

To NASDAQ OMX Copenhagen A/S
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Q1-Q3 INTERIM REPORT – THE NYKREDIT REALKREDIT GROUP 1 JANUARY 2010 – 30 SEPTEMBER 2010

RESULTS

- Group profit before tax was DKK 2,724m against DKK 257m in Q1-Q3/2009
- Continued growth in customer-oriented business
 - Core income from customer-oriented business went up by 13.1% to DKK 7,030m on Q1-Q3/2009
 - Mortgage lending in nominal terms and bank lending rose by DKK 36bn to DKK 1,082bn in Q1-Q3/2010
- Operating costs, depreciation and amortisation, excluding special value adjustments, went up by DKK 24m or 0.6% to DKK 4,005m
 - Costs as a percentage of core income from business operations were trimmed from 64.0% in Q1-Q3/2009 to 57.0%
 - Special value adjustments came to DKK 423m of which commission under the government guarantee scheme was DKK 371m
- Impairment losses on loans and advances came to DKK 1,706m against DKK 5,920m in Q1-Q3/2009
 - Impairment losses on mortgage lending were DKK 653m, equal to 0.06% of lending, against DKK 1,077m in Q1-Q3/2009
 - Impairment losses on bank lending came to DKK 774m, corresponding to 0.80% of lending, against DKK 4,607m in Q1-Q3/2009
 - Impairment losses under the government guarantee scheme were DKK 279m
- Core income from securities stood at DKK 347m compared with DKK 679m in Q1-Q3/2009
 - Money market rates averaged 1.06% against 2.03% in Q1-Q3/2009
- The investment portfolio generated income of DKK 1,838m against DKK 3,995m in Q1-Q3/2009
- Cost of capital in the form of net interest on hybrid core capital amounted to DKK 344m
- The Group's costs relating to Bank Rescue Package I totalled DKK 1,643m up to 30 September 2010, of which DKK 984m represented commission and DKK 659m provisions.

CAPITAL

- The core capital and capital adequacy ratios were 18.1% and 18.2%, respectively, at end-Q3/2010
- The individual capital need stood at 9.4%
- The Group's equity amounted to DKK 54.8bn.

OUTLOOK FOR 2010

Nykredit's core earnings before impairment losses are still expected to be in the region of DKK 3,500m-4,000m. The level of impairment losses on loans and advances for Q3 alone was moderate and continues to surpass our expectations. To this should be added growth in investment portfolio income. Therefore, expectations for profit before tax for the full year have been raised to DKK 2.7bn-3.2bn excluding the gain from the sale of Nykredit Forsikring of about DKK 1.5bn. At end-H1/2010, expectations for profit before tax for 2010 were in the region of DKK 1.5bn-2.5bn excluding the sale of Nykredit Forsikring.

Peter Engberg Jensen, Group Chief Executive, says:

Income from Nykredit's banking operations keeps rising and amounted to DKK 3.2bn today, which is 21% more than income from the original mortgage business. This is a satisfactory delivery of our strategy. Total income for the first three quarters of 2010 was up by 13%, while costs remained almost unchanged.

Further, as loan losses are declining and were lower than expected, and investment portfolio income was high, forecast profit before tax for 2010 has again been revised upwards to DKK 2.7bn-3.2bn excluding the sale of Nykredit Forsikring.

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Financial highlights

DKK million	The Nykredit Realkredit Group		
	Q1-Q3/2010	Q1-Q3/2009	FY 2009
CORE EARNINGS AND RESULTS FOR THE PERIOD			
Core income from			
- Business operations	7,030	6,218	8,640
- Junior covered bonds	(66)	(47)	(67)
- Kalvebod issues ¹	53	53	139
- Securities	347	679	829
Total	7,364	6,903	9,541
Operating costs, depreciation and amortisation, excluding special value adjustments	4,005	3,981	5,395
Operating costs, depreciation and amortisation – special value adjustments ²	52	346	396
Commission – government guarantee scheme	371	376	500
Core earnings before impairment losses	2,936	2,200	3,250
Impairment losses on loans and advances – mortgage lending	653	1,077	1,755
Impairment losses on loans and advances – banking	774	4,607	5,847
Impairment losses on loans and advances – government guarantee scheme	279	236	318
Core earnings after impairment losses	1,230	(3,720)	(4,670)
Investment portfolio income	1,838	3,995	4,620
Profit (loss) before cost of capital	3,068	275	(50)
Net interest etc on hybrid core capital	(344)	(18)	(95)
Profit (loss) before tax from continuing operations	2,724	257	(145)
Tax	701	134	(29)
Profit from discontinuing insurance operations	1,511	163	245
Profit for the period	3,534	286	129
Profit for the period excludes value adjustment of strategic equities against equity totalling	(58)	838	751
SUMMARY BALANCE SHEET, END OF PERIOD			
	30.09.2010	30.09.2009	31.12.2009
Assets			
Receivables from credit institutions and central banks	52,164	38,029	62,909
Mortgage loans at fair value	1,036,167	972,080	981,227
Bank loans at amortised cost	59,729	62,333	60,908
Bonds and equities	91,865	88,736	86,620
Other assets	84,059	81,010	55,521
Total assets	1,323,984	1,242,188	1,247,185
Liabilities and equity			
Payables to credit institutions and central banks	120,134	115,755	119,313
Deposits and other payables	54,483	63,486	64,483
Issued bonds at fair value	948,439	888,380	889,899
Subordinated debt – hybrid core capital	11,239	4,224	10,805
Subordinated debt – supplementary capital	647	4,777	4,568
Other liabilities	134,225	114,063	106,876
Equity	54,817	51,503	51,241
Total liabilities and equity	1,323,984	1,242,188	1,247,185
FINANCIAL RATIOS			
Profit for the period as % of average equity pa	8.9	0.7	0.3
Core earnings before impairment losses as % of average equity pa	7.4	5.8	6.4
Core earnings after impairment losses as % of average equity pa	3.1	(9.7)	(9.2)
Costs as % of core income from business operations	57.0	64.0	62.4
Total provisions for loan impairment – mortgage lending	2,218	1,397	1,942
Total provisions for loan impairment and guarantees – banking	8,090	7,145	8,422
Impairment losses for the period, % – mortgage lending	0.06	0.11	0.18
Impairment losses for the period, % – banking ³	0.80	4.60	6.07
Capital adequacy ratio, %	18.2	16.8	17.8
Core capital ratio, %	18.1	15.5	16.7
Average number of full-time staff	4,031	4,135	4,135
¹ Include value adjustment of subordinated debt in Danish banks.			
² Special value adjustments include value adjustment of certain staff benefits and owner-occupied property as well as costs of winding up Dansk Pantebevæbørs A/S under konkurs (in bankruptcy).			
³ Excluding provisions under the government guarantee scheme.			

