relative	31 Dec. 17	Relative
Austria	136,406,356.80	0.4%	117,228,434.45	0.4%
France	428,521,831.12	1.2%	334,128,112.01	1.1%
Great Britain	506,310,386.23	1.5%	457,267,526.70	1.5%
Spain	305,926,931.31	0.9%	241,773,685.93	0.8%
Luxembourg	64,994,688.44	0.2%	80,026,000.00	0.3%
Switzerland	4,444,846,106.56	12.9%	4,163,212,729.66	13.3%
The Netherlands	421,798,450.39	1.2%	392,584,077.07	1.3%
Belgium	43,445,424.60	0.1%	43,455,852.39	0.1%
USA	489,691,728.92	1.4%	187,095,010.70	0.6%
Total foreign	**6,841,941,904.37**	**19.9%**	**6,016,771,428.91**	19.2%
Total domestic and foreign	**34,390,122,784.60**	**100.0%**	31,356,628,465.50	100.0%

The management of credit risks begins with the selection of the target business when drafting the terms of the loan, using risk cost functions that are regularly reviewed. A variety of rating or scoring procedures are used depending on the type and risk content of the transaction.

In addition, a computer-based early warning system is used to identify risks on a timely basis.

Property financing contains a broadly diversified portfolio of loans with emphasis on residential property financing and a credit approval process that has proven its value over many years as reflected in a portfolio with a low level of credit risk. Our lending business with public sector borrowers and banks is primarily focused on central and regional governments, regional and local authorities and west European banks (only covered bonds). Regional emphasis is on Germany or Western Europe respectively. Our objective for this portfolio is to further reduce its volume due to reasons such as the introduction of the leverage ratio. Highly liquid sovereign bonds and other very creditworthy securities will, however, continue to be needed in order to meet the new liquidity requirements mandated by Basel III.

Depending on their ratings, mortgage loans are examined to determine any non-performance or other negative factors which could trigger an individual adjustment to value. Furthermore, an additional system to monitor individual adjustment to value is used by the Bank's work-out management department, especially for the non-retail market business.

The Bank has created a general adjustment-to-value reserve as a precautionary measure to cover latent lending risks. This general adjustment to value is calculated per the terms contained in a Federal Ministry of Finance notice dated 10 January 1994.

Individual adjustments to value taken remain at a low level for our residential property financing business due to the great stability of the residential property market. This also applies for our commercial property financing business.

Business relationships with financial institutions are primarily based on master agreements that permit settlement of claims and liabilities (netting) vis-a-vis the other institution. In general, we also enter into security agreements. We use a so-called Central Counterparty (CCP) as the basis for settling derivative trades.

TThe individual and general adjustments to value developed as follows in the year under review:

TOTAL LENDING BUSINESS
IN € MILLION

	Opening balance	Addition	Reversals	Utilisation	Changes related to exchange rate shifts and other factors	Closing balance
Individual adjustments to value	46.5	4.9	-5.8	-6.3	1.3	40.6
General adjustments to value	13.0	0.0	0.0	0.0	0.0	13.0

Market price risks

Market price risks consist of the risks to the value of positions due to changes in market parameters including interest rates, volatility and exchange rates among others. These risks are quantified as potential losses of present value using a present value model that differentiates between risks related to interest rates, options and currency rates.

Interest rate risks are divided into two categories: general and specific interest rate risks. General interest rate risks refer to risks arising from changes in the market value of investments or liabilities that are dependent on the general level of interest rates, and which will react negatively if interest rates change.

Specific interest rate risks are also referred to as (credit) spread risks, and are included under market price risks. Credit spread is the term used to describe the difference between the yield generated by a risk-less bond and a risky bond. Spread risks take into account the danger that this difference in interest rates can change although creditworthiness ratings remain unchanged. The reasons for altered yield premiums can be as follows:

- varying opinions of market participants regarding positions,
- the creditworthiness of the issuer actually changes although the issuer's credit rating does not yet reflect this change,
- macro-economic factors that influence creditworthiness categories.

The Bank's portfolio of bonds issued by euro area countries more heavily affected by the sovereign debt crisis, or in bonds issued by banks domiciled in these countries, remained at a moderate level. The Bank has not made any new investments in countries located on the periphery of the euro area since 2011. We do not believe that our investments are in danger of default. We are of the opinion that measures taken by individual countries, as well as protective mechanisms enacted at EU levels, are sufficient to ensure the repayment of the affected liabilities. In the case of bank bonds issued by banks domiciled in these countries, all of these bonds are covered bonds so that in this instance we also anticipate that they will be repaid as contractually agreed.

Among other risks, options involve the following risks: volatility risk (vega; risk that the value of a derivative instrument will change due to increasing or decreasing volatility), time risk (theta; is understood to the risk that measures how the passage of time impacts on the value of a derivative instrument), Rho risk (risk associated with a change in the value of the option due to a change in a riskless rate of interest) and gamma risk (risk of a change in the option's delta due to a change in the price of the underlying security; the option's delta thereby describes the change in the price of the option due to the change in the value of the underlying security). The volume of risks assumed is moderate as options are not employed in the capital market business for speculative purposes. Option positions are almost solely entered into on an implied basis due to debtors' option rights (for example the right to give legal notice of termination per Art. 489 of the German Civil Code – BGB) and are then hedged if needed. These risks are attentively monitored in the daily risk report and are limited.

Currency risk defines the risk arising from changes in the market value of investments or liabilities dependent on currency exchange rates and which will react negatively due to changes in currency exchange rates. MünchenerHyp's transactions outside Germany are hedged against currency risks to the greatest extent possible and only margins involved in payment of interest are not hedged.

Stock risks play a minor role for MünchenerHyp as our total investments in this asset class consist of investments in enterprises within the Cooperative Financial Network. The Bank additionally invested in a mixed fund (a special fund established by Union Investment) in 2017. This fund can also invest in equities. The calculation of the risk figure is thus transferred to the company managing the investment fund. The results will be examined for their plausibility and then integrated into our own system.

Market price risks are managed by determining the present value of all of MünchenerHyp's transactions on a daily basis. The Bank uses the "Summit" IT programme for these calculations. The backbone of our interest rate risk management is the "bpV-vector", which is calculated on a daily basis. This figure is determined by the change in the present value incurred per range of maturities when the mid-swap curve is shifted by one basis point. Furthermore, sensitivities regarding the currency exchange rates, rotations of the interest rate curve, as well as changes in the basis spreads and volatility are also determined.

MünchenerHyp uses the value-at-risk (VaR) figure to identify and limit market risks. Linear as well as non-linear risks are taken into consideration using a historical simulation when calculating VaR. In addition, different stress scenarios are used here to measure the effect of extreme shifts in risk factors and the effects of other risk categories.

The current daily stress scenarios (others are conducted less frequently) are:

- Legal supervisory requirements: The interest rate curve is completely parallel shifted up and down by 200 basis points for every separate currency. The worst result of the two shifts is used for calculation purposes.
- Parallel shifts: The current interest rate curve is completely shifted up and down by 50 basis points across all currencies. The worst result of the two shifts is used for calculation purposes.
- Steepening/flattening: The interest rate curve is rotated in both directions pursuant to Guideline BCBS 368.
- Historical simulations:
  - » 11 September 2001 terror attack in New York: Changes seen in market prices between 10 September 2001 and 24 September 2001 – the immediate market reaction to the attack – are played out using current levels.
  - » The 2008 crisis in the financial markets: Changes in interest rates seen between 12 September 2008 (last banking day before the collapse of Lehman Brothers) and 10 October 2008 are played out using current levels.
  - » Brexit: changes in interest rates and currency exchange rates following the Brexit Referendum on 23 and 24 June 2016.

The Value at Risk (VaR) of the banking book (interest, currencies and volatilities) at a confidence level of 99 percent at a ten-day holding period in 2018 amounted to a maximum of € 15 million. The average figure was about € 11 million.

Although MünchenerHyp is a trading book institution (only for futures), the Bank did not enter into any trading deals in 2018, and has not since 2011.

MünchenerHyp manages its credit spread risks by calculating the present value of its asset-side capital market transactions on a daily basis to determine credit spread risks. The Bank uses the Summit valuation system to calculate the credit spread VaR, credit spread sensitivities and various credit spread stress scenarios.

MünchenerHyp uses the VaR figure to identify and limit credit spread risks. The VaR figure is calculated based on historical simulation.

The current (daily) credit spread stress scenarios are:

- Parallel shifts: All credit spreads are shifted up and down by 100 basis points. The worst result of the two shifts is used for calculation purposes.
- Historical simulation of the collapse of the investment bank Lehman Brothers: the scenario assumes an immediate change in spreads based on the changes that occurred one working day before the collapse of the investment bank until four weeks after this date.
- Flight into government bonds: The scenario simulates a significantly visible aversion to risk that was previously seen in the markets. Spreads for riskier classes of paper widen while spreads for safer government bonds narrow.
- Euro-crisis: The scenario replicates the development of spreads during the Euro-crisis that took place from 1 October 2010 and 8 November 2011. During this period the spreads of less creditworthy government bonds, in particular, rose sharply.

The credit spread VaR for the entire portfolio using a 99.9 percent level of confidence and holding period of one year stood at a maximum of € 95 million in 2018, while the average figure was about € 90 million.

Liquidity risks

Liquidity risks consist of the following risks:
- Inability to fulfil payment obligations when they come due (liquidity risk in the narrow sense).
- Inability to procure sufficient liquidity when needed at anticipated conditions (refinancing risk).
- Inability to terminate, extend or close out a transaction, or only be able to do so at a loss, due to insufficient market depth or market turbulence (market liquidity risk).

MünchenerHyp differentiates between short-term assurance of solvency and mid-term structural liquidity planning.

Short-term assurance of solvency
The purpose of short-term assurance of solvency is to ensure that the Bank is fully able to meet its required payment obligations (payment willingness) as agreed on a daily basis, even during stress situations. All of the currently applicable legal supervisory requirements as defined by the terms of MaRisk and CRD IV, regarding liquidity reserves that must be held by banks, are being fully implemented.

In doing so, MünchenerHyp has categorised itself as a capital market oriented institution per the terms of MaRisk, and therefore also fulfils requirements pursuant to BTR 3.2.

MaRisk distinguishes between five different scenarios, which were implemented accordingly:
1) Base case: corresponds to the bank's control case.
2) Bank stress: the reputation of the institution deteriorates, for example due to high balance sheet losses.
3) Market stress: Short-lived event that affects a segment of the financial markets. Examples of this are the 11 September 2001 terror attack, or the financial market/sovereign debt crisis.
4) Combined stress: Simultaneous occurrence of bank and market.
5) Combined stress without counter-measures: Scenario 5 assumes that it is impossible to obtain any liquidity.

MaRisk demands that an institution must be able to meet its liquidity requirements arising from scenarios 1 to 4 for at least 30 days. Scenario 5 represents the worst case situation for internal management purposes.

Varying model assumptions for all important cash flows were derived for each scenario; for example utilisation of our liquidity lines or guarantees, utilisation of previously made lending commitments, or the development of collateral. Beyond this, all securities were divided into different liquidity categories. Based on this, we determined the volume that would be sold, over which time period, or could be used for a repo transaction, to generate additional liquidity in each individual scenario. Legal restrictions, like the Pfandbrief Act's 180 day rule, were always observed in all cases. The result is a day-certain presentation of the available liquidity for a three year horizon in three currencies: euro, US dollar, and Swiss franc. Positions in other currencies are negligible. Limitation in the stress scenarios takes place using various horizons as early-warning indicators in each scenario.

In addition, the Liquidity Coverage Ratio (LCR), including a forecast, pursuant to CRD IV is calculated at least once a week for all currencies. Furthermore, it is also separately presented on a regular basis for all relevant currencies (currently, the euro and the Swiss franc). The ratio was notably higher than 100 percent at all times during the year under review.

Mid-term structural liquidity planning
The purpose of structural liquidity planning is to ensure mid-term liquidity. The legal basis consists of the MaRisk BTR 3 and CRD IV for the Net Stable Funding Ratio (NSFR).

Mid-term liquidity management in accordance to the terms of MaRisk is based on short-term liquidity management pursuant to the terms of MaRisk, which means that both procedures use the same scenario definitions and modelling assumptions. However, due to the longer observation period, additional modelling assumptions are also taken into account which are not essential for managing short-term liquidity – for example, new business plans or current expenses such as salaries and taxes.

Mid-term liquidity planning involves the following key liquidity figures as components for determining results across all due dates:

- accumulated total cash flow requirements,
- available uncovered and covered potential funding, including planned new business and prolongations in line with the surplus cover requirements set by the rating agency Moody's,
- additional detailed data for planning and control activities.

The limitation of liquidity risks takes place using the structured liquidity forecast and the stress scenarios based on the available liquidity within a year.

In addition, pursuant to CRD IV, the NSFR is calculated on a quarterly basis for all currencies. Furthermore, it is presented separately for all relevant currencies (currently the euro and the Swiss franc). As the supervisory authority has not yet issued any binding minimum amounts for complying with NSFR requirements, and the values are stable at over 100 percent, this key figure is not being actively managed at this time.

In order to reduce refinancing risks, MünchenerHyp strives to refinance loans with matching maturities and continuously checks if its relevant refinancing sources (primarily those within the Cooperative Financial Network) still remain available. In order to limit market liquidity risks in its lending business with public-sector borrowers and banks, MünchenerHyp primarily acquires securities that are acceptable as collateral by the ECB, and which can be used for open market transactions at any time.

In order to diversify its sources of refinancing the Bank has begun to build a deposit-taking business. At the end of 2018 the portfolio of deposits amounted to about € 100 million.

MünchenerHyp does not have any less-liquid bonds, like Mortgage Backed Securities (MBS) or similar securities, in its portfolio.