Q1–Q3 Interim Report 2010

THE NYKREDIT REALKREDIT GROUP RESULTS

The Group, excluding Nykredit Forsikring, recorded a profit before tax of DKK 2,724m against DKK 257m in Q1-Q3/2009.

Results reflect growth in core income from customer-oriented business, lower core income from securities due to a continuing decline in short-term interest rates and a lower loan impairment level. Further, investment portfolio income came to DKK 1,838m.

Core income from customer-oriented business rose by 13% on Q1-Q3/2009. The improvement in customer-oriented business was broad-based within banking and mortgage lending.

The Group's mortgage lending in nominal terms and bank lending rose by just over DKK 36bn or 3.4% to DKK 1,082bn compared with the beginning of the year. Retail lending was up by DKK 20bn and commercial lending DKK 16bn.

The Group's impairment losses on loans and advances amounted to DKK 1,427m in Q1-Q3/2010, and provisions under the government guarantee scheme came to DKK 279m. Impairment losses on retail and commercial lending came to DKK 398m and DKK 1,029m, respectively.

Core income from securities was significantly lower due to a fall in short-term interest rates. Investment portfolio income made a positive contribution of DKK 1,838m to group results.

Group cost of capital in the form of net interest etc on hybrid core capital amounted to DKK 344m against DKK 18m in Q1-Q3/2009.

In March Nykredit entered into a strategic insurance alliance with Gjensidige Forsikring, which acquired Nykredit Forsikring A/S at a price of DKK 2.5bn, of which goodwill accounted for about DKK 1.5bn.

The transfer was completed at end-April 2010. In the Q1-Q3 Interim Report 2010, profit after tax from the insurance business has been presented as profit on discontinuing insurance operations. Comparative figures have been restated.

The Group recorded a loss after tax of DKK 80m on the discontinuing insurance operations against a profit of DKK 163m in Q1-Q3/2009. Further, the profit from the sale of Nykredit Forsikring amounted to DKK 1,591m. The sale of Nykredit Forsikring had a total earnings impact on the Q1-Q3/2010 results of DKK 1,511m.

Profit after tax inclusive of profit from the sale of Nykredit Forsikring was DKK 3,534m against DKK 286m in the same period in 2009.

Strategic equities, chiefly in banks, which are value adjusted against equity, generated a capital loss after tax of DKK 58m against a capital gain of DKK 838m in Q1-Q3/2009.

Q3/2010

The Group, excluding Nykredit Forsikring, recorded a profit before tax of DKK 1,044m in Q3/2010 against DKK 549m in Q2/2010.

The upturn is chiefly attributed to growth in core income from customer-oriented business, a decrease in operating costs and loan impairment losses and a rise in investment portfolio income.

Income statement and balance sheet totals by quarter for the Group appear from note 26.

Core earnings

Core income from business operations

The Group's core income from customer-oriented business was DKK 7,030m against DKK 6,218m in the same period the year before – up DKK 812m or 13.1%.

Core income from mortgage operations grew by 10.0% or DKK 364m to DKK 4,005m. Gross new lending amounted to DKK 148bn in Q1-Q3/2010 against DKK 168bn in the same period the year before. The decline in gross new lending resulted from lower refinancing activity. In nominal terms, group mortgage lending went up in Q1-Q3/2010 by DKK 37bn to DKK 1,022bn.

Total core income from banking operations rose by 14.1% or DKK 350m to DKK 2,834m in Q1-Q3/2010.

Nykredit Markets & Asset Management recorded an upturn in earnings from customer-oriented business of 26.8% to DKK 1,237m.

The other banking operations of the Group, excluding Kalvebod issues, generated DKK 1,597m, the same level as in Q1-Q3/2009.

The Group's bank lending totalled DKK 59.7bn against DKK 60.9bn at the beginning of the year. Deposits decreased by DKK 10bn to DKK 54.5bn in the same period.

Junior covered bonds

The Group has issued DKK 20.7bn of junior covered bonds as supplementary collateral for covered bonds. Net interest expenses relating to junior covered bonds came to DKK 66m against DKK 47m in Q1-Q3/2009.

Core income from Kalvebod issues

The Group's income from the portfolio of Kalvebod issues was DKK 53m, which was unchanged on the same period in 2009.

Core income from securities

Core income from securities amounted to DKK 347m compared with DKK 679m in Q1-Q3/2009. The decline mainly stemmed from lower average repo rates at 1.06% compared with 2.03% in the same period in 2009.

Core income from securities equalled the return which the Group could have obtained by placing its investment portfolios at risk-free interest. In addition, core income from securities includes net interest expenses relating to supplementary capital and the acquisition of Totalkredit – determined relative to risk-free interest.

Operating costs, depreciation and amortisation, excl special value adjustments

Group operating costs, depreciation and amortisation, excluding special value adjustments, and commission under the government guarantee scheme were DKK 4,005m, on a level with Q1-Q3/2009. Costs as a percentage of core income from business operations were trimmed to DKK 57.0% from 64.0% in Q1-Q3/2009. The development in costs in part mirrored a decline in permanent staff.

Operating costs, depreciation and amortisation – special value adjustments

Special value adjustments, which comprise net value adjustment of assets and liabilities relating to Nykredit's pension schemes in run-off, certain staff schemes and value adjustment of owner-occupied property, were a loss of DKK 52m against a loss of DKK 163m in Q1-

Q3/2009. Further, Dansk Pantebrevsbørs A/S under konkurs (in bankruptcy) prompted winding-up costs of DKK 183m in Q1-Q3/2009.

Impairment losses on loans and advances
Group impairment losses on loans and advances came to DKK 1,427m against DKK 5,684m in Q1-Q3/2009. Further, provisions under the government guarantee scheme amounted to DKK 279m compared with DKK 236m for the same period the year before.

Group impairment losses on mortgage lending came to DKK 643m, equal to 0.06% of lending. Retail customers represented DKK 175m of impairment losses for the period and the commercial segment DKK 468m.

Group impairment losses on bank lending excluding terminated exposures from Forstædernes Bank amounted to DKK 410m, corresponding to 0.47% of lending. Retail customers represented DKK 213m of impairment losses for the period and commercial customers DKK 197m.

Impairment losses on terminated exposures from Forstædernes Bank were DKK 364m against DKK 2,565m in Q1-Q3/2009.

Impairment losses in Nykredit Mægler (estate agency business) amounted to DKK 10m.

In Q1-Q3/2010 the Group's recognised losses on mortgage and bank lending rose significantly to DKK 339m and DKK 1,392m, respectively, compared with total recognised losses of DKK 700m for Q1-Q3/2009. The increase in recognised losses should be seen in the context of impairment provisions previously made. According to the accounting rules, loans must be written down for impairment as soon as they start to show evidence of impairment.

Investment portfolio income

Group investment portfolio income amounted to DKK 1,838m compared with DKK 3,995m for the same period the year before.

Value adjustment of strategic equities against equity generated a loss of DKK 58m after tax compared with a gain of DKK 838m for the same period in 2009.

Investment portfolio income for Q1-Q3/2010 was positively affected by declining interest rates and tighter spreads between mortgage and corporate bonds on the one hand and government bonds on the other.

Investment portfolio income is the excess income obtained from investing in equities, bonds and derivative financial instruments in addition to risk-free interest. Price spreads and interest margins relating to the mortgage lending of Nykredit Realkredit and Totalkredit as well as the trading activities of Nykredit Markets have been included not as investment portfolio income, but as core income from business operations.

Nykredit's securities portfolio consists mainly of Danish and European mortgage bonds.

The interest rate risk of the portfolio has been widely reduced by offsetting sales of government bonds or through interest rate derivatives.

Investment portfolio income from bonds, liquidity and interest rate instruments came to DKK 1,901m. Investment portfolio income from equities and equity instruments value adjusted through profit or loss was DKK 37m.

Net interest etc on hybrid core capital

The Group had raised hybrid core capital totaling DKK 11,239m against DKK 4,224m at end-Q3/2009.

The results were affected by net interest expenses of DKK 344m against DKK 18m in Q1-Q3/2009.

Tax

Tax on profit for the period is estimated at DKK 701m excluding Nykredit Forsikring A/S.

Financial risk

As at 30 September 2010, Group Value-at-Risk stood at DKK 130m with a 99% confidence interval over one day.

Group interest rate exposure in the event of a general interest rate change of 1 percentage point was DKK 350m. The equity price exposure in case of a general price decline of 10% was DKK 417m.

Subsidiaries

Totalkredit

Totalkredit recorded a profit before tax of DKK 931m compared with DKK 803m in the same period the year before. Reference is made to the Q1-Q3 Interim Report 2010 for Totalkredit.

Nykredit Bank

The Nykredit Bank Group posted a profit before tax of DKK 318m compared with a loss of DKK 4,422m for the same period in 2009.

As at 1 April 2010, Forstædernes Bank and Nykredit Bank merged, effective from 1 January 2010 for accounting purposes. Reference is made to the Q1-Q3 Interim Report 2010 for the Nykredit Bank Group.

Nykredit Forsikring

Nykredit has entered into an agreement with Gjensidige Forsikring on the sale of its shares in Nykredit Forsikring A/S, which shares were transferred at end-April 2010.

Nykredit Forsikring posted a loss before tax of DKK 107m for the period 1 January – 29 April 2010 against a profit of DKK 218m for Q1-Q3/2009.

OUTLOOK FOR 2010

Nykredit's core earnings before impairment losses are still expected to be in the region of DKK 3,500m-4,000m.

The level of impairment losses on loans and advances for Q3/2010 alone was moderate and continues its positive trend. To this should be added growth in investment portfolio income. Therefore, expectations for profit before tax for the full year have been raised to DKK 2.7bn-3.2bn excluding the gain from the sale of Nykredit Forsikring of about DKK 1.5bn.

Profit before tax will depend on impairment losses on loans and advances as well as financial market trends in general.

BUSINESS AREAS

The segment financial statements have in 2010 been affected by the merger between Nykredit Bank and Forstædernes Bank and general reorganisation. Comparative figures have been restated to the widest extent possible, and some income statement and balance sheet items have been allocated to the business areas based on an estimate.

The Nykredit Realkredit Group is organised into the business areas Retail Customers, Totalkredit, Commercial Customers, Markets & Asset Management and Other Activities.

In nominal terms, mortgage lending rose from DKK 985bn at the beginning of the year to DKK 1,022bn in Q1-Q3/2010. The Nykredit Group realised gross new lending of DKK 148bn against DKK 168bn in Q1-Q3/2009.

The Group commanded a market share of 45.7% of gross new mortgage lending in Denmark and 41.9% of total mortgage lending compared with 46.6% and 41.3% in the same period in 2009.

Gross new lending for owner-occupied dwellings amounted to DKK 109.7bn in Q1-Q3/2010 against DKK 121.9bn in the same period the year before.

Gross new lending to the commercial segment amounted to DKK 38.6bn in Q1-Q3/2010 against DKK 46.0bn in the same period the year before.

In Q1-Q3/2010, bank lending decreased from DKK 60.9bn at the beginning of the year to DKK 59.7bn, and deposits went down from DKK 64.5bn to DKK 54.5bn.

Nykredit Mægler (estate agency business) saw a 16.8% rise in turnover from 9,027 properties sold in Q1-Q3/2009 to 10,542 properties.

Results by business area¹

DKK million	Retail Customers	Totalkredit	Commercial Customers	Markets & Asset Management	Other Activities	Group items and eliminations	Total
Q1-Q3/2010							
Core income from							
- Business operations	1,766	1,077	2,698	1,237	213	(27)	6,964
- Kalvebod issues	-	-	-	53	-	-	53
Total	1,766	1,077	2,698	1,290	213	(27)	7,017
Core income from securities	-	-	-	-	-	347	347
Operating costs	1,261	327	845	603	163	263	3,462
Commission payable under the government guarantee scheme	55	-	187	92	37	-	371
Depreciation of property, plant and equipment and amortisation of intangible assets	-	349	2	10	106	128	595
Core earnings before impairment losses	450	401	1,664	585	(93)	(71)	2,936
Impairment losses on loans and advances	300	88	659	6	374	279 ⁴	1,706
Core earnings after impairment losses	150	313	1,005	579	(467)	(350)	1,230
Investment portfolio income ²	-	-	-	-	-	1,838	1,838
Profit (loss) before cost of capital	150	313	1,005	579	(467)	1,488	3,068
Net interest etc on hybrid core capital	-	-	-	-	-	(344)	(344)
Profit (loss) before tax on continuing operations	150	313	1,005	579	(467)	1,144	2,724
Return							
Average business capital, DKKm ³	4,010	6,827	11,466	2,269	1,771	4,027	30,370
Core earnings after impairment losses as % of average business capital pa	5.0	6.1	11.7	34.1	(35.3)	-	5.4
Q1-Q3/2009							
Core earnings after impairment losses	144	(24)	(1,313)	433	(2,732)	(228)	(3,720)
Return							
Average business capital, DKKm ³	3,923	7,324	13,346	2,349	597	3,858	31,397
Core earnings after impairment losses as % of average business capital pa	4.9	(0.4)	(13.2)	24.6	(611.8)	-	(15.8)

¹ Reference is made to note 2 in the Q1-Q3 financial statements for complete segment financial statements with comparative figures.