Investment risk

Investment risk is understood to mean the danger of financial loss due to a decline in the value of a holding to less than its book value. This refers to long-term investments MünchenerHyp has made in companies within the Cooperative Financial Network due to strategic reasons, as well as to a small extent positions taken in its special balanced fund.

Operational risks

Operational risks refer to possible losses caused by personal misconduct, weaknesses in process or project management, technical failure or negative outside influences. Personal misconduct also includes unlawful actions, improper sales practices, unauthorised actions and transaction errors.

We minimise our operational risks by qualifying our employees, using transparent processes, automating standard procedures, and by having fixed working instructions in writing, comprehensive functional testing of the IT systems, as well as appropriate emergency plans and preventive measures. Insurable risks are covered by insurance to the normal extent required by banks.

Within the framework of a risk analysis, the materiality in accordance with MaRisk standards of all of the services that MünchenerHyp outsources related to banking transactions, financial services or other services that are typical for an institution like MünchenerHyp, is examined. All of the outsourced services that are defined as being material are monitored pursuant to MaRisk requirements and are integrated within the risk management process.

Ability to bear risks

The professional concepts and models used to calculate the Bank's ability to bear risks are continuously further developed in accordance with legal supervisory requirements. MünchenerHyp calculated its ability to bear risks until the end of 2018 using both the so-called going-concern, as well as the insolvency case. The so-called going-concern scenario was the relevant method used for risk management purposes. This scenario determines if the bank would still have an adequate equity capital ratio exceeding legally required levels after the occurrence of risks contained in all of the risk categories.

The scenario deducts market risks, counterparty risks, operational risks, spread and migration risks, investment risks, property risks, as well as modelling risks containing other non-explicitly defined risks. Risks on cover potential for risks are accounted for on a conservative basis and without taking diversification effects between the risk categories into consideration.

The Bank's ability to bear risks was given at all times during the year under review.

The methods used were changed at the end of 2018 to the so-called normative and economic approach.

Use of finance instruments for hedging purposes

We engage in hedging activities – interest rate and currency derivatives – in order to further reduce our risks and to hedge our business activities. Credit derivatives are not employed. We use asset swaps as micro-hedges at the level of individual transactions. Structured fundamental transactions such as callable securities are hedged accordingly with structured asset swaps. Matching currency funding is primarily sought to hedge foreign exchange risks arising from transactions involving foreign currencies; the remaining deals are hedged using (interest rate) currency swaps. The main hedging instruments we use at the portfolio level are interest rate swaps and swaptions. In addition to linear instruments, Bermudan options on interest swaps (swaptions) are also used as hedges for embedded legal termination rights or arrangements to limit interest rates.

Accounting-based internal control and risk management procedures

The accounting-based internal control system is documented in organisational guidelines, descriptions of work processes, financial reporting handbooks, and operating instructions. It contains organisational security measures, as well as ongoing automatic measures and controls that are integrated in the work processes. These are, in particular, separation of functions, the double-check principle, access limitations, payment guidelines, new product and new structure process and balance confirmations. Process-independent measures are, above all, carried out by the internal audit department.

The risk management methods described in the risk report provide continuous qualitative and quantitative statements regarding MünchenerHyp's economic situation, including, for example, the development of performance. This evaluation involves aspects of all risk categories.

A close coordination process exists between the risk controlling and accounting departments at MünchenerHyp. This coordination process is supervised by the entire Board of Management.

The results from the risk management system form the basis for the multi-year planning calculations, year-end projections, and agreement procedures for approving the key figures generated by the Bank's accounting process.

CORPORATE PLANNING

Against the background of the future challenges facing the Bank, MünchenerHyp systematically evaluated its business model and then further optimised its business and risk strategy based on this evaluation. Numerous measures within different areas of activity were defined and will be decisively implemented in the coming years thereby enabling us to achieve the strategic objectives. Within these activities the MaRisk-consistent strategy process is of central importance as it also sets parameters for the annual planning process. Within this process the sales goals and the central and decentral components of the administrative expenses are matched with the rolling multi-year profit and loss plan. All of the income and expense elements, as well as our ability to bear risks, are continually monitored, or are additionally planned on a rolling basis, thereby allowing the Bank to respond appropriately and in a timely manner to fluctuations in earnings or costs.

Planning also includes issues regarding appropriate levels of equity capital – especially in view of meeting supervisory requirements.

OUTLOOK – OPPORTUNITIES AND RISK

- » **Economic outlook modest for 2019**
- » **Demand for residential and commercial property not significantly affected by economic slowdown**
- » **MünchenerHyp expects good demand for property financing**
- » **Moderate increase planned in net interest income**

Economic development and financial markets

Business sentiment clouded over at the beginning of 2019. Economic researchers also believe that the further development of trade and investments will be accompanied by great uncertainties and risks. The greatest risks include a widening of trade conflicts the USA is engaged in with China and Europe; Brexit, as well as the incalculable consequences if central banks shift to looser monetary policies. In addition, there are also signs that the Chinese economy will weaken to a greater extent than anticipated. All in all, these considerations have led the IMF to lower its prediction of global GDP growth in 2019 to 3.5 percent. It does expect the rate of growth to improve slightly to 3.6 percent in 2020.

The more fragile overall economic conditions are also impairing the economy within the Eurozone. Despite the ECB's unchanged loose monetary policy and good conditions in the labour market, economic experts believe that political uncertainties will weigh so heavily on the economy that the pace of economic growth will slow. Thus, the IMF reckons that the Eurozone economy will grow by 1.6 percent in 2019 and 1.7 percent in 2020.

The Federal Government forecasts
1.0%
economic growth for 2019.

After the German economy had already lost speed in the second half of 2018, the upswing in the economy is not expected to gain energy in the coming years. At the start of 2019 it is difficult to estimate how significantly the upswing will run out of steam. Forecasts of German GDP growth range from a return to the level seen in 2018, down to 1.1 percent. The IMF, for example, significantly corrected its outlook for Germany in January 2019 as it cut its expected economic growth figure for 2019 by 0.6 percentage points to its current 1.3 percent. The German Federal Government is even more reserved and states in its 2019 Annual Economic Report that it only expects the German economy to grow by 1.0 percent. The IMF still expects the economy to grow by 1.6 percent in 2020. Growth should be primarily driven by domestic demand. Furthermore, economic performance should also be supported by government spending and investments in construction. Against the background that the construction industry is still operating at capacity utilisation, the Kiel Institute for the World Economy (IfW) expects investments in construction to rise by about 3 percent in both 2019 and 2020. Consumer prices are expected to rise slightly to about 2 percent. Forecasts for the labour market remain favourable. The number of employed persons is expected to rise, although the rate of growth is expected to be somewhat weaker weaker than in previous years due to the slowing rate of economic expansion.

In view of the more muted economic prospects, central banks' monetary policies are expected to be more cautious in 2019. Although the ECB will maintain its fundamental efforts to normalise its monetary policy, experts are increasingly sceptical that a first hike in interest rates will take place in the autumn. Based on current market rates an initial rate increase is not expected until April 2020. The Bank of England is also likely to act cautiously until the Brexit issue is resolved. Based on statements made by the Federal Reserve Chairman, the Fed plans to make fewer interest rate hikes in 2019 than it did during the year under review. Above all, the Fed will monitor further development of the American economy and only initiate additional interest rate hikes in the face of good economic data. A maximum of two interest rate hikes is anticipated. Based on this environment we expect to see slightly rising interest rates by the end of 2019 and believe that yields on 10-year Bunds will move in a range of 0.50 to 0.75 percent.

Only minor changes in the value of the US dollar vis-a-vis the euro are currently expected in the currency markets as the euro is burdened by the weakness of German industry, political developments, and a possible postponement of an interest rate increase by the ECB. Despite better economic data in the USA, the US dollar is not expected to strengthen in light of America's trade conflicts and the Fed's heightened hesitation to raise interest rates. The Swiss franc will continue to retain its "safe harbour" status for the time being due to political uncertainties in Europe and the stable Swiss economy. Slight declines in the Swiss franc exchange rate could happen if political uncertainties in Europe subside.

€ 130 billion
issue volume of benchmark covered bonds for 2019 expected.

The covered bond markets are expected to see about € 130 billion in benchmark bonds issued in 2019, an amount that would be at the previous year's level. Germany and France are anticipated to once again account for the biggest share of the market. The forecast for the covered bond markets is based on a continuation of strong demand for property and property financing. In addition, the € 102 billion volume of maturing paper is significantly higher compared to previous years. Market observers believe that this will support a high volume of new issues. At this time the impact political uncertainties and economic developments will have on the covered bond markets it is still unclear. Following the end of the ECB's asset purchase programme (CBPP 3) it is likely that risk premiums will rise again. The return of classical investors to the market should also contribute to this development. In contrast, reinvestments still being made by the ECB as part of CBPP 3 will decline.

Property and property financing markets

A broad consensus of experts anticipates that the weaker economic situation and political uncertainties will not have a major effect on demand experienced in property markets in 2019. This means that the outlook for the majority of markets where MünchenerHyp provides financing remains favourable.

This applies primarily to the German property market, and namely for both the private residential property and the commercial property segments.

A notable expansion of construction activities in the residential property market is highly unlikely in light of the fact that the construction industry is continuing to operate at capacity utilisation. Most likely, the 350,000 to 400,000 housing units needed to meet demand will again not be reached in 2019. This means that demand will exceed supply in both the tenant and the buyer markets, and especially in the major metropolitan areas and the growth regions of Germany.

This development is supported by the still low level of interest rates, which even slightly declined at the beginning of 2019. As the ECB is not expected to make any substantial changes to the course of its monetary policy, it may be anticipated that interest rates will remain at last year's low level over the remainder of the year with occasional slight fluctuations seen. Furthermore, demand for housing will be supported by the rising number of households as these are expanding at a significantly stronger pace than the number of new housing units entering the market.

House prices and rents are unlikely to decline in 2019 as demand will again exceed supply. Many experts do, however, reckon that the national average rate of price increases will weaken slightly in view of the existing high level of prices. In addition, regions in Germany will diverge even more greatly from each other in terms of population development. Structurally weak regions will continue to lose residents while, in contrast, population shifts into areas bordering the seven biggest markets, and the thriving business locations, will continue.

German residential property market is still in high demand among institutional investors due to its attractiveness despite a shortage of supply and low yields.

Low lending interest rates resulting from the ECB's loose monetary policy were an important factor behind the great demand seen for property financing in past years. Demand for property financing will remain strong as a shift in the ECB's interest rate policy in the foreseeable future does not appear likely due to the state of the economy.

Excess demand will remain intact in the commercial property market in Germany, with the exception of retail buildings. Office buildings will continue to hold the biggest share of the investment market, whereby the user market is likely to grow at a slightly slower pace due to economic reasons. On the supply side the availability of space is expected to increase as more buildings are completed. The market situation will remain tight, however, as two-thirds of the space coming into the market has already been pre-let. As a result, vacancy rates in individual cities should decline further while rents climb anew.

The further development of the property market in Great Britain is facing the greatest uncertainties as the consequences of a possible Brexit for the British property market are difficult to assess at the beginning of 2019 in light of the latest domestic political developments. Further market developments will primarily depend on the number of companies that decide to relocate to other European countries. It may be, however, assumed that the residential as well as the commercial property market is entering a phase of stagnation. This is reflected by the slow pace of price increases, and even reductions in rents and prices noted in some cases.

Overall conditions for a further favourable development of the French property market are encouraging. Despite slightly lower economic growth, the unemployment rate is forecast to decline. These are good prerequisites for good demand for residential property to continue. The office property market in France is already in an advanced phase of its cycle and experts anticipate that the pace of rising rents will increasingly slow.

Forecasts for economic growth in the Netherlands are good and should further stimulate the Dutch property market. Investors remain focused on residential and office properties. On the user side both of these investment categories are marked by unchanging high demand and a tight supply.

A notable weakening of economic growth is foreseen for Switzerland, and is likely to lead to a further decline in demand seen in the housing market. This trend is strengthened by declining numbers of immigrants, which will lead to sinking rents and prices outside the major metropolitan areas. In contrast, housing demand will exceed supply in Swiss cities and purchase prices paid and rents will rise further. This will widen the city-rural region gap.

Following the exceedingly strong increase in the volume of transactions recorded in the USA in 2018, the investment market is foreseen to cool to a certain extent as investors are expected to concentrate on safer investments and markets. For this reason Jones Lang LaSalle is predicting that the volume of transactions will decline by 3 percent in 2019. This development will particularly affect the office property segment within the commercial property market. This segment is in a quite advanced phase of its cycle so that declining rents and rising vacancy rates will be increasingly seen in cities.

Development of business at Münchener Hypothekenbank

Our plans for our new mortgage business assume that the property markets where we are active will develop well and that demand for property financing will remain intact. Our plans are further supported by the assumption that demand for financing will continue to be supported by low interest rates.

As the overall general conditions are favourable for market participants, competition will further intensify in both the private residential and the commercial property areas of financing. As this competition has been based on lending terms for a considerable time, margins will continue to come under pressure that can increase even further.

In view of these conditions we are confident that we will also achieve a high volume of new business in 2019 that will be similar to the very good level we recorded in the year under review. However, in view of the competitive situation and the weaker economic outlook, we do not anticipate that our new business results will fully repeat the dynamic growth achieved in 2018.

Private residential property financing in Germany will remain the focal point of our new business planning. The banks within the Cooperative Financial Network are, and will remain, our key partners in this area of business as they have pronounced sales power and close customer relationships. We anticipate that, as in previous years, these attributes will also enable them to expand their share of the residential property finance market in 2019. In order to strengthen our market position within the Cooperative Financial Network we will be launching attention-getting sales campaigns in the retail and individual areas of our business again in 2019. In addition, we will optimise our disbursement and other portfolio processes as part of our efforts to digitalise property financing.

We again plan to moderately expand our new business in collaboration with independent providers of financial services. Negative interest rates in Switzerland will lead to a further intensification of competition in the private property financing business. Working together with PostFinance we therefore anticipate that the volume of new business will be at the previous year's level. We will again launch a sales campaign to support our activities in Switzerland. In addition to these measures we are preparing to enter the private residential property financing market in Austria.

Our objective in the commercial property financing area of business is to retain the extraordinarily strong new business results we achieved in the year under review as far as possible. Germany will remain the focal point of our new business activities. Furthermore, in 2019 we expect to encounter a highly competitive situation in the markets with acquisition yields under pressure accompanied by a high level of competition for financing. Due the good condition of the German market, domestic business via domestic and foreign investors will remain the focal point. We expect our international business to post moderate growth. Economic developments in the markets where we are active promise to be stable – with the exception of Great Britain were uncertainty prevails, as previously described in this report. We will continue to limit our activities in the USA to participating solely in financing deals.

We anticipate that syndication markets will see quite lively growth in 2019 as the trend towards ever larger financing deals continues. Only very few banks, however, are willing to completely carry larger lending volumes on their balance sheet. For this reason we expect to see volumes rise in the secondary market in 2019. On the one hand, we are prepared to significantly participate in third-party financing deals, and on the other hand pass on portions of loans we generated to other banks. In achieving this we will also expand our successful syndication programme with the Cooperative Financial Network.

Our lending business with the public-sector and banks will remain unchanged and primarily serves to control liquidity and cover pools. We anticipate that the existing volume will not be significantly reduced in 2019 as a portion of the maturing securities will have to be replaced to manage liquidity.

Our refinancing needs in 2019 are planned to be between € 6.5 billion and € 7.5 billion, of which we expect to obtain € 5.7 billion from the capital market, with the remaining volume sourced via the money market. As in the previous year, we anticipate that we will float two to three large volume issues and have additional potential to tap existing bonds. MünchenerHyp will continue to need Swiss francs for refinancing purposes arising from its collaboration with Swiss PostFinance. Beyond these activities we will take advantage of attractive opportunities offered by other foreign currencies to further diversify our investor base.

A large volume bond – a US dollar denominated Mortgage Pfandbrief with a volume of USD 0.6 billion – will mature in July of the 2019 business year. Furthermore, our first ESG Pfandbrief with a volume of € 300 million will mature in September 2019.

We intend to anchor GenoFestgeld even more firmly in the market as a permanent product and are aiming to book deposits of about € 300 million by the end of 2019. In addition, we are cooperating with an interest platform in Switzerland and since January 2019 we have been offering a deposit product with two different terms in Swiss francs.

We will further expand our sustainability activities in 2019. In particular, we want to anchor our sustainable financing offers even more strongly in the market.

We are striving to achieve a moderate increase in net interest income from business operations in 2019. The stable development noted in our core markets continues to offer us opportunities to expand our new business anew and thus our portfolio of mortgage loans.

This will continue to have an increasingly favourable impact on the Bank's performance. On the other hand, growing competition, unchanging regulatory pressures and increased refinancing costs have counteracting effects.

We anticipate that our administrative expenses will increase anew in 2019.

Based on the currently available information, we expect that, at the most, provisions for lending risks will rise slightly.

In view of the anticipated favourable market conditions, we are confident that we will achieve our goals for the 2019 business year and further expand our market position. We expect that our net income will be at the previous year's level.

Disclaimer regarding forward-looking statements

This annual report contains statements concerning future expectations and forecasts. These forward-looking statements, especially those pertaining to the development of MünchenerHyp's business and income, are based on our planned assumptions and estimates and are subject to risks and uncertainties. There are a number of factors that could affect our business and which are mainly beyond our sphere of influence. These include, above all, economic developments, the state and further development of the financial and capital markets in general and our refinancing conditions in particular, as well as unexpected defaults on the part of our borrowers. Therefore, the actual results and developments may vary from the assumptions that have been made today. For this reason they are only valid at the time this report was prepared.

ANNUAL STATEMENT OF ACCOUNTS

Balance sheet

31 DECEMBER 2018

ASSETS
IN €

		31 Dec. 18	€ 000 31 Dec. 17
1. Cash reserve			
a) Cash on hand	14,897.07		14
b) Balances with central banks	390,369,149.46		685,749
of which with Deutsche Bundesbank € 390,369,149.46			
		390,384,046.53	685,763
2. Claims on banks			
a) Mortgage loans	4,936,928.93		7,991
b) Public-sector loans	126,416,829.65		226,076
c) Other claims	1,609,565,325.86		1,752,360
of which payable on demand € 825,583,152.82			
		1,740,919,084.44	1,986,427
3. Claims on customers			
a) Mortgage loans	31,874,047,990.05		29,130,017
b) Public-sector loans	2,235,788,886.91		3,127,167
c) Other claims	175,053,223.15		184,119
		34,284,890,100.11	32,441,303
4. Bonds and other fixed-income securities			
a) Bonds and notes	2,258,918,593.51		2,481,231
aa) Public-sector issuers € 1,309,267,697.28			(1,334,884)
of which eligible as collateral for Deutsche Bundesbank advances € 1,225,656,614.60			
ab) Other issuers € 949,650,896.23			(1,146,347)
of which eligible as collateral for Deutsche Bundesbank advance € 865.034.894,21			
b) Own bonds and notes	1,200,035,794.45		800,020
Nominal value € 1,200,000,000.00			
		3,458,954,387.96	3,281,251
Carried forward		39,875,147,619.04	38,394,744

Assets continued on page 46

LIABILITIES, CAPITAL AND RESERVES

IN €

		31 Dec. 18	€ 000 31 Dec. 17
1. Liabilities to banks			
a) Registered Mortgage Pfandbriefe issued	789,575,668.18		876,903
b) Registered Public Pfandbriefe issued	85,352,248.15		172,504
c) Other liabilities	4,214,904,386.35		3,738,573
of which payable on demand € 934,448,511.10			
		5,089,832,302.68	4,787,980
2. Liabilities to customers			
a) Registered Mortgage Pfandbriefe issued	9,602,198,539.55		9,362,855
b) Registered Public Pfandbriefe issued	2,142,135,050.65		2,244,005
c) Other liabilities	3,493,667,921.32		2,820,672
of which payable on demand € 9,005,891.35			
		15,238,001,511.52	14,427,532
3. Certificated liabilities			
a) Bonds issued	18,185,050,703.75		17,519,990
aa) Mortgage Pfandbriefe € 14,744,975,721.02			(13,040,765)
ab) Public Pfandbriefe € 231,320,934.75			(1,028,056)
ac) Other bonds and fixed-income securities € 3,208,754,047.98			(3,451,169)
b) Other certificated liabilities	50,049,596.98		393,173
of which money market paper € 50,049,596.98			
		18,235,100,300.73	17,913,163
4. Liabilities incurred as trustee		2,170.02	10
of which loans € 2,170.02			
5. Other liabilities		206,541,240.52	143,181
Carried forward		38,769,477,525.47	37,271,866

Liabilities continued on page 46

Assets continued from page 44

ASSETS
IN €

		31 Dec. 18	€ 000 31 Dec. 17
Brought forward		39,875,147,619.04	38,394,744
5. Equities and other variable-yield securities		154,049,619.24	155,307
6. Participations and shares in cooperatives			
a) Participations	104,535,199.49		104,535
of which credit institutions € 22,955,936.29			
b) Shares in cooperatives	18,500.00		19
of which in credit cooperatives € 15,500.00			
		104,553,699.49	104,554
7. Shares in affiliated companies		11,151,601.64	11,152
8. Assets held in trust		2,170.02	10
of which loans € 2,170.02			
9. Intangible assets			
Concessions acquired for consideration, commercial rights and similar rights and values, as well as licenses to these rights and values	3,746,068.72		5,000
		3,746,068.72	5,000
10. Tangible assets		69,453,037.14	70,165
11. Other assets		120,467,376.39	114,080
12. Deferred items			
From issuing and lending business	52,662,747.61		50,013
		52,662,747.61	50,013
Total assets		40,391,233,939.29	38,905,025

Liabilities continued from page 45

LIABILITIES, CAPITAL AND RESERVES
IN €

		31 Dec. 18	€ 000 31 Dec. 17
Brought forward		38,769,477,525.47	37,271,866
6. Deferred items			
From issuing and lending business	21,367,048.54		23,142
		21,367,048.54	23,142
7. Provisions			
a) Provisions for pensions and similar obligations	31,348,640.00		29,899
b) Provisions for taxes	5,150,000.00		7,845
c) Other provisions	34,598,728.00		34,649
		71,097,368.00	72,393
8. Subordinated liabilities		106,200,000.00	156,200
9. Profit-participation certificates		0.00	2,557
10. Fund for general banking risks		35,000,000.00	35,000
11. Capital and reserves			
a) Subscribed capital	1,034,630,340.00		1,006,914
aa) Members' capital contributions € 1,032,630,340.00			(1,004,914)
ab) Silent participation € 2,000,000.00			(2,000)
b) Revenue reserves	320,000,000.00		304,500
ba) Legal reserve € 314,000,000.00			(298,500)
bb) Other revenue reserves € 6,000,000.00			(6,000)
c) Unappropriated profit	33,461,657.28		32,453
		1,388,091,997.28	1,343,867
Total liabilities, capital and reserves		40,391,233,939.29	38,905,025
1. Contingent liabilities			
Contingent liability on guarantees and indemnities		766.94	1
2. Other commitments			
Irrevocable loan commitments		4,191,440,981.73	3,620,174

Income statement

FOR THE YEAR ENDED 31 DECEMBER 2018

INCOME STATEMENT
IN €

1. Interest income from
a) Lending and money market operations
b) Fixed-income securities and government debt register claims
2. Interest expenses
3. Current income from
a) Shares and other non-fixed income securities
b) Participating interests and shares in cooperatives
c) Investments in affiliated companies
4. Income from profit-pooling, profit transfer or partial profit transfer agreements
5. Commission received
6. Commission paid
7. Other operating income
8. General administrative expenses
a) Personnel expenses
aa) Wages and salaries
ab) Social security contributions and cost of pensions and other benefits
of which for pensions € 1.449.668,79
b) Other administrative expenses
9. Depreciation and write-downs of intangible and tangible assets
10. Other operating expenses
11. Write-downs on and adjustments to claims and certain securities and additions to provisions for possible loan losses
12. Income from reversals of write-downs to claims and certain securities, as well as from reversals of provisions for possible loan losses
13. Income from reversals of write-downs on participating interests, shares in affiliated companies and securities treated as fixed assets
14. Results from ordinary business activities
15. Taxes on revenue and income
16. Allocation to fund for general banking risks
17. Net income
18. Retained earnings brought forward from previous year
19. Allocation to revenue reserves
a) Legal reserve
b) Other revenue reserves
20. Unappropriated profit

		01 Jan. to 31 Dec. 18	01 Jan. to 31 Dec. 17
		970,609,889.96	**1,025,996**
	918,911,979.49		963,897
	51,697,910.47		62,099
		693,613,545.38	**772,070**
		2,942,331.78	**2,379**
	0.00		0
	2,392,331.78		1,929
	550,000.00		450
		196,088.74	**337**
		9,414,325.81	**8,113**
		81,942,031.54	**82,617**
		2,742,712.48	**1,943**
		108,450,603.69	**93,631**
	49,916,699.90		45,850
42,202,398.58			38,608
7,714,301.32			7,242
			1,544
	58,533,903.79		47,781
		5,135,593.97	**5,977**
		8,342,069.07	**5,826**
		12,649,942.38	**0**
		0.00	**1,482**
		266,123.32	**4,938**
		76,037,686.06	**85,067**
		27,339,087.59	**33,815**
		0.00	**5,000**
		48,698,598.47	**46,252**
		263,058.81	**201**
		15,500,000.00	**14,000**
	15,500,000.00		12,500
	0.00		1,500
		33,461,657.28	**32,453**

Statement of development in equity capital and cash flow statement

STATEMENT OF DEVELOPMENT IN EQUITY CAPITAL FOR 2018
IN € 000

	Subscribed capital				
	Members' capital contributions	Silent participations	Revenue reserves	Unappropriated profit	Total capital and reserves
Capital and reserves as at 01 Jan. 2017	955,961	30,749	290,500	25,446	1,302,656
Net change in capital	48,953	-28,749	0	0	20,204
Dividends paid	0	0	0	25,245	25,245
Net income	0	0	14,000	32,252	46,252
Capital and reserves as at 31 Dec. 2017	1,004,914	2,000	304,500	32,453	1,343,867
Net change in capital	27,716	0	0	0	27,716
Dividends paid	0	0	0	32,190	32,190
Net income	0	0	15,500	33,199	48,699
Capital and reserves as at 31 Dec. 2018	1,032,630	2,000	320,000	33,462	1,388,092

CASH FLOW STATEMENT 2018
IN € MILLION

	31 Dec. 18
1. Profit for the period	48.7
2. Depreciation, amortisation and write-downs of and valuation allowances on receivables and items of fixed assets/reversals of such write-downs and valuation allowances	17.6
3. Increase/decrease in provisions	-1.3
4. Other non-cash expenses/income	1.7
5. Gain/loss on disposal of fixed assets	0.3
6. Other adjustments (net)	0.0
7. Increase/decrease in receivables from credit institutions	224.5
8. Increase/decrease in receivables from customers	-1,865.3
9. Increase/decrease in securities (unless classified as long term financial assets)	-400.2
10. Increase/decrease in other assets relating to operating activities	52.8
11. Increase/decrease in liabilities to credit institutions	332.1
12. Increase/decrease in liabilities to customers	822.4
13. Increase/decrease in securitised liabilities	333.3
14. Increase/decrease in other liabilities relating operating activities	-316.8
15. Interest expense/Interest income	-230.1
16. Income tax expense/income	-5.2
17. Interest and dividend payments received	574.1
18. Interest paid	-63.9
19. Income taxes paid	-22.2
20. Cash flows from operating activities (total of lines 1 to 19)	**-497.4**
21. Proceeds from disposal of long-term financial assets	216.7
22. Payments to acquire long-term financial assets	-7.0
23. Proceeds from disposal of tangible fixed assets	0.0
24. Payments to acquire tangible fixed assets	-2.0
25. Proceeds from disposal of intangible fixed assets	0.0
26. Payments to acquire intangible fixed assets	-1.2
27. Cash flows from investing activities (total of lines 21 to 26)	**206.5**
28. Proceeds from capital contributions	27.7
29. Dividends paid to shareholders	-32.2
30. Changes in cash funds relating to other capital (net)	0.0
31. Cash flows from financing activities (total of lines 28 to 30)	**-4.5**
32. Net change in cash funds	-295.4
33. Effect on cash funds of exchange rate movements and remeasurements	0.0
34. Cash funds at beginning of period	685.8
35. Cash funds at end of period (total of lines 32 to 34)	**390.4**

NOTES

GENERAL INFORMATION ON ACCOUNTING POLICIES

The Münchener Hypothekenbank eG annual financial statement as at 31 December 2018 was prepared in accordance with the provisions of the German Commercial Code (HGB), in conjunction with the accounting regulation for banks and financial service institutions (RechKredV), and in accordance with the rules contained in the Cooperatives Act (GenG) and the Pfandbrief Act (PfandBG).