² Investment portfolio income includes a profit from investments in associates of DKK 4m (2009: a loss of DKK 4m).

³ Business capital is determined as required capital base, corresponding to Pillar I and Pillar II.

⁴ Provisions under the government guarantee scheme.

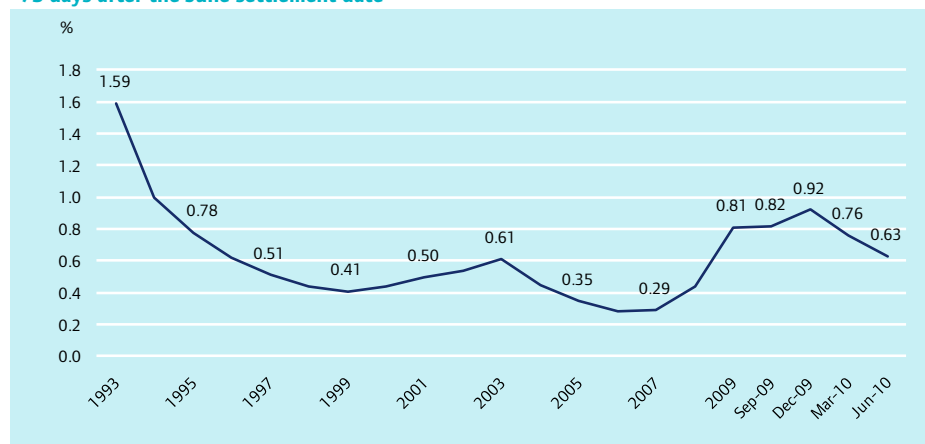
Results – Retail Customers

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from business operations	1,766	1,768
Operating costs	1,261	1,259
Commission payable under the government guarantee scheme	55	43
Depreciation of property, plant and equipment and amortisation of intangible assets	-	15
Core earnings before impairment losses	450	451
Impairment losses on loans and advances – mortgage lending	87	163
Impairment losses on loans and advances – banking	213	144
Core earnings after impairment losses	150	144

Activity

DKK million	2010	2009
Mortgage lending		
Gross new lending, Q1-Q3*	25,022	30,098
Net new lending, Q1-Q3*	5,065	7,998
Portfolio at nominal value, end of period	188,305	185,669
Impairment losses as % of loans and advances*	0.05	0.09
Total impairment provisions, end of period		
- Individual impairment provisions	114	151
- Collective impairment provisions	57	56
Total impairment provisions as % of loans and advances	0.09	0.11
Portfolio of properties repossessed (number), end of period	124	94
Banking		
Loans and advances, end of period	15,325	16,647
Deposits, end of period	19,176	19,465
Impairment losses as % of loans and advances*	1.32	1.10
Total impairment provisions, end of period		
- Individual impairment provisions	481	438
- Collective impairment provisions	139	29
Total impairment provisions as % of loans and advances	3.89	2.73
Guarantees, end of period ¹	8,010	8,801
Provisions for guarantees, end of period ¹	8	7

¹ Excluding the government guarantee scheme.
* For Q1-Q3/2010 and Q1-Q3/2009.
Other data determined at end-Q3/2010 and end-2009.

Arrears ratio, mortgage lending
– 75 days after the June settlement date

Retail Customers

Retail Customers covers activities aimed at the retail segment through Nykredit's own distribution channels. Retail Customers also serves the Group's customers with part-time farming businesses and retail customers owning properties in France, Spain and Germany financed by Danish mortgage loans.

Activity

Total nominal mortgage lending went up by DKK 2.6bn to DKK 188bn at end-Q3/2010. Gross new lending was DKK 25.0bn against DKK 30.1bn in Q1-Q3/2009.

Bank lending declined by DKK 1.3bn to DKK 15.3bn at end-Q3/2010. Bank deposits amounted to DKK 19.2bn at end-Q3/2010 and remained largely unchanged compared with the beginning of the year.

Results

Core earnings before impairment losses came to DKK 450m against DKK 451m in Q1-Q3/2009.

Core income from business operations was DKK 1,766m against DKK 1,768m in Q1-Q3/2009.

Operating costs came to DKK 1,261m and were unchanged on Q1-Q3/2009. Commission payable under the government guarantee scheme totalled DKK 55m against DKK 43m for the same period in 2009.

Impairment losses on loans and advances amounted to DKK 87m and DKK 213m for mortgage and bank lending, respectively, against a total of DKK 307m in Q1-Q3/2009. Impairment losses as a percentage of loans and advances amounted to 0.05% and 1.32% of mortgage and bank lending, respectively. Recognised losses on mortgage lending were DKK 128m compared with DKK 59m for the same period in 2009.

At end-Q3/2010, impairment provisions totalled DKK 791m against DKK 674m at the beginning of the year. For mortgage and bank loans, impairment provisions came to DKK 171m and DKK 620m, respectively.

At the June settlement date, 75-day mortgage arrears as a percentage of mortgage payments due came to 0.63% against 0.76% at the March settlement date and 0.92% at the December 2009 settlement date.

Since the beginning of 2010, the Group has repossessed 170 properties and sold 140. The portfolio of properties repossessed counted 124 at end-Q3/2010 against 94 at the beginning of 2010.

Results – Totalkredit

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from business operations	1,077	1,017
Operating costs	327	281
Depreciation of property, plant and equipment and amortisation of intangible assets	349	336
Core earnings before impairment losses	401	400
Impairment losses on loans and advances	88	424
Core earnings after impairment losses	313	(24)

Activity

DKK million	2010	2009
Mortgage lending		
Gross new lending, Q1-Q3*	84,695	91,803
Net new lending, Q1-Q3*	23,347	29,138
Portfolio at nominal value, end of period	450,393	431,303
Impairment losses as % of loans and advances*	0.02	0.10
Total impairment provisions, end of period		
- Individual impairment provisions	335	336
- Collective impairment provisions	212	199
Total impairment provisions as % of loans and advances	0.12	0.12
Portfolio of properties repossessed (number), end of period	42	22

* For Q1-Q3/2010 and Q1-Q3/2009.
Other data determined at end-Q3/2010 and end-2009.

Totalkredit

Totalkredit is responsible for the distribution of mortgage loans to retail customers under the Totalkredit brand through nearly 100 Danish local and regional banks having more than 1,000 branches.

Activity

Nominal mortgage lending rose by DKK 19.1bn to DKK 450bn at end-Q3/2010. Gross new lending was DKK 84.7bn against DKK 91.8bn in Q1-Q3/2009. The downturn in gross lending can be ascribed to lower refinancing activity.

Results

Core earnings before impairment losses came to DKK 401m against DKK 400m in Q1-Q3/2009.

Core income from business operations was DKK 1,077m against DKK 1,017m in Q1-Q3/2009.

Operating costs were DKK 327m against DKK 281m in Q1-Q3/2009. The main reasons were greater market-related efforts and costs of arrears administration.

Depreciation of property, plant and equipment and amortisation of intangible assets amounted to DKK 349m, which mainly related to distribution rights obtained in connection with Nykredit's acquisition of Totalkredit.

Impairment losses on loans and advances came to DKK 88m. Recognised losses for the period netted DKK 63m after set-off against commission payable to partner banks totalling DKK 43m.

At end-Q3/2010, impairment provisions totalled DKK 547m against DKK 535m at the beginning of the year.

At the June settlement date, 75-day mortgage arrears as a percentage of total mortgage payments due came to 0.39% against 0.41% at the March settlement date and 0.50% at the December 2009 settlement date.

At the beginning of 2010, Totalkredit entered into an agreement with its partner banks under which arrears etc are to be handled by the partner banks, which have direct customer contact. Thanks to this agreement, arrears are now handled sooner and more efficiently. Therefore properties repossessed can be kept at a low level, and losses and arrears continue to be lower than the sector average.

The portfolio of properties repossessed totalled 42 at end-Q3/2010 against 22 at the beginning of the year.

**Arrears ratio, mortgage lending
– 75 days after the June settlement date**

Results – Commercial Customers

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from business operations	2,698	2,244
Operating costs	845	1,001
Commission payable under the government guarantee scheme	187	169
Depreciation of property, plant and equipment and amortisation of intangible assets	2	16
Core earnings before impairment losses	1,664	1,058
Impairment losses on loans and advances – mortgage lending	468	475
Impairment losses on loans and advances – banking	191	1,896
Core earnings after impairment losses	1,005	(1,313)

Activity

DKK million	2010	2009
Mortgage lending		
Gross new lending, Q1-Q3*	38,641	46,010
Net new lending, Q1-Q3*	21,751	33,764
Portfolio at nominal value, end of period	381,851	366,700
Impairment losses as % of loans and advances*	0.12	0.13
Total impairment provisions, end of period		
- Individual impairment provisions	1,057	902
- Collective impairment provisions	442	298
Total impairment provisions as % of loans and advances	0.39	0.33
Portfolio of properties repossessed, end of period (number)	78	47
Banking		
Loans and advances, end of period	40,394	39,181
Deposits, end of period	27,755	33,619
Impairment losses as % of loans and advances*	0.42	4.39
Total impairment provisions, end of period		
- Individual impairment provisions	2,250	2,476
- Collective impairment provisions	247	225
Total impairment provisions as % of loans and advances	5.82	6.45
Guarantees, end of period ¹	5,015	11,281
Provisions for guarantees, end of period ¹	39	12

¹ Excluding the government guarantee scheme.

* For Q1-Q3/2010 and Q1-Q3/2009.

Other data determined at end-Q3/2010 and end-2009.

Commercial Customers

Commercial Customers comprises banking and mortgage services aimed at all types of businesses, including the agricultural, leasing and rental housing segments. The rental housing segment includes non-profit housing, housing cooperatives and private rental housing.

Activity

Total nominal mortgage lending rose by DKK 15bn to DKK 381.9bn at end-Q3/2010. Gross new lending was DKK 38.6bn against DKK 46.0bn in Q1-Q3/2009.

Bank lending totalled DKK 40.4bn against DKK 39.2bn at the beginning of the year. Bank deposits declined by DKK 5.9bn to DKK 27.8bn at end-Q3/2010.

Results

Core earnings before impairment losses came to DKK 1,664m against DKK 1,058m in Q1-Q3/2009.

Core income from business operations was DKK 2,698m against DKK 2,244m in Q1-Q3/2009. DKK 335m of the rise stemmed from mortgage activities, more specifically loan portfolio growth and a current upward adjustment of administration margins.

Operating costs were DKK 845m against DKK 1,001m in Q1-Q3/2009. Operating costs in Q1-Q3/2009 were affected by expenses totalling about DKK 183m concerning Dansk Pantebrevsbørs A/S under konkurs (in bankruptcy). In addition, commission payable under the government guarantee scheme came to DKK 187m against DKK 169m in the same period in 2009.

Impairment losses on loans and advances amounted to DKK 468m and DKK 191m for mortgage and bank lending, respectively, against a total of DKK 2,371m in Q1-Q3/2009. Impairment losses as a percentage of loans and advances amounted to 0.12% and 0.42% of mortgage and bank lending, respectively. Recognised losses on mortgage lending were DKK 136m compared with DKK 31m in Q1-Q3/2009.

Total impairment provisions stood at DKK 3,996m against DKK 3,901m at the beginning of the year. Mortgage and bank lending accounted for DKK 1,499m and DKK 2,497m, respectively, of total impairment provisions.

Total impairment provisions for mortgage and bank lending to the agricultural sector

amounted to DKK 218m, corresponding to 0.2% of lending.

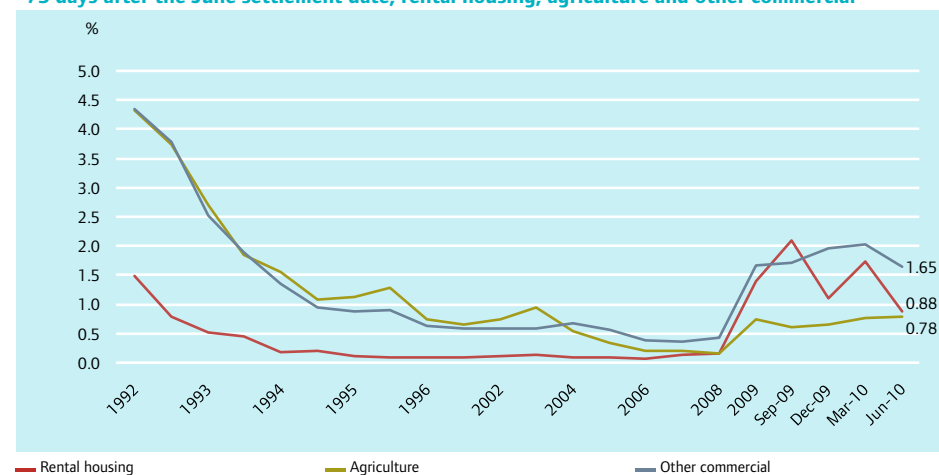
Nykredit's lending to the agricultural sector is characterised by low LTV (loan-to-value) levels. The average LTV is 54% at the current prices of agricultural properties.