All claims are stated at nominal amounts in accordance with Art. 340e (2) of the German Commercial Code. The difference between the amounts disbursed and the nominal amount is shown under deferred items. All identifiable individual credit risks are covered by specific value adjustments and provisions set up against claims for repayment of principal and payment of interest. Contingent risks are covered by general value adjustments. In addition, contingency reserves were formed pursuant to Art. 340f of the German Commercial Code.

Securities held in the liquidity portfolio are strictly valued at the lower of cost or market principle. The present value corresponds to the current exchange or market price.

Securities held as fixed assets, which were mainly acquired as cover for Public Pfandbriefe and for other coverage purposes, are valued at their cost of purchase. Discounts and premiums are recognised as interest income or expense over the residual life of the securities. Securities associated with swap agreements are valued together with these agreements as a single item. To the extent that derivatives are used to hedge risks they are not valued individually. As in the previous year, securities held as fixed assets in the business year, and which were not subject to a sustained decrease in value, are valued in accordance with the modified lower of cost or market principle. In cases involving securities treated as fixed assets where a permanent decrease in value is anticipated, the write-down to the fair value takes place on the balance sheet date.

Borrowed securities do not appear on the balance sheet.

In accordance with the rules pertaining to the valuation of fixed assets, participations and holdings in affiliated companies are valued at their cost of purchase. Depreciation is taken on those assets where the reduction in value is expected to be long-term. Participations of current assets are shown under the item "Other assets".

Intangible assets and tangible assets are valued at cost or production costs less accumulated depreciation. Planned depreciation was taken in accordance with normal useful lifetimes. Minor value assets were treated in accordance with tax rules.

Existing deferred taxes arising due to temporary differences between values calculated for trading and tax purposes are cleared. A backlog of deferred tax assets is not recorded in the balance sheet.

Liabilities are shown at their settlement value. Zero bonds are carried in the accounts at the issuing price plus earned interest based on the yield at the time of purchase in accordance with the issuing conditions. The difference between the nominal amount of liabilities and the amount disbursed is shown under deferred items. Based on the principles of prudent business practice, provisions have been made for uncertain liabilities in the amount of settlement value of these liabilities. Provisions with a remaining term of more than one year were discounted using the commensurate average rate of market interest rates. Provisions made for pension obligations are calculated based on the Projected Unit Credit Method, a discount rate of 3.21 percent and a 2.5 percent rate of salary growth, as well as a 2.0 percent rate of pension growth. The calculation is made on the basis of "Guideline tables 2018 G" prepared by Prof. Dr. Klaus Heubeck. In accordance with the terms of Art. 253 (2) of the German Commercial Code the average market rate of interest of the last 10 business years is used for discount purposes with an assumed remaining term to maturity of 15 years.

Per the terms of Art. 256a of the German Commercial Code, monetary assets and liabilities denoted in foreign currencies are calculated using the European Central Bank's exchange rate valid on the balance sheet date. Results realised from the conversion of particularly covered foreign currency positions are carried under net interest income. Results realised from the conversion of specific value adjustments denominated in foreign currencies are shown under the item "Income from write-ups to claims and certain securities as well as from write-downs to provisions for possible loan losses". Costs and income are valued at the individual daily exchange rate.

Negative interest on financial assets or financial liabilities has been deducted from the related interest income items or interest expense items shown on the income statement.

NOTES TO THE BALANCE SHEET INCOME STATEMENT

Maturity analysis by residual term

ASSETS
IN € 000

	31 Dec. 18	31 Dec. 17
Claims on banks	1,740,919	1,986,428
≤ Three months	1,609,780	1,753,571
> Three months ≤ one year	8,933	99,063
> One year ≤ five years	18,317	27,790
> Five years	103,889	106,003
Claims on customers	34,284,890	32,441,302
≤ Three months	690,397	787,912
> Three months ≤ one year	1,414,788	1,293,023
> One year ≤ five years	8,476,544	7,479,878
> Five years	23,703,161	22,880,489
Bonds and other fixed-income securities ≤ one year	468,284	201,781

LIABILITIES, CAPITAL AND RESERVES
IN € 000

	31 Dec. 18	31 Dec. 17
Liabilities to banks	5,089,832	4,787,980
≤ Three months	1,520,338	1,219,648
> Three months ≤ one year	648,066	581,463
> One year ≤ five years	1,677,388	1,643,964
> Five years	1,244,040	1,342,905
Liabilities to customers	15,238,002	14,427,532
≤ Three months	562,748	526,464
> Three months ≤ one year	735,916	516,600
> One year ≤ five years	1,709,532	1,402,358
> Five years	12,229,806	11,982,110
Certificated liabilities	18,235,100	17,913,163
Bonds issued		
≤ Three months	631,799	793,695
> Three months ≤ one year	2,034,593	1,781,708
> One year ≤ five years	7,729,904	8,174,403
> Five years	7,788,754	6,770,184
Other certificated liabilities		
≤ Three months	0	149,696
> Three months ≤ one year	50,050	243,478

Claims on | Liabilities

CLAIMS ON AND LIABILITIES TO AFFILIATED COMPANIES AND COMPANIES, IN WHICH PARTICIPATING INTERESTS ARE HELD
IN € 000

	31 Dec. 18				31 Dec. 17			
	Affiliated companies		Companies in which participating interests are held		Affiliated companies		Companies in which participating interests are held	
	certificated	non-certificated	certificated	non-certificated	certificated	non-certificated	certificated	non-certificated
Claims on banks	0	0	0	633,470	0	0	0	629,922
Claims on customers	0	0	0	0	0	0	0	0
Bonds and other fixed-income securities	0	0	22,400	0	0	0	22,400	0
Liabilities to banks	0	0	0	765,892	0	0	0	515,258
Liabilities to customers	0	1,340	0	0	0	1,554	0	0
Certificated liabilities	0	0	0	0	0	0	0	0
Subordinated liabilities	0	0	0	15,000	0	0	0	15,120

Securities

SECURITIES MARKETABLE ON THE STOCK EXCHANGE
IN € 000

	31 Dec. 18		31 Dec. 17	
Asset category	listed	unlisted	listed	unlisted
Bonds and other fixed-income securities	2,064,172	165,862	2,279,536	146,063
Shares and other non-fixed-income securities	0	8,010	0	8,030
Participations	0	0	0	7,916

Separate funds

SHARES IN SEPARATE FUNDS

Description of the fund	Investment goal	Valuation pursuant to Art. 168 and 278 Capital Investment Code (KAGB), or Art. 36 Investment Act (old version) or comparable foreign regulations	Difference to book value	Distribution paid out for fiscal year
UIN-Fonds No. 903	Long term return and diversification benefits compared to a direct investment in shares, taking the structure of the Bank's portfolio into consideration	145,771	0	0

Subordinated assets

SUBORDINATED ASSETS
IN € 000

	31 Dec. 18	31 Dec. 17
Bonds and other fixed-income securities	22,400	22,400
Shares and other non-fixed-income securities	8,010	8,030

Trading book

As at 31 December 2018 the portfolio contained no financial instruments used in the trading book. During the year under review no changes were made to the Bank's internal criteria for including financial instruments in the trading portfolio.

Fixed assets

DEVELOPMENT OF FIXED ASSETS
IN € 000

	Acquisition and production costs	Changes total +/–[1]
Bonds and other fixed-income securities	2,481,231	-222,312
Shares and other non fixed-income securities	8,030	-20
Participations and shares in cooperatives	104,554	
Shares in affiliated companies	11,152	

	Acquisition and production costs at start of business year	Additions during business year	Disposals during business year	Transfers during business year	Acquisition and production costs at end of business year	Accumulated depreciation at start of business year
Intangible assets	36,768	1,201			37,969	31,768
Concessions acquired for consideration, commercial rights and similar rights and values, as well as licenses to these rights and values	36,768	1,201			37,969	31,768
Tangible assets	99,569	1,974	501		101,042	29,404

[1] The Bank has exercised the option, available under Art. 34 (3) of the accounting regulation for banks and financial services institutions, to combine certain items.

As at the balance sheet date there was no indication that the present value of the Bank's participations and capital holdings at cooperatives, holdings in affiliated companies, as well as the value of shares and other non-fixed-income securities was less than their book values.

The item "Bonds and other fixed-income securities" includes securities with a book value of € 758,716 thousand (previous year € 352,012 thousand) exceeding the present value of € 754,584 thousand (previous year € 349,231 thousand). To the extent that these securities are associated with a swap transaction, they are valued together with the transaction as a single item.

Securities held as fixed assets, which are separately identified in the portfolio management system and are not expected to be subject to a permanent impairment in value, are valued in accordance with the moderated lower of cost or market principle. In light of our intention to hold these securities until they mature, we generally assume that market price-related decreases in value will not become effective and that these securities will be repaid in full at their nominal value at maturity. Of the securities that are not valued in accordance with the moderated lower of cost or market principle € 2,230,033 thousand (previous year € 2,425,599 thousand) are marketable securities.

Net book value on	
31 Dec. 18	31 Dec. 17
2,258,919	2,481,231
8,010	8,030
104,554	104,554
11,152	11,152

iation during business year	Additions during business year	Changes in legal depreciation taken related to			Accumulated depreciation at end of business year	Net book value on	
		Additions	Disposals	Transfers		31 Dec. 18	31 Dec. 17
2,455					34,223	3,746	5,000
2,455					34,223	3,746	5,000
2,681			496		31,589	69,453	70,165

Shareholdings

SHAREHOLDINGS
IN € 000

	Percentage of capital held	Equity	Profit/Loss
M-Wert GmbH, Munich[1]	100.00	518	284
Immobilienservice GmbH der Münchener Hypothekenbank eG (M-Service), Munich (profit transfer agreement)[2]	100.00	509	196
Nußbaumstrasse GmbH & Co. KG, Munich[2]	100.00	11,384	363

[1] Annual financial statements 2017.
[2] Annual financial statements 2018.

Trust transactions

TRUST TRANSACTIONS
IN € 000

	31 Dec. 18	31 Dec. 17
Assets held in trusts		
Claims on customers	2	10
Liabilities incurred as trustee		
Liabilities to banks	2	10

Tangible assets

The portion of the total value attributable to the land and buildings used by the Bank is € 56,856 thousand (previous year € 57,814 thousand), and of plant and office equipment € 2,999 thousand (previous year € 2,563 thousand).

Other assets

The item “Other assets” includes deferred items of € 46,058 thousand related to the derivative business, and € 56,796 thousand in commissions for mortgage loans that will be paid after the balance sheet date. In addition, this item also includes a participation held for sale recorded at € 3,760 thousand and tax claims of € 715 thousand. Furthermore, this item also includes € 9,881 thousand in cash collateral pledged within the framework of the banking levy.

Deferred items

DEFERRED ITEMS FROM THE ISSUING AND LOAN BUSINESS
IN € 000

	31 Dec. 18	31 Dec. 17
Assets side 12.		
Discount from liabilities	49,835	46,572
Premium from claims	2,828	3,441
Other deferred charges	0	0
Liabilities side 6.		
Premium from liabilities	19,866	20,492
Discount from claims	1,469	2,647
Other deferred income	32	3

Deferred taxes

Deferred tax liabilities mainly result from the low valuation of bank buildings taken for tax purposes. Deferred tax assets arise from provisions made for pensions, and the different methods used to value premiums from swap options that were exercised. The remaining backlog of deferred tax assets arising after clearing is not recorded in the balance sheet.

Assets pledged to secure liabilities

Within the framework of open market deals with the European Central Bank, securities valued at € 1,000,000 thousand (previous year €1,000,000 thousand) were pledged as collateral to secure the same amount of liabilities. The book value of the pledged assets (genuine repurchase agreements) was € 0 (previous year € 0). Within the framework of security arrangements for derivative transactions, cash collateral of € 1,454,140 thousand (previous year € 1,582,686 thousand) was provided. Securities valued at € 14,067 thousand (previous year € 14,438 thousand) were pledged to secure pension obligations and requirements of the partial retirement model for older employees. Securities valued at € 18,000 thousand (previous year € 18,000 thousand) were pledged to secure financial aid obligations within the framework of a Contractual Trust Arrangement (CTA). Claims in respect of loans valued at € 391,703 thousand (previous year € 368,543 thousand) were assigned to secure loans obtained from credit institutions. Pursuant to Art. 12 para. 5 of the Restructuring Fund Act (Restrukturierungsfondsgesetz – RStruktFG) € 9,881 thousand in cash collateral has been pledged.

Other liabilities

The item "Other liabilities" consists of € 149,580 thousand for deferred items and adjustment items for valuation of foreign currency items, and € 53,756 thousand related to derivative transactions.