At the June settlement date, 75-day mortgage arrears as a percentage of total mortgage payments due came to 1.05% against 1.63% at the March settlement date and 1.28% at the December 2009 settlement date. Arrears as a percentage of lending to the agricultural sector amounted to 0.78% at the June settlement date against 0.77% at the March settlement date.

Since the beginning of 2010, the Group has repossessed 92 properties and sold 61. The portfolio of properties repossessed counted 78 at end-Q3/2010 against 47 at the beginning of 2010.

Arrears ratio, mortgage lending

– 75 days after the June settlement date, rental housing, agriculture and other commercial



Results – Markets & Asset Management

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from		
- Business operations	1,237	976
- Kalvebod issues	53	53
Total	1,290	1,029
Operating costs	603	503
Commission payable under the government guarantee scheme	92	89
Depreciation of property, plant and equipment and amortisation of intangible assets	10	1
Core earnings before impairment losses	585	436
Impairment losses on loans and advances	6	3
Core earnings after impairment losses	579	433

Summary balance sheet, end of period

DKK million	30.09.2010	31.12.2009
Assets		
Receivables from credit institutions	26,636	45,357
Other lending at fair value	13,958	11,962
Bonds and equities	68,362	64,099
Liabilities and equity		
Payables to credit institutions and central banks	49,851	56,842
Deposits and other payables	6,926	10,450
Issued bonds	25,830	44,059

Markets & Asset Management

Markets & Asset Management handles the activities of the Group within trading in securities and other financial instruments, debt capital, asset management and pension products.

Results

Core earnings before impairment losses came to DKK 585m against DKK 436m in Q1-Q3/2009.

Core income from business operations was DKK 1,237m against DKK 976m in Q1-Q3/2009. Growth was broad-based across all business areas.

Core income from the portfolio of subordinated debt in Danish banks (Kalvebod issues) equalled a gain of DKK 53m, which was unchanged on the same period in 2009.

Nykredit Markets recorded a positive trend in most business areas compared with the same period in 2009. For instance, derivatives regained the business lost in 2009, and equity business also improved.

Asset Management recorded significant growth in the first three quarters of 2010. Assets under management rose by 32.5% to DKK 93.2bn, and assets under administration went up by 11.0% to DKK 253.6bn.

Operating costs were DKK 603m against DKK 503m in Q1-Q3/2009. This trend matched expectations. Commission payable under the government guarantee scheme came to DKK 92m against DKK 89m in Q1-Q3/2009.

Results – Other Activities

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from business operations	213	165
Operating costs	163	134
Commission payable under the government guarantee scheme	37	75
Depreciation of property, plant and equipment and amortisation of intangible assets	106	109
Core earnings before impairment losses	(93)	(153)
Impairment losses on loans and advances – banking	364	2,565
Impairment losses on loans and advances – other	10	14
Core earnings after impairment losses	(467)	(2,732)

Activity

DKK million	2010	2009
Mortgage lending		
Portfolio at nominal value, end of period	1,522	1,544
Total impairment provisions, end of period		
- Individual impairment provisions	1	-
Banking		
Loans and advances, end of period	4,009	5,081
Deposits, end of period	626	948
Impairment losses as % of loans and advances*	4.46	28.91 ²
Total impairment provisions, end of period		
- Individual impairment provisions	3,946	4,576
- Collective impairment provisions	43	-
Total impairment provisions as % of loans and advances	49.87	47.39
Guarantees, end of period ¹	608	876
Provisions for guarantees, end of period ¹	209	208

¹ Excluding the government guarantee scheme.

² Before adjustment for impairment provisions made in the opening balance sheet (2009: DKK 406m).

* For Q1-Q3/2010 and Q1-Q3/2009.

Other data determined at end-Q3/2010 and end-2009.

Other Activities

Other Activities mainly comprises a portfolio of terminated exposures relating to corporate customers of the former Forstædernes Bank and mortgage loans granted via a branch in Poland. The area also includes the activities of Nykredit Mægler A/S, Nykredit Ejendomme A/S and Ejendomsselskabet Kalvebod A/S.

Results

Core earnings before impairment losses came to a loss of DKK 93m against a loss of DKK 153m in Q1-Q3/2009.

Core income from business operations amounted to DKK 213m against DKK 165m in Q1-Q3/2009.

Operating costs were DKK 163m against DKK 134m in Q1-Q3/2009. Commission payable under the government guarantee scheme totalled DKK 37m against DKK 75m in the same period in 2009.

Impairment losses on bank lending and provisions for guarantees amounted to DKK 364m and DKK 10m, respectively, compared with a total of DKK 2,579m in Q1-Q3/2009.

Total impairment provisions on bank lending stood at DKK 3,989m against DKK 4,576m at the beginning of the year. The decline mirrors the recognition of losses on a number of non-performing loans recognised as lost in the period.

The winding up of the mortgage activities in Poland gave rise to impairment losses of just over DKK 1m in Q3/2010.

As at 30 September 2010, Ejendomsselskabet Kalvebod A/S took over all the shares in a property company with a property portfolio worth DKK 427m.

Results – group items

DKK million	Q1-Q3/2010	Q1-Q3/2009
Core income from		
- Business operations	(27)	1
- Securities	347	679
Total	320	680
Operating costs	263	582
Depreciation of property, plant and equipment and amortisation of intangible assets	128	90
Core earnings before impairment losses	(71)	8
Impairment losses on loans and advances – government guarantee scheme	279	236
Core earnings after impairment losses	(350)	(228)
Investment portfolio income	1,838	3,995
Profit before cost of capital	1,488	3,767

Group items

The segment financial statements contain a number of income statement items that are not allocated to the business areas. Such items are carried under "group items" and include costs of staff functions and provisions relating to the government guarantee scheme.

Group items includes the Group's total return on the securities portfolio, which is the sum of "Core income from securities" and "Investment portfolio income".

Core income from securities

Group core income from securities amounted to DKK 347m compared with DKK 679m in Q1-Q3/2009. The decline mainly stemmed from lower average repo rates at 1.06% compared with 2.03% in the same period of 2009.

Impairment losses on loans and advances – government guarantee scheme

The Group made further provisions of DKK 279m at end-Q3/2010, equal to the Bank's expected loss on Bank Rescue Package I. The provisions subsequently totalled DKK 659m.

Investment portfolio income

The Group recorded investment portfolio income of DKK 1,838m against DKK 3,995m at end-Q3/2009. Investment portfolio income was positively affected by declining interest rates and tightening spreads between mortgage and corporate bonds on the one hand and government bonds on the other.

Lending

Group lending totalled DKK 1,082bn against DKK 1,046bn at the beginning of the year.

Total lending includes mortgage lending at nominal value and bank lending excluding reverse transactions and guarantees.

Group mortgage lending at fair value amounted to DKK 1,036bn against DKK 981bn at the beginning of the year. Group mortgage lending at nominal value, excluding arrears, grew by DKK 37bn to DKK 1,022bn.

The Group's bank lending totalled DKK 59.7bn against DKK 60.9bn at the beginning of the year.

The Group's reverse transactions amounted to DKK 14.0bn against DKK 12.0bn at the beginning of the year.

Total impairment provisions for bank and mortgage lending amounted to DKK 9,388m against DKK 9,754m at the beginning of the year. The Group has made no impairment provisions for receivables from credit institutions and central banks or reverse transactions.

The Group's guarantees totalled DKK 16.4bn against DKK 23.4bn at the beginning of the year. At end-Q3/2010, provisions for guarantees stood at DKK 920m. Of this figure, provisions relating to the government guarantee scheme made up DKK 659m against DKK 380m at the beginning of the year.

The Nykredit Realkredit Group

Loans, advances and guarantees and impairment losses on loans and advances

DKK million	Loans, advances and guarantees		Total provisions for loan impairment and guarantees		Impairment losses on loans and advances, earnings impact	
	30.09.2010	31.12.2009	30.09.2010	31.12.2009	Q1-Q3/2010	FY 2009
Mortgage lending¹						
Nykredit Realkredit	572,187 ²	554,471	1,671	1,407	565	1,240
Totalkredit	450,569	431,511	547	535	88 ³	515
Total	1,022,756	985,982	2,218	1,942	653	1,755
Of which arrears	685	766	-	-	-	-
Bank lending⁴						
Bank lending	55,720 ⁵	55,828	3,181	3,236	393	2,374
Terminated exposures from Forstædernes Bank	4,009	5,081	3,989	4,576	357	3,287
Total	59,729	60,909	7,170	7,812	750	5,661
Reverse transactions	13,958	11,962	-	-	-	-
Guarantees	16,436	23,386	920	610	303	504
Of which government guarantee scheme	659	938	659	380	279	318
Impairment provisioning rates⁶						
Nykredit Realkredit	-	-	0.29	0.25	0.10	0.22
Totalkredit	-	-	0.12	0.12	0.02	0.12
Total	-	-	0.22	0.20	0.06	0.18
Bank lending	-	-	5.40	5.47	0.67	4.02
Terminated exposures from Forstædernes Bank	-	-	49.87	47.39	4.46	38.24 ⁷
Total	-	-	10.72	11.37	1.12	8.83⁵

¹ Mortgage lending at nominal value including arrears.

² Excluding intercompany loans and advances (DKK 581m).

³ Excluding intercompany set-off of losses under a set-off agreement (DKK 10m).

⁴ Bank lending after total impairment provisions.

⁵ Excluding intercompany loans and advances (DKK 213m).

⁶ Impairment provisioning rates are exclusive of reverse transactions and guarantees.

⁷ Before adjustment for impairment provisions in the opening balance sheet (2009: DKK 406m).

MORTGAGE LENDING

Loan portfolio

Measured at nominal value, the Group's credit exposure from mortgage lending including arrears amounted to DKK 1,023bn at end-Q3/2010 against DKK 986bn at the beginning of the year, up DKK 37bn. Lending for owner-occupied dwellings accounted for DKK 22bn of the rise.

The security behind the mortgage loan portfolio remains substantial. Also, mortgage loans granted via Totalkredit are covered by set-off agreements, which means that Totalkredit may offset a significant part of recognised mortgage loan losses against future commission payments to the partner banks.

Guarantees issued by public authorities contribute to reducing the credit risk of mortgage loans mainly for subsidised housing which are included in lending for non-profit housing. Public authority guarantees are guarantees whereby the guarantor assumes primary liability. This means that Nykredit may enforce the guarantee when a loan falls into arrears.

The LTV ratios of the mortgage loan portfolio are shown in the table below with individual loans relative to estimated values of the individual properties at end-Q3/2010.

Provisions for mortgage loan impairment

The Group's provisions for mortgage loan impairment totalled DKK 2,218m at end-Q3/2010, equal to a rise of DKK 276m since the beginning of the year. Individual impairment provisions represented DKK 120m of the increase and collective impairment provisions DKK 156m.

Owner-occupied dwellings accounted for DKK 736m at end-Q3/2010 and commercial properties DKK 1,482m.

The Group's total impairment provisions amounted to 0.22% of total mortgage lending.

The Nykredit Realkredit Group

Mortgage debt outstanding relative to estimated property values

DKK million	LTV (loan-to-value)				Total	LTV	LTV
	0-40	40-60	60-80	Over 80		median	avg ¹
						%	%
Owner-occupied dwellings	404,371	142,562	77,468	14,773	639,174	31	67
Private rental housing	63,211	20,037	10,822	1,422	95,492	28	62
Industry and trades	21,074	4,093	484	122	25,773	21	47
Office and retail	69,779	19,056	4,551	396	93,782	25	55
Agriculture	76,274	17,966	5,563	1,440	101,243	24	54
Other	11,563	2,065	543	67	14,239	20	48

Note: Debt outstanding has been determined at fair value at 30 September 2010, and the projection of property values has been based on data at 30 September 2010 supplied by the Association of Danish Mortgage Banks. The table allows for any financed costs. For example, a fully financed owner-occupied dwelling with financed costs of 2% will be placed in the "Over 80" category. As public authority guarantees reduce the credit risk relating to subsidised housing, LTVs of non-profit housing offer no relevant risk data, for which reason they are not included in the table.

¹ Determined as the top part of the debt outstanding relative to estimated property values.