Subordinated liabilities

Subordinated liabilities incurred interest expenses of € 6,312 thousand (previous year € 8,679thousand). Subordinated liabilities which individually exceed 10 percent of the overall statement amount to:

Nominal amount	Currency	Interest rate	Maturity date
15,000,000.00	Euro	3.18 %	01.04.2019

The instruments comply with the provisions of Art. 63 of the Capital Requirements Regulation (CRR).
Premature repayment obligations are excluded in all cases. The conversion of these funds into capital or other forms of debt has not been agreed upon nor is foreseen. Reporting on the balance sheet is shown at nominal value.

Members' capital contributions

Members' capital contributions disclosed under capital and reserves item 11aa) consisted of:

MEMBERS' CAPITAL CONTRIBUTIONS
IN €

	31 Dec. 18	31 Dec. 17
Capital contributions	1,032,630,340.00	1,004,914,120.00
a) of remaining members	1,030,593,620.00	1,002,161,510.00
b) of former members	1,867,320.00	2,654,050.00
c) in respect of shares under notice	169,400.00	98,560.00
Outstanding obligatory payments in respect of shares	0.00	0.00

Silent participations

As at the date of record there were two silent participations in the amount of € 2,000 thousand (previous year € 2,000 thousand) bearing fixed rates of interest recorded, which incurred expenses of € 170 thousand (previous year € 1,343 thousand).

Details of revenue reserves

DEVELOPMENT OF REVENUE RESERVES
IN € 000

	Legal reserve	Other revenue reserves
01 Jan. 2018	298,500	6,000
Transfer from 2017 retained earnings		
Transfer from 2018 net income	15,500	
31 Dec. 2018	314,000	6,000

The increase in the assessment period used for defining the average discount rate from 7 to 10 years resulted in a positive contribution to income of € 3,623 thousand, which is barred from being distributed and is included under the item "Other revenue reserves".

Foreign currency items

FOREIGN CURRENCY ITEMS
IN € 000

	31 Dec. 18	31 Dec. 17
Assets side	5,523,167	4,914,567
Liabilities side	2,483,466	2,126,997
Contingent liabilities and other obligations	289,340	348,027

Other obligations

The irrevocable loan commitments contained in this item consist almost solely of mortgage loan commitments made to customers. It is anticipated that the irrevocable loan commitments will be drawn down. Against the background of the ongoing monitoring of loans, the probable need to create provisions for risks related to contingent obligations and other obligations is viewed as minor.

Interest expenses

This item includes the premium for targeted longer-term refinancing operations (TLTRO II Programme) shown as a negative interest expense of € 8,661 thousand (previous year: € 0.00 thousand). The share for the years 2016 and 2017 amounts to € 4,606 thousand (previous year € 0.00 thousand).

Other operating expenses

This item contains expenses arising from adding interest effects of € 3,724 thousand (previous year € 3,073 thousand) for established provisions. In addition, losses of €2,084 thousand (previous year € 0.00 thousand) arising from the write-down of a property ownership company are also included.

Taxes on revenue and income

This item contains extraordinary income of € 7,468 thousand from refunds of corporate income tax credits.

Forward trades and derivatives

The following derivative transactions were made to hedge swings in interest rates or hedge against exchange rate risks. These figures do not include derivatives embedded in underlying basic transactions stated on the balance sheet.

NOMINAL AMOUNTS
IN € MILLION

	Residual term ≤ one year	Residual term > one year ≤ five years	Residual term > five years	Total	Fair value at balance sheet date[1] neg. (–)
Interest-rate-related transaction					
Interest rate swaps	3,270	20,937	40,413	64,620	–375
Interest rate options					
– Calls	0	23	898	921	35
– Puts	27	83	39	149	–2
Other interest rate contracts	50	243	2,573	2,866	–61
Currency-related transactions					
Cross-currency swaps	1,101	1,840	1,378	4,319	–138
Currency swaps	614	0	0	614	7

[1] Valuation methods:
Interest rate swaps are valued using the present value method based on the current interest rate curve at the balance sheet date. In doing so the cash flows are discounted using market interest rates appropriate for the related risks and remaining terms to maturity, interest that has been accrued but not yet paid is not taken into consideration. This approach is known as "clean price" valuation.
The value of options is calculated using option price models and generally accepted basic assumptions. In general, the particular value of an option is calculated using the price of the underlying value, its volatility, the agreed strike price, a risk-free interest rate and the remaining term to the expiration date of the option.

The derivative financial instruments noted involve premiums stemming from option trades in the amount of € 39.8 million (previous year € 34.9 million) which are carried under the balance sheet item "Other assets".

Interest attributable to derivative deals is carried under the balance sheet items "Claims on banks" with € 298.5 million (previous year € 319.1 million) and "Liabilities to banks" with € 316.4 million (previous year € 334.2 million) or "Claims on customers", which amounted to € 13.4 million (previous year € 15.7 million) while "Liabilities to customers" were € 21.2 million (previous year € 21.7 million). The accrual of compensatory payments made is entered under "Other assets" with € 6.3 million (previous year € 8.6 million); the accrual of compensatory payments received is entered under "Other liabilities" with € 53.8 million (previous year € 64,9 million).

Compensatory items in the amount of € 149.6 million (previous year € 76.6 million) related to the valuation of foreign currency swaps are carried under the balance sheet item "Other liabilities".

The counterparties are banks and providers of financial services, as well as insurance companies located in OECD countries, and separate funds under public law in Germany.

Hedging arrangements were made to reduce credit risks associated with these contracts. Within the framework of these arrangements collateral was provided for the net claims/liabilities arising after the positions were netted.

In the context of the Bank's hedging positions, € 1,988 million (previous year € 2,143 million) in balance sheet hedging positions were designated in accounting to hedge interest rate risks associated with securities carried on the balance sheet under "Bonds and other fixed-income securities". It may be assumed that the effectiveness of the hedging positions will remain unchanged over the entire term of the transaction as the conditions of the securities correspond to those of the hedging derivatives (Critical Term Match Method). Offsetting changes in value are not shown in the balance sheet; uncovered risks are treated in accordance with standard valuation principles. The total amount of offsetting value changes for all valuation units amounted to € 148 million.

Interest-based finance instruments carried in the banking book are valued without losses within the framework of an overall valuation, whereby the interest rate driven present values are compared to the book values and then deducted from the positive surplus of the risk and portfolio management expenses. In the event of a negative result a provision for contingent risks has to be made.

A related provision did not have to be made based on the results of the calculation made on 31 December 2018.

As on the date of record the portfolio contained no derivatives used in the trading book.

Cover statement for Pfandbriefe

A. MORTGAGE PFANDBRIEFE
IN € 000

	31 Dec. 18	31 Dec. 17
Ordinary cover assets	25,433,899	23,421,614
1. Claims on banks (mortgage loans)	4,907	7,946
2. Claims on customers (mortgage loans)	25,376,528	23,361,204
3. Tangible assets (charges on land owned by the Bank)	52,464	52,464
Substitute cover assets	511,414	663,000
1. Other claims on banks	0	0
2. Bonds and other fixed-income securities	511,414	663,000
Total cover	25,945,313	24,084,614
Total Mortgage Pfandbriefe requiring cover	24,937,537	23,073,183
Surplus cover	1,007,776	1,011,431

B. PUBLIC PFANDBRIEFE
IN € 000

	31 Dec. 18	31 Dec. 17
Ordinary cover assets	2,431,519	3,849,441
1. Claims on banks (public-sector loans)	115,565	205,565
2. Claims on customers (public-sector loans)	2,174,666	3,052,884
3. Bonds and other fixed-income securities	141,288	590,992
Substitute cover assets	70,000	115,000
1. Other claims on banks	0	0
2. Bonds and other fixed-income securities	70,000	115,000
Total cover	2,501,519	3,964,441
Total public-sector Pfandbriefe requiring cover	2,404,688	3,383,480
Surplus cover	96,831	580,961

PUBLICATION IN ACCORDANCE WITH SECTION 28 PFANDBRIEF ACT

MORTGAGE PFANDBRIEFE

Mortgage Pfandbriefe outstanding and their cover

ORDINARY COVER ASSETS
IN € 000

	Nominal value		Net present value		Risk-adjusted net present value[1]	
	31 Dec. 18	31 Dec. 17	31 Dec. 18	31 Dec. 17	31 Dec. 18	31 Dec. 17
Mortgage Pfandbriefe	24,937,537	23,073,183	26,933,894	24,940,323	29,026,921	27,208,168
Cover pool	25,945,313	24,084,614	29,573,638	27,355,621	31,170,314	29,017,710
of which further cover assets	511,414	663,000	590,183	773,990	625,693	831,498
Over-collateralisation	**1,007,776**	**1,011,431**	**2,639,744**	**2,415,298**	**2,143,393**	**1,809,542**

[1] Pursuant to Section. 5 (1) no 1 of the Pfandbrief-Net Present Value Directive (PfandBarwertV), the dynamic approach was used to calculate the present value of risk.

MATURITY STRUCTURE
IN € 000

	31 Dec. 18		31 Dec. 17	
Residual term	Mortgage Pfandbriefe	Cover pool	Mortgage Pfandbriefe	Cover pool
≤ 0.5 year	923,844	619,940	596,673	633,892
> 0.5 year and ≤ 1 year	1,520,886	956,150	309,334	817,897
> 1 year and ≤ 1.5 years	539,329	911,024	910,848	814,999
> 1.5 years and ≤ 2 years	1,435,563	1,021,137	1,494,188	831,318
> 2 years and ≤ 3 years	1,339,689	1,977,262	1,334,656	1,872,793
> 3 years and ≤ 4 years	1,467,155	2,341,015	1,340,226	1,861,261
> 4 years and ≤ 5 years	1,748,020	2,277,426	1,464,700	2,124,428
> 5 years and ≤ 10 years	6,359,549	8,922,847	5,317,077	8,825,665
> 10 years	9,603,502	6,918,512	10,305,481	6,302,361

FURTHER COVER ASSETS IN ACCORDANCE WITH SECTION 19 (1) NO 2 AND 3 PFANDBRIEF ACT
IN € 000

	31 Dec. 18				31 Dec. 17			
		thereof				thereof		
		money claims in accordance with section 19 (1) no 2				money claims in accordance with section 19 (1) no 2		
	Total	Overall	thereof covered bonds from banks in accordance with Article 129 Regulation (EU) no 575/2013	Bonds in accordance with section 19 (1) no 3	Total	Overall	thereof covered bonds from banks in accordance with Article 129 Regulation (EU) no 575/2013	Bonds in accordance with section 19 (1) no 3
Germany	378,000	0	0	378,000	440,000	0	0	440,000
Belgium	38,000	0	0	38,000	38,000	0	0	38,000
Finland	25,000	0	0	25,000	75,000	0	0	75,000
France	60,000	0	0	60,000	110,000	0	0	110,000
Austria	10,414	0	0	10,414	0	0	0	0
Total – all states	**511,414**	**0**	**0**	**511,414**	**663,000**	**0**	**0**	**663,000**

Key figures for Pfandbriefe outstanding and their cover

OUTSTANDING MORTGAGE PFANDBRIEFE

	Figures in	31 Dec. 18	31 Dec. 17
Outstanding Mortgage Pfandbriefe	€ 000	24,937,537	23,073,183
thereof share of fixed-rate Pfandbriefe, section 28 (1) no 9	%	91	92

COVER ASSETS

	Figures in	31 Dec. 18	31 Dec. 17
Cover pool	€ 000	25,945,313	24,084,614
thereof total amount of claims, which exceed the limits laid down in section 13 (1) section 28 (1) no 7	€ 000	0	0
thereof total amount of claims, which exceed the limits laid down in section 19 (1) no 2 section 28 (1) no 8	€ 000	0	0
thereof total amount of claims, which exceed the limits laid down in section 19 (1) no 3 section 28 (1) no 8	€ 000	0	0
thereof share of fixed-rate Cover pool, section 28 (1) no 9	%	97	98
Net present value pursuant to section 6 Pfandbrief-Net Present Value Regulation for each foreign currency in EUR, section 28 (1) no 10 (Net Total)	USD (€ 000)	-331,931	-372,804
	GBP (€ 000)	379,855	23,781
	CHF (€ 000)	2,092,086	2,060,007
Volume-weighted average of the maturity that has passed since the loan was granted (seasoning), section 28 (1) no 11	Years	5	5
Average loan-to-value ratio using the mortgage lending value, section 28 (2) no 3	%	52	51

Mortgage loans used as cover for Mortgage Pfandbriefe

A. ACCORDING TO THEIR AMOUNTS IN TRANCHES

IN € 000

	31 Dec. 18	31 Dec. 17
Up to € 300,000	16,229,219	15,443,583
More than € 300,000 up to € 1,000,000	2,712,317	2,274,125
More than € 1,000,000 up to € 10,000,000	2,170,267	2,054,329
More than € 10,000,000	4,322,096	3,649,577
Total	**25,433,899**	**23,421,614**

B. ACCORDING TO STATES IN WHICH THE REAL PROPERTY IS LOCATED AND TO PROPERTY TYPE

IN € 000

		Total	Residential				
		Total	Overall	Apartments	Single and two-family houses	Multi-family houses	Buildings under construction
Germany	31 Dec. 18	20,548,926	17,910,487	2,461,284	11,054,402	4,378,149	15,954
	31 Dec. 17	19,389,948	17,126,564	2,339,825	10,436,290	4,329,495	20,372
Belgium	31 Dec. 18	33,708	0	0	0	0	0
	31 Dec. 17	13,668	0	0	0	0	0
France	31 Dec. 18	214,387	7,440	0	0	7,440	0
	31 Dec. 17	184,483	7,440	0	0	7,440	0
Great Britain	31 Dec. 18	360,702	0	0	0	0	0
	31 Dec. 17	260,689	0	0	0	0	0
Luxembourg	31 Dec. 18	33,500	0	0	0	0	0
	31 Dec. 17	46,586	0	0	0	0	0
The Netherlands	31 Dec. 18	296,626	165,637	10,375	0	155,262	0
	31 Dec. 17	234,348	119,394	10,375	0	109,019	0
Austria	31 Dec. 18	123,990	5	0	5	0	0
	31 Dec. 17	91,893	5	0	5	0	0
Spain	31 Dec. 18	214,972	0	0	0	0	0
	31 Dec. 17	166,459	0	0	0	0	0
Switzerland	31 Dec. 18	3,436,605	3,436,605	1,190,598	2,246,007	0	0
	31 Dec. 17	2,925,835	2,925,835	975,408	1,950,427	0	0
USA	31 Dec. 18	170,483	0	0	0	0	0
	31 Dec. 17	107,705	0	0	0	0	0
Total – all states	**31 Dec. 18**	**25,433,899**	**21,520,174**	**3,662,257**	**13,300,414**	**4,540,851**	**15,954**
	31 Dec. 17	23,421,614	20,179,238	3,325,608	12,386,722	4,445,954	20,372

	Commercial						
Building land	Overall	Office buildings	Retail buildings	Industrial buildings	Other commercially used buildings	Buildings under construction	Building land
698	2,638,439	1,701,250	723,286	10,709	203,194	0	0
582	2,263,384	1,379,402	707,897	13,582	162,182	86	235
0	33,708	33,708	0	0	0	0	0
0	13,668	13,668	0	0	0	0	0
0	206,947	194,890	12,057	0	0	0	0
0	177,043	164,674	12,369	0	0	0	0
0	360,702	271,498	82,047	0	7,157	0	0
0	260,689	155,773	82,722	0	22,194	0	0
0	33,500	33,500	0	0	0	0	0
0	46,586	46,586	0	0	0	0	0
0	130,989	69,100	57,740	0	4,149	0	0
0	114,954	84,111	26,694	0	4,149	0	0
0	123,985	17,280	106,705	0	0	0	0
0	91,888	0	91,888	0	0	0	0
0	214,972	44,885	170,087	0	0	0	0
0	166,459	16,422	150,037	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	170,483	75,165	24,418	0	70,900	0	0
0	107,705	84,820	22,885	0	0	0	0
698	**3,913,725**	**2,441,276**	**1,176,340**	**10,709**	**285,400**	**0**	**0**
582	**3,242,376**	**1,945,456**	**1,094,492**	**13,582**	**188,525**	**86**	**235**

Payments in arrears on covering mortgages

PAYMENTS IN ARREARS ON COVERING MORTGAGES
IN € 000

	31 Dec. 18		31 Dec. 17	
	Total amount of payments in arrears for at least 90 days	Total amount of these claims inasmuch as the respective amount in arrears is at least 5 percent of the claim	Total amount of payments in arrears for at least 90 days	Total amount of these claims inasmuch as the respective amount in arrears is at least 5 percent of the claim
Germany	9,238	10,514	10,601	12,548
Switzerland	191	208	10	0
Total – all states	**9,429**	**10,722**	**10,611**	**12,548**

PUBLIC PFANDBRIEFE

Public Pfandbriefe outstanding and their cover

Discounts based on the vdp credit quality differentiation model were taken into consideration in calculating the cover pool.

OUTSTANDING PAYMENTS ON MORTGAGE LOANS SERVING AS COVER
IN € 000

	Nominal value		Net present value		Risk-adjusted net present value[1]	
	31 Dec. 18	31 Dec. 17	31 Dec. 18	31 Dec. 17	31 Dec. 18	31 Dec. 17
Public Pfandbriefe	2,404,688	3,383,480	3,086,143	4,108,742	2,874,225	3,859,002
Cover pool	2,501,519	3,964,441	3,290,526	5,065,863	2,981,400	4,627,711
of which further cover assets	0	0	0	0	0	0
of which derivatives	0	0	37,864	38,646	27,069	26,700
Over-collateralisation	**96,831**	**580,961**	**204,383**	**957,121**	**107,175**	**768,709**

[1] Pursuant to Section. 5 (1) no 1 of the Pfandbrief-Net Present Value Directive (PfandBarwertV), the dynamic approach was used to calculate the present value of risk.

MATURITY STRUCTURE
IN € 000

	31 Dec. 18		31 Dec. 17	
Residual term	Public Pfandbriefe	Cover pool	Public Pfandbriefe	Cover pool
≤ 0.5 year	48,838	171,053	121,037	253,681
> 0.5 year and ≤ 1 year	1,864	31,982	834,936	89,294
> 1 year and ≤ 1.5 years	77,168	147,374	42,857	191,903
> 1.5 years and ≤ 2 years	81,949	23,644	2,997	25,106
> 2 years and ≤ 3 years	163,992	41,869	173,928	290,238
> 3 years and ≤ 4 years	57,457	48,894	163,843	91,319
> 4 years and ≤ 5 years	117,398	20,989	57,302	147,226
> 5 years and ≤ 10 years	566,187	454,113	454,314	852,166
> 10 years	1,289,835	1,561,601	1,532,266	2,023,508

FURTHER COVER ASSETS FOR PUBLIC PFANDBRIEFE IN ACCORDANCE WITH SECTION 20 (2) NO 2 PFANDBRIEF ACT
IN € 000

	31 Dec. 18		31 Dec. 17	
	money claims in accordance with section 20 (2) no 2		money claims in accordance with section 20 (2) no 2	
	Overall	thereof covered bonds from banks in accordance with Article 129 Regulation (EU) no 575/2013	Overall	thereof covered bonds from banks in accordance with Article 129 Regulation (EU) no 575/2013
Germany	0	0	0	0
Total – all states	**0**	**0**	**0**	**0**

Key figures on Pfandbriefe outstanding and their cover

OUTSTANDING PUBLIC PFANDBRIEFE

	Figures in	31 Dec. 18	31 Dec. 17
Outstanding Public Pfandbriefe	€ 000	2,404,688	3,383,480
thereof percentage share of fixed-rate Pfandbriefe, section 28 (1) no 9	%	92	94

COVER ASSETS

	Figures in	31 Dec. 18	31 Dec. 17
Cover pool	€ 000	2,501,519	3,964,441
thereof total amount of claims, which exceed the limits of section 20 (2) section 28 (1) no 8	€ 000	0	0
thereof percentage share of fixed-rate cover pool, section 28 (1) no 9	%	91	92
Net present value pursuant to section 6 Pfandbrief-Net Present Value Regulation for each foreign currency in EUR, section 28 (1) no 10 (Net Total)	CHF (€ 000)	74,550	82,669
	JPY (€ 000)	-68,424	-65,266

Mortgage loans used as cover for Public Pfandbriefe

A. ACCORDING TO THEIR AMOUNTS IN TRANCHES
IN € 000

	31 Dec. 18	31 Dec. 17
Up to € 10,000,000	226,700	285,844
More than € 10,000,000 up to € 100,000,000	763,351	1,078,521
More than € 100,000,000	1,511,468	2,600,076
Total	**2,501,519**	**3,964,441**

B. ACCORDING TO GROUP OF BORROWERS AND REGIONS
IN € 000

		Total	Of which owed by		
		All states	Total	State	Regional authorities
Germany	31 Dec. 18	2,110,476	2,094,572	0	1,697,032
	31 Dec. 17	3,303,421	3,273,323	0	2,665,790
Belgium	31 Dec. 18	150,000	50,000	0	50,000
	31 Dec. 17	170,000	70,000	0	70,000
Finland	31 Dec. 18	0	0	0	0
	31 Dec. 17	25,000	25,000	25,000	0
France	31 Dec. 18	0	0	0	0
	31 Dec. 17	25,000	25,000	25,000	0
Ireland	31 Dec. 18	0	0	0	0
	31 Dec. 17	22,695	0	0	0
Iceland	31 Dec. 18	0	0	0	0
	31 Dec. 17	15,000	0	0	0
Italy	31 Dec. 18	0	0	0	0
	31 Dec. 17	16,546	16,546	16,546	0
Austria	31 Dec. 18	170,000	155,000	120,000	35,000
	31 Dec. 17	180,414	165,414	130,414	35,000
Poland	31 Dec. 18	44,535	44,535	44,535	0
	31 Dec. 17	42,728	42,728	42,728	0
Portugal	31 Dec. 18	0	0	0	0
	31 Dec. 17	50,000	0	0	0
Switzerland	31 Dec. 18	26,508	26,508	0	26,508
	31 Dec. 17	75,637	25,637	0	25,637
Spain	31 Dec. 18	0	0	0	0
	31 Dec. 17	13,000	13,000	0	13,000
Other institutions	31 Dec. 18	0	0	0	0
	31 Dec. 17	25,000	25,000	0	0
Total – all states	**31 Dec. 18**	**2,501,519**	**2,370,615**	**164,535**	**1,808,540**
	31 Dec. 17	**3,964,441**	**3,681,648**	**239,688**	**2,809,427**

		of which guaranteed by				
Local authorities	Other debtors	Total	State	Regional authorities	Local authorities	Other debtors
235,108	162,432	15,904	0	0	15,904	0
289,358	318,175	30,098	0	0	30,098	0
0	0	100,000	100,000	0	0	0
0	0	100,000	100,000	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	22,695	22,695	0	0	0
0	0	0	0	0	0	0
0	0	15,000	15,000	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	15,000	0	15,000	0	0
0	0	15,000	0	15,000	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	50,000	50,000	0	0	0
0	0	0	0	0	0	0
0	0	50,000	0	50,000	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	25,000	0	0	0	0	0
235,108	**162,432**	**130,904**	**100,000**	**15,000**	**15,904**	**0**
289,358	**343,175**	**282,793**	**187,695**	**65,000**	**30,098**	**0**

Overdue interest

COVERING MORTGAGES WITH OVERDUE INTEREST
IN € 000

	Overall		Thereof residential		Thereof commercial	
	2018	2017	2018	2017	2018	2017
Overdue interest for period 01.10.2017 (16) to 30.09.2018 (17)	229	309	227	307	2	2
Overall overdue not adjusted to value	220	278	217	274	3	4

Foreclosures and receiverships of mortgages used as cover

FORECLOSURES AND RECEIVERSHIPS

	Overall		Thereof residential		Thereof commercial	
	2018	2017	2018	2017	2018	2017
Pending on balance sheet date						
– Foreclosure proceedings	96	138	90	128	6	10
– Receivership proceedings	27	55	27	50	0	5
	25[1]	50[1]	25[1]	45[1]	0[1]	5[1]
Foreclosures completed during business year	32	38	30	37	2	1

[1] Thereof included in pending foreclosures proceedings.

During the year under review no objects had to be taken over to salvage our claims.

OTHER DISCLOSURES

Membership data

MEMBERS MOVEMENT

	Number of members
Beginning of 2018	68,202
Additions in 2018	659
Reductions in 2018*	2,321
End of 2018	**66,540**

CAPITAL CONTRIBUTIONS
IN €

	31 Dec. 18
Increase in remaining members' capital contributions	28,432,110.00
Amount of each share	70.00
Members´ liability	0.00

Personnel statistics

THE AVERAGE NUMBER OF EMPLOYEES EMPLOYED BY THE BANK IN 2018

	Male	Female	Total
Full-time employees	246	156	420
Part-time employees	24	106	130
Total number of employees	288	262	**550**
These figures do not include:			
Apprenticed trainees	5	7	12
Employees participating in parental leave, early retirement, partial retirement (non-working phase), or employees suspended with pay	13	17	30

Special disclosure requirements

Pursuant to section 8 CRR (Articles 435 to 455), Münchener Hypothekenbank publishes information it is required to disclose in a separate disclosure report in the Federal Gazette (Bundesanzeiger), as well as on the Bank's homepage.

Pursuant to section 26a (1) (4) of the German Banking Act (KWG), the quotient of net income and total assets is equal to 0.1206 percent.

Proposed appropriation of distributable income

Net income for the year amounted to € 48,698,598.47. An advance allocation of € 15,500,000 to legal reserves is presented in the current annual financial statements.

A dividend distribution of 3.25 percent will be proposed at the Delegates Meeting. The remaining unappropriated profit for the year – including profit carried forward from the previous year – amounting to € 33,461,657.28 should therefore be allocated as follows:

ALLOCATION OF RETAINED EARNINGS
IN €

	31 Dec. 18
3.25 percent dividend	33,155,000.00
Carried forward to new year	306,657.28

Report on events after the balance sheet date

Events of material importance did not take place after the balance sheet date.

Company

Münchener Hypothekenbank eG
Karl-Scharnagl-Ring 10
80539 Munich

Register of cooperatives of the District Court of Munich
Gen.-Reg 396

BODIES

Supervisory Board

Wolfhard Binder » Grafing
Chairman of the Board of Management of
Raiffeisen-Volksbank Ebersberg eG (until 31.12.2018)
Chairman of the Supervisory Board

Dr. Hermann Starnecker » Marktoberdorf
Spokesman of the Board of Management of
VR Bank Kaufbeuren-Ostallgäu eG
Deputy Chairman of the Supervisory Board

Barbara von Grafenstein » Munich
Employee representative

Josef Hodrus » Leutkirch im Allgäu
Spokesman of the Board of Management of
Volksbank Allgäu-Oberschwaben eG

Jürgen Hölscher » Lingen
Member of the Board of Management of
Volksbank Lingen eG

Rainer Jenniches » Bonn
Chairman of the Board of Management of
VR-Bank Bonn eG

Reimund Käsbauer » Munich
Employee representative

Dr. Peter Ramsauer » Traunwalchen
Master Craftsman (Miller)

Michael Schäffler » Munich
Employee representative

Gregor Scheller » Forchheim
Chairman of the Board of Management of
Volksbank Forchheim eG

Kai Schubert » Trittau
Member of the Board of Management of
Raiffeisenbank Südstormarn Mölln eG

Frank Wolf-Kunz » Munich
Employee representative

Board of Management

Dr. Louis Hagen
Chairman

Bernhard Heinlein (until 31.12.2018)
Member of the Board of Management

Dr. Holger Horn (from 01.01.2019)
Member of the Board of Management

Michael Jung
Member of the Board of Management

Mandates
Dr. Louis Hagen
KfW
Member of the Board of Supervisory Directors

As at the balance sheet date loans to members of the Supervisory Board amounted to € 933 thousand (previous year € 1,016 thousand). As in the previous year the lending portfolio did not include any loans made to members of the Board of Management. Pension provisions of € 14,994 thousand (previous year € 14,658 thousand) were made for former members of the Board of Management. Total remuneration received by the members of the Board of Management during the year under review amounted to € 2,195 thousand (previous year € 2,033 thousand), for members of the Supervisory Board € 542 thousand (previous year € 341 thousand). Total compensation received by the members of Advisory Committee amounted to € 61 thousand (previous year € 58 thousand). Total compensation received by former members of the Board of Management and their surviving dependants amounted to € 1,106 thousand (previous year € 1,170 thousand).

AUDITING ASSOCIATION

DGRV – Deutscher Genossenschafts- und
Raiffeisenverband e.V.,
Linkstraße 12, 10785 Berlin

During the year under review total costs of € 723 thousand (previous year € 822 thousand), including value-added tax, were incurred for auditing the annual financial statements, and € 27 thousand (previous year € 24 thousand) in charges were incurred for other assurance services. As in the previous year, no costs were incurred for either tax advisory services or other services during the year under review.

OTHER FINANCIAL OBLIGATIONS

Pursuant to Art. 12 para. 5 of the Restructuring Fund Act (Restrukturierungsfondsgesetz – RStruktFG) irrevocable payment obligations of € 9,881 thousand was recorded at the balance sheet date.

CONTINGENT LIABILITY

Our Bank is a member of the protection scheme of the National Association of German Cooperative Banks (Sicherungseinrichtung des Bundesverbandes der Deutschen Volksbanken und Raiffeisenbanken e. V.). Per the statutes of the protection scheme we have issued a guarantee to the National Association of German Cooperative Banks. As a result, we have a contingent liability of € 17,507 thousand. In addition, pursuant to Article 7 of the Accession and Declaration of Commitment to the bank-related protection scheme of the BVR Institutssicherung GmbH (BVR-ISG), a premium guarantee is in force. This pertains to special contributions and special payments in the event of insufficient financial resources in order to pay for damages of depositors of one of the CRR credit institutions belonging to the protection scheme in the event of a compensation case, as well as to meet refunding obligations pursuant to cover measures.

Munich, 29 January 2019

Münchener Hypothekenbank eG

The Board of Management

Dr. Louis Hagen
Chairman of the Board of Management

Dr. Holger Horn
Member of the Board of Management

Michael Jung
Member of the Board of Management

INDEPENDENT AUDITOR'S REPORT
TO MÜNCHENER HYPOTHEKENBANK EG, MUNICH

REPORT ON THE AUDIT OF THE ANNUAL FINANCIAL STATEMENTS AND MANAGEMENT REPORT

Audit Opinions

We have audited the annual financial statements of Münchener Hypothekenbank eG, Munich (hereinafter the "cooperative"), which comprise the balance sheet as at 31 December 2018, the statement of profit and loss, the cash flow statement and the statement of changes in equity, for the financial year from 1 January 2018 to 31 December 2018, and notes to the financial statements, including the presentation of the recognition and measurement policies. In addition, we have audited the management report of the cooperative for the financial year from 1 January 2018 to 31 December 2018. In accordance with the German legal requirements, we have not audited the content of the parts of the management report specified in the section entitled "Other information".

In our opinion, on the basis of the knowledge obtained in the audit,

- the accompanying annual financial statements comply, in all material respects, with the requirements of German commercial law applicable to capital-market-oriented credit cooperatives and give a true and fair view of the assets, liabilities and financial position of the cooperative as at 31 December 2018 and of its financial performance for the financial year from 1 January 2018 to 31 December 2018 in compliance with German legally required accounting principles, and
- the accompanying management report as a whole provides an appropriate view of the cooperative's position. In all material respects, this management report is consistent with the annual financial statements, complies with German legal requirements and appropriately presents the opportunities and risks of future development. Our audit opinion on the management report does not cover the content of the parts of the management report specified in the section entitled "Other information".

Pursuant to § 322 Abs. 3 Satz 1 HGB [Handelsgesetzbuch; German Commercial Code], we declare that our audit has not led to any reservations relating to the legal compliance of the annual financial statements and of the management report.

Basis for the Audit Opinions

We conducted our audit of the annual financial statements and of the management report in accordance with § 53 (2) GenG [Genossenschaftsgesetz; Cooperatives Act], § 340k and § 317 HGB and the EU Audit Regulation (No. 537/2014, referred to subsequently as "EU Audit Regulation") in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer [Institute of Public Auditors in Germany] (IDW). Our responsibilities under those requirements and principles are further described in the "Auditor's Responsibilities for the Audit of the Annual Financial Statements and of the Management Report" section of our auditor's report. We are independent of the cooperative in accordance with the requirements of European law and German commercial and professional law, and we have fulfilled our other German professional responsibilities in accordance with these requirements. In addition, in accordance with Article 10 (2) point (f) of the EU Audit Regulation in conjunction with § 55 (2) and § 38 (1a) GenG, we declare that that no persons employed by us who could influence the outcome of the audit have provided non-audit services prohibited under Article 5 (1) of the EU Audit Regulation. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions on the annual financial statements and on the management report.

Key Audit Matters in the Audit of the Annual Financial Statements

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the annual financial statements for the financial year from 1 January 2018 to 31 December 2018. These matters were addressed in the context of our audit of the annual financial statements as a whole, and in forming our audit opinion thereon, we do not provide a separate audit opinion on these matters.

In the following, we describe the areas we regard as the key audit matters:

Claims on customers
We have structured our presentation of this key audit matter as follows:
a) Circumstances and description of the matter
b) Audit procedures and findings
c) Reference to further information

a) The annual financial statements of Münchener Hypothekenbank eG as at 31 December 2018 report claims on customers of EUR 34.3 billion. As at 31 December 2018, adjustments to value totalling EUR 53.6 million (individual adjustments to value and general adjustments to value) were recognised on the balance sheet for claims on customers.

Münchener Hypothekenbank eG analyses borrowers' financial circumstances using, among other things, the annual financial statements and business plans they have presented, along with business analyses, and regularly reviews of the mortgage lending values and market values of the associated collateral. These results feed into the borrower's credit rating.

The risk for the annual financial statements is that the need for a value adjustment will not be recognised in sufficient time or on a sufficient scale.

b) Using, among other things, a random sample of credit exposures, we examined, as part of our audit, the available documentation relating to the monitoring of financial circumstances and the value of collateral and satisfied ourselves that the ratings had been carried out in a proper and timely manner.

Taking into consideration the information available, our audit found that management had made appropriate assumptions in reviewing the value of claims on customers.

c) Regarding the process of counterparty risk management, we accordingly refer to the section entitled "Counterparty Risk" in the risk report contained in the management report.

Other Information

The management is responsible for the other information. Other information obtained by us prior to the date of this auditor's report includes:

- the corporate governance statement pursuant to § 289f (4) HGB (disclosures on the proportion of women) that is contained in the management report. We have not audited the content of this part of the management report.
- the separate non-financial report in accordance with § 289b (3) HGB.

The other information also comprises:

- the remaining sections of the annual report – without further cross references to external information – except for the audited annual financial statements and management report and our audit opinion.

We expect the remaining sections of the annual report to be provided to us after the date of this audit opinion.

Our opinion on the annual financial statements and management report does not cover the other information and we therefore do not express an audit opinion or any other form of audit conclusion thereon. In connection with our audit, our responsibility is to read the other information and, in doing so, to consider whether the other information

- is materially inconsistent with the annual financial statements, management report or our audit findings or
- otherwise appears to be materially misstated.

Responsibilities of the Executive Directors and the Supervisory Board for the Annual Financial Statements and the Management Report

The cooperative's management is responsible for the preparation of the annual financial statements that comply, in all material respects, with the requirements of German commercial law applicable to capital-market-oriented credit cooperatives, and that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the cooperative in compliance with German legally required accounting principles. In addition, the management is responsible for such internal control as they, in accordance with German legally required accounting principles, have determined necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the management is responsible for assessing the cooperative's ability to continue as a going concern. It also has the responsibility for disclosing, as applicable, matters related to going concern. In addition, it is responsible for financial reporting based on the going concern basis of accounting, provided no actual or legal circumstances conflict therewith.

Furthermore, the management is responsible for the preparation of the management report that, as a whole, provides an appropriate view of the cooperative's position and is, in all material respects, consistent with the annual financial statements, complies with German legal requirements, and appropriately presents the opportunities and risks of future development. In addition, the management is responsible for such arrangements and measures (systems) as it has considered necessary to enable the preparation of a management report that is in accordance with the applicable German legal requirements, and to be able to provide sufficient appropriate evidence for the assertions in the management report.

The Supervisory Board is responsible for overseeing the cooperative's financial reporting process for the preparation of the annual financial statements and of the management report.

Auditor's Responsibilities for the Audit of the Annual Financial Statements and of the Management Report

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and whether the management report as a whole provides an appropriate view of the cooperative's position and, in all material respects, is consistent with the annual financial statements and the knowledge obtained in the audit, complies with the German legal requirements and appropriately presents the opportunities and risks of future development, as well as to issue an auditor's report that includes our audit opinions on the annual financial statements and on the management report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with § 53 (2) GenG, § 340k and § 317 HGB and the EU Audit Regulation and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer (IDW) will always detect a material misstatement. 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 annual financial statements and this management report.

We exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual financial statements and of the management report, 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 audit opinions. 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 controls.
- Obtain an understanding of internal control relevant to the audit of the annual financial statements and of arrangements and measures (systems) relevant to the audit of the management report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an audit opinion on the effectiveness of these systems of the cooperative.

- Evaluate the appropriateness of accounting policies used by the management and the reasonableness of estimates made by the management and related disclosures.
- Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the cooperative's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the annual financial statements and in the management report or, if such disclosures are inadequate, to modify our respective audit opinions. 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 cooperative to cease to be able to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements present the underlying transactions and events in a manner that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the cooperative in compliance with German legally required accounting principles.
- Evaluate the consistency of the management report with the annual financial statements, its conformity with German law, and the view of the cooperative's position it provides.
- Perform audit procedures on the prospective information presented by the management in the management report. On the basis of sufficient appropriate audit evidence we evaluate, in particular, the significant assumptions used by management as a basis for the prospective information, and evaluate the proper derivation of the prospective information from these assumptions. We do not express a separate audit opinion on the prospective information and on the assumptions used as a basis. There is a substantial unavoidable risk that future events will differ materially from the prospective information.

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 the relevant independence requirements, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, the related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the annual 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.

OTHER LEGAL AND REGULATORY REQUIREMENTS

Further Information pursuant to Article 10 of the EU Audit Regulation

We are an auditing association and the statutory auditors of the cooperative.

We declare that the audit opinions expressed in this auditor's report are consistent with the additional report to the Supervisory Board and the Audit Committee pursuant to Article 11 of the EU Audit Regulation (long-form audit report).

Persons employed by us who could influence the outcome of the audit have provided the audited cooperative or companies under that cooperative's control the following services that are not disclosed in the annual financial statements or in the management report of the audited cooperative:

- Other assurance services for banking supervision
- Other assurance services in relation to deposit protection
- Auditor's review of the interim report
- Audit of the separate non-financial report
- Issuance of a letter of comfort.

German Public Auditor Responsible for the Engagement

The German Public Auditor responsible for the engagement is Mr Thorsten Schraer.

Bonn, 11 March 2019

DGRV – Deutscher Genossenschafts-
und Raiffeisenverband e.V.

Dorothee Mende Wirtschaftsprüfer [German Public Auditor]	**Thorsten Schraer** Wirtschaftsprüfer [German Public Auditor]

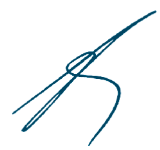
AFFIRMATION BY THE LEGAL REPRESENTATIVES

To the best of our knowledge, and in accordance with applicable reporting principles for annual financial reporting, the annual financial statements give a true and fair view of the assets, liabilities, financial position and earnings situation of the company, and the management report of the company includes a fair review of the development and performance of the business and the position of the company, together with a description of the principal opportunities and risks associated with the anticipated development of the company.

Munich, 29 January 2019

Münchener Hypothekenbank eG

The Board of Management



Dr. Louis Hagen
Chairman of the Board of Management

Dr. Holger Horn
Member of the Board of Management

Michael Jung
Member of the Board of Management

ANNEX TO ANNUAL FINANCIAL STATEMENTS

PURSUANT TO ART. 26A PARA. 1 SENTENCE 2 OF THE GERMAN BANKING ACT (KWG) FOR THE PERIOD ENDING 31.12.2018 ("COUNTRY BY COUNTRY REPORTING")

Münchener Hypothekenbank eG is a Pfandbrief Bank operating in the legal format of a registered cooperative. The Bank's core areas of business are granting mortgage loans for residential and commercial property, as well as issuing Mortgage Pfandbriefe. The Bank's most important market is Germany. Furthermore, business relationships are also maintained with clients in other European countries, in particular. All of the Bank's business is processed at its head office in Munich. The Bank does not maintain any branch offices outside of Germany.

Münchener Hypothekenbank eG defines its revenues as the sum of the following components of the income statement pursuant to the rules of the German Commercial Code (HGB): interest income, interest expenses, current income from participating interests and shares in cooperatives and investments in affiliated companies, income from profit-pooling, profit transfer or partial profit transfer agreements, commission received, commission paid and other operating income. Revenues for the period 1 January to 31 December 2018 were € 210,082 thousand.

The number of full-time equivalent salaried employees is 504.45.

Profit before tax amounts to € 76,038 thousand.

Taxes on income amount to € 27,339 thousand and, after netting extraordinary income of € 7,468 thousand from refunds of corporate income tax credits, refer to current taxes of € 34,807 thousand.

Münchener Hypothekenbank eG did not receive any public assistance during the current business year.

REPORT OF THE SUPERVISORY BOARD

During the year under review the Supervisory Board carried out its supervisory functions in accordance with the legal requirements, the Bank's Articles of Association and its by-laws. The Board of Management reported in a timely manner to the Supervisory Board regarding the Bank's corporate planning, its business and financial situation, as well as the Bank's further strategic development. The Supervisory Board thereby advised the Board of Management and supervised its management of business. The Supervisory Board's decisions on actions requiring its approval were made on the basis of reports and materials submitted by the Board of Management.

Topics reviewed during Supervisory Board meetings

During the last business year the Supervisory Board held its constituent meeting and four regularly scheduled meetings during which MünchenerHyp's company management was continuously advised and supervised in accordance with legal requirements and those defined in the Bank's Articles of Association. The key subjects and advisory issues covered were the development and planning of the Bank's business activities, the Bank's business and risk strategy, the Bank's risk situation, the further development of the IT strategy, and topics related to governance. In an additional meeting the Supervisory Board also covered the issue of a successor to fill a position on MüncherHyp's Board of Management at the end of 2018.

The Supervisory Board regularly received reports from the Board of Management concerning the Bank's important issues in a timely manner and comprehensively, both in writing and verbally. The Board of Management reported about the Bank's situation, the development of the Bank's business, important key financial figures, and the further development of the business and risk strategy. In addition, the Supervisory Board was kept comprehensively informed of the most current status of the liquidity situation and measures to manage liquidity, as well as the risk situation, measures to control risk and the Bank's risk management measures. The Supervisory Board also received comprehensive information regarding the status of operational and strategic planning. It was involved in all important decisions. A focal point of the work and reporting was on the current developments in the property market, as well as the latest developments in private and commercial property financing. Furthermore, the Supervisory Board extensively discussed the growing regulatory requirements and their implementation.

The annual meetings of the joint supervisory teams with the Chairman of the Supervisory Board as well as with the heads of the committees established by the Supervisory Board took place again.

Self-assessment of the Supervisory Board

As required by, and in accordance with the terms of Art. 25d of the German Banking Act (KWG), the Supervisory Board conducted a self-assessment and extensively reviewed the results during its meeting held in December 2018. The results reflect that the structure, size, composition and performance of the Supervisory Board, as well as the knowledge, abilities and experience of the individual members of the Supervisory Board, as well as the Supervisory Board as a whole, meet both legal requirements and those defined in the Bank's Articles of Association.

It can be confirmed that no conflicts of interest arose within the framework of preparing decisions taken by the Supervisory Board. The Supervisory Board took a course of instruction regarding current regulatory topics and legal developments.

Collaboration with the Board of Management

The Chairman of the Supervisory Board was in regular and close contact with the Chairman of the Board of Management for the purpose of examining important issues and decisions in personal discussions.

In addition to the regularly scheduled reports, the Chairman of the Board of Management also reported continuously in writing and verbally to the Chairman of the Supervisory Board between the individual meetings regarding all important developments affecting the Bank.

Activities of the Supervisory Board committees

The Supervisory Board has established four committees to enable it to carry out its duties efficiently. These committees are: the Nomination Committee, the Audit Committee, the Risk Committee, and the Remuneration Control Committee. The committees regularly reported on their activities during the Supervisory Board's meetings.

The Nomination Committee convened six times. During the year under review it particularly dealt with the succession of two members of the Supervisory Board who will step down due to age reasons at the end of 2019 Delegates Meeting, as well as finding a successor to replace a member of the Board of Management. The self-assessment of the Supervisory Board and the Board of Management was another topic covered by the committee.

The Audit Committee dealt with the results of the audit of the annual financial statements and the management report. Additional topics addressed were the Bank's risk management system and its data management system, the internal audit report, and the report prepared by the compliance officer, as well as the realignment of the compliance function, in addition to topics and requirements covered during meetings with banking supervision officials. The Audit Committee met three times during the year under review.

The Risk Committee convened twelve times. The Board of Management provided the committee with comprehensive reports concerning the development of markets where the Bank provides property financing, as well as the status of the Bank's planned market entry into Austria. The committee also dealt with the regulatory environment, including the results of the current ECB stress test. In addition, it also reviewed and approved loans requiring approval, and took note of reportable transactions. The Board of Management presented the committee individual exposures that were important to the Bank and discussed them. Extensive reports were also presented concerning the provision and management of liquidity, as well as refinancing. These reports discussed and examined the risk types of the Bank's business in detail. In addition to credit risks these include, in particular, market, liquidity, sales, and operational risks while taking into consideration the ability to bear risk per the terms of the Minimum Requirements for Risk Management (MaRisk). The committee regularly received reports of the Bank's risk situation, which were explained by the Board of Management and the CRO. The members of the committee discussed the contents of these reports with the Board of Management and noted them favourably. In addition, the committee also dealt with the sales report, the report prepared by the OpRisk officer, and the data protection report.

The seven meetings of the Remuneration Control Committee primarily focused on the Bank's remuneration system and all related issues. The committee determined that MünchenerHyp's remuneration systems had passed the test for appropriateness. The committee recommended to the Supervisory Board that it take note of the results of the appropriateness test.

Annual accounts

The accounting documents, the annual financial statements and the management report for the 2018 financial year were audited as assigned by the Deutscher Genossenschafts- und Raiffeisenverband e.V., Berlin, and received an unqualified certificate from the auditors. There were no reservations. The auditors provided an extensive report on the key results of their audit during a meeting of the Audit Committee. Moreover, the auditors were also available to provide additional information. Each member of the Supervisory Board received a copy of the audit report of the legal audit prepared by the auditors in accordance with Article 53 of the Cooperatives Act (Genossenschaftsgesetz), including the audit of the 2018 annual financial statements for the Münchener Hypothekenbank eG, for their information on a timely basis. The results of the audit were examined during a joint meeting of the Board of Management and the Supervisory Board attended by the auditor. The results of the audit will be reported during the Delegates Meeting.

The annual financial statements, the management report, the Board of Management's proposal for the allocation of distributable income, and the non-financial report were examined by the Supervisory Board and endorsed. The Supervisory Board recommends that the Delegates Meeting approve the annual financial statements for 2018 – as explained – and endorse the Board of Management's proposal for the allocation of net income. The proposal is in accordance with the terms of the Bank's Articles of Association.

Changes in the Board of Management

At the end of the year under review Mr Bernhard Heinlein stepped down from MünchenerHyp's Board of Management and entered retirement. Mr. Heinlein devoted almost 35 years of great dedication towards the success of MünchenerHyp, of which ten were served as a member of the Board of Management. We owe Mr. Heinlein our gratitude and recognition for his extraordinary achievements on behalf of the Bank.

The Supervisory Board appointed Dr. Holger Horn as member of the MünchenerHyp Board of Management effective 1 January 2019. Prior to this appointment Dr. Horn was a member of the Board of Management of the Depfa Bank in Dublin. We look forward to working together with Dr. Horn and wish him success in his new duties.

Development of MünchenerHyp during the year under review

MünchenerHyp set the course for the future in important respects during its 2018 business year. The further development of the Bank's business and risk strategy decisively positions it to meet the challenges related to the digital evolution of markets, and customer demands.

Despite the demanding market environment, MünchenerHyp was nevertheless able to set a new record for its new mortgage business. Furthermore, the Bank's issues set accents once again in the capital market. This applies in particular to the issue of the Bank's ecological ESG Pfandbrief.

The Bank's success in the property finance and capital markets is based on the impressive team performance turned in by all employees in 2018. In return, they deserve the sincere thanks of the Supervisory Board.

Munich, April 2019

Münchener Hypothekenbank eG

Wolfhard Binder
Chairman of the Supervisory Board

FURTHER INFORMATION

THE MEMBERS OF THE DELEGATES MEETING

AS AT 31 DECEMBER 2018

Dr. Wolfgang Baecker » Bank director
Peter Bahlmann » Bank director
HRH Anna Duchess in Bavaria » Entrepreneur
Michael Becky » Bank director
Heinrich Beerenwinkel » Bank director
Gunnar Bertram » Bank director
Thomas Bierfreund » Bank director
Dietmar Bock » Managing director
Dr. Christine Bortenlänger » Executive member of the Board of Management
Dr. Michael Brandt » Bank director
Ralf Daase » Bank director
Eva Irina Doyé » Attorney, tax consultant
Clemens Fritz » Bank director
Johann Fuhlendorf » Bank director
Rainer Geis » Bank director
Wilfried Gerling » Bank director
Josef Geserer » Bank director
Peter Geuß » Bank director
Klaus Graniki » Managing director
Markus Gschwandtner » Bank director
Eberhard Heim » Bank director
Dr. Harald Heker » Chairman of the Board of Management
Henning Henke » Bank director
Joachim Hettler » Bank director
Dr. Michael Hies » Managing director
Michael Hohmann » Bank director
Konrad Irtel » Bank director (ret.)
Thomas Jakoby » Bank director
Michael Joop » Bank director
Carsten Jung » Bank director
Hubert Kamml » Bank director
Norbert Kaufmann » Bank director
Herbert Kellner » Bank director
Manfred Klaar » Bank director
Dr. Carsten Krauß » Bank director
Marcus Wilfried Leiendecker » Bank director
Martin Leis » Bank director
Dr. Ursula Lipowsky » Attorney
Thomas Ludwig » Bank director
Helmuth Lutz » Bank director (ret.)
Sabine Mack » Bank director
Karl Magenau » Bank director
Bernd Mayer » Bank director
Franz-Josef Mayer » Bank director
Klaus Merz » Bank director
Markus Merz » Bank director
Franz Dierk Meurers » Bank director
Jens Ulrich Meyer » Bank director
Prof. Dr. Peter Otto Mülbert » University professor
Michael Müller » Attorney
Dr. Hans-Wolfgang Neumann » General Manager
HSH Albrecht Prince of Oettingen-Spielberg » Managing director and owner
Armin Pabst » Bank director
Markus Pavlasek » Bank director
Claus Preiss » Bank director
Richard Riedmaier » Bank director
Harald Rösler » Bank director
Kay Schäding » Bank director
Georg Schäfer » Bank director
Dr. Martin Schilling » Bank director
Michael Schlagenhaufer » Bank director
Dr. Eckhard Schmid » Attorney
Franz Schmid » Bank director
Andreas Schmidt » Certified property specialist
Klaus Otmar Schneider » Bank director (ret.)
Thorsten Schwengels » Bank director
Wolfgang Siemers » Managing director
Hermann-Josef Simonis » Bank director
Jörg Stahl » Bank director
Thomas Stolper » Bank director
Stefan Terveer » Bank director
Werner Thomann » Bank director
Ulrich Tolksdorf » Bank director
Martin Trahe » Bank director
Wolfram Trinks » Bank director
Florian Uhl » Managing director
Peter Voggenreiter » Bank director
Ulrich Weßeler » Bank director
Silke Wolf » Managing director
Michael Zaigler » Managing director

AGENDA – GENERAL (DELEGATES)MEETING

6 APRIL 2019 AT 10:30 AM

1. **Report of the Board of Management about the 2018 business year**

2. **Report of the Supervisory Board on its activities**

3. **Report on the results of the statutory auditor's report**

4. **Consultation of the auditor's report and resolution regarding the extent of disclosure of the auditor's report**

5. **Resolutions to ratify**
   a) the annual financial statements for 2018
   b) the proposed appropriation of distributable income
   c) ratification of the acts of the Board of Management and the Supervisory Board

6. **Amendments to the Articles of Association**

7. **Elections to the Supervisory Board**

8. **Other issues**

EXECUTIVE MANAGEMENT AND BODIES

Supervisory Board

Wolfhard Binder » Grafing
Chairman

Dr. Hermann Starnecker » Marktoberdorf
Deputy Chairman

Barbara von Grafenstein » Munich
Josef Hodrus » Leutkirch im Allgäu
Jürgen Hölscher » Lingen
Rainer Jenniches » Bonn
Reimund Käsbauer » Munich
Dr. Peter Ramsauer » Traunwalchen
Michael Schäffler » Munich
Gregor Scheller » Forchheim
Kai Schubert » Trittau
Frank Wolf-Kunz » Munich

Board of Management

Dr. Louis Hagen
Chairman

Bernhard Heinlein (until 31.12.2018)
Dr. Holger Horn (from 01.01.2019)
Michael Jung

Executive Director

Ingo Schramm

Trustees

Dr. Joseph Köpfer » Munich
Senior Ministerial Counsellor (ret.)

Dr. Günter Graf » Egmating
Ministry director
Deputy

Cooperative Advisory Committee (31 Dec. 18)

Thomas Höbel » Dachau
Chairman

Markus Dünnebacke » Dortmund
Deputy Chairman

Frank Ostertag » Wildeshausen
Deputy Chairman

Oliver Conradi » Heidenheim
Ralf Daase » Waren (Müritz)
Dietmar Dertwinkel » Greven
Gerhard Eisenhut » Ehningen
Josef Frauenlob » Bad Reichenhall
Christian Glasauer » Beuerberg
Johannes Hofmann » Erlangen
Dr. Martin Kühling » Vechta
Jan Mackenberg » Osterholz-Scharmbeck
Thomas Mamier » Wyhl am Kaiserstuhl
Wilhelm Oberhofer » Sonthofen
Josef Pölt » Seeshaupt
Ralf Schmitt » Frankenberg
Michael Schneider » Tauberbischofsheim
Manfred Stevermann » Düsseldorf
Remo Teichert » Dresden
Karsten Voß » Hamburg
Horst Weyand » Bad Kreuznach

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