The Nykredit Realkredit Group

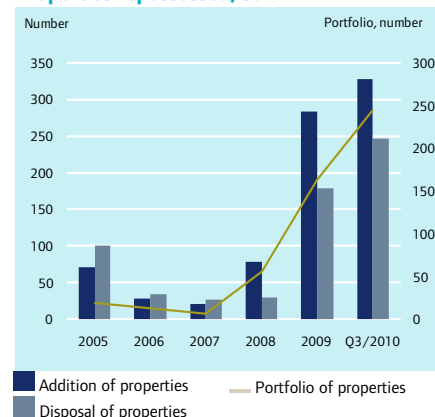
Lending and impairment by property type¹

DKK million	30.09.2010					31.12.2009				
	Lending, end of period	Individual impairment provisions	Collective impairment provisions	Total impairment provisions	Total earnings impact	Lending, end of period	Individual impairment provisions	Collective impairment provisions	Total impairment provisions	Total earnings impact
Owner-occupied dwellings	629,263	468	268	736	175	607,671	512	256	768	814
Private rental housing	101,532	746	140	886	155	93,284	687	110	797	776
Industry and trades	26,162	136	28	164	92	26,665	72	36	108	70
Office and retail	87,363	102	160	262	174	81,836	81	67	148	123
Agriculture	101,298	46	95	141	89	99,186	20	38	58	(48)
Non-profit housing	62,898	0	15	15	(5)	64,404	1	21	22	11
Other	14,240	10	4	14	(27)	12,936	15	26	41	9
Total	1,022,756	1,508	710	2,218	653	985,982	1,388	554	1,942	1,755

¹ The breakdown by property type is not directly comparable with the Group's business areas.

The Nykredit Realkredit Group

Properties repossessed/sold



Earnings impact

Impairment losses on loans and advances for the period came to DKK 653m against DKK 1,077m in Q1-Q3/2009.

Recognised losses on mortgage loans were DKK 330m in Q1-Q3/2010 against DKK 95m in the same period the year before.

Properties repossessed

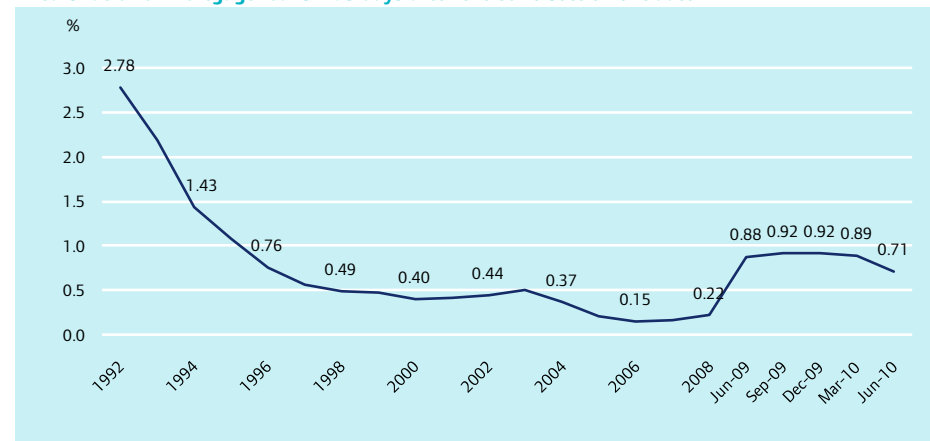
During Q1-Q3/2010, the Group's portfolio of properties repossessed increased. The Group repossessed 327 properties and sold 246. At end-Q3/2010, the property portfolio stood at 244 against 163 at the beginning of the year. Of the 244 properties, 167 were owner-occupied dwellings.

Arrears

As at the June settlement date, group mortgage arrears as a percentage of total mortgage payments due came to 0.71%. By comparison, the arrears ratio was 0.88% at the same time the year before and 0.89% as at the March 2010 settlement date.

The Nykredit Realkredit Group

Arrears ratio for mortgage loans – 75 days after the June settlement date



BANK LENDING

Group credit exposures in terms of bank lending amounted to DKK 90.1bn at end-Q3/2010 compared with DKK 96.3bn at the beginning of the year.

Bank lending accounted for DKK 59.7bn of total credit exposures against DKK 60.9bn at the beginning of the year. Bank lending before impairment totalled DKK 66.9bn against DKK 68.7bn at the beginning of 2010.

Loans, advances and guarantees declined by DKK 6.1bn, of which DKK 3.4bn stemmed

from property management and trade. On the whole, the relative sector distribution was unchanged.

Total provisions for loan impairment amounted to DKK 7,170m against DKK 7,812m at the beginning of the year, a decrease of DKK 642m. The decline resulted from recognised losses on loans and receivables subject to individual impairment totalling DKK 1,097m at the beginning of the year and a net rise in individual and collective impairment provisions in general of DKK 275m and DKK 180m, respectively.

The most significant change in impairments was attributable to a portfolio of terminated exposures relating to Forstædernes Bank where impairment provisions were reduced from DKK 4,576m at the beginning of the year to DKK 3,989m at 30 September 2010. Impairment provisions for this part of the Bank's lending totalled almost 50%.

Guarantees

The Group issues guarantees on a current basis, including guarantees to mortgage banks.

At end-Q3/2010, provisions for guarantees amounted to DKK 920m against DKK 610m at the beginning of the year. Of this amount, provisions relating to the government guarantee scheme in connection with Bank Rescue Package I made up DKK 659m against DKK 380m at the beginning of the year.

Provisions for the government guarantee scheme – Bank Package I – of DKK 659m correspond to the Group's expected share of a maximum of DKK 10bn for the sector as a whole.

Earnings impact

Impairment losses on loans and advances for the period under review totalled DKK 1,053m of which DKK 279m concerned provisions under the government guarantee scheme.

The Nykredit Realkredit Group**Bank loans, advances and guarantees**

DKK million	30.09.2010	31.12.2009
Bank loans, advances and guarantees	55,720	55,828
Terminated exposures from Forstædernes Bank	4,009	5,081
Reverse transactions	13,958	11,962
Guarantees	16,436	23,386
Total	90,123	96,257

The Nykredit Bank Group**Total provisions for bank loan impairment and guarantees**

DKK million	30.09.2010			31.12.2009	
	Provisions for guarantees	Individual impairment provisions	Collective impairment provisions	Total impairment provisions	Total impairment provisions
Retail	8	843	164	1,015	762
Other	704	1,943	231	2,878	2,891
Terminated exposures from Forstædernes Bank	208	3,946	43	4,197	4,769
Total	920	6,732	438	8,090	8,422

The Nykredit Realkredit Group**Bank loans, advances and guarantees by sector/industry**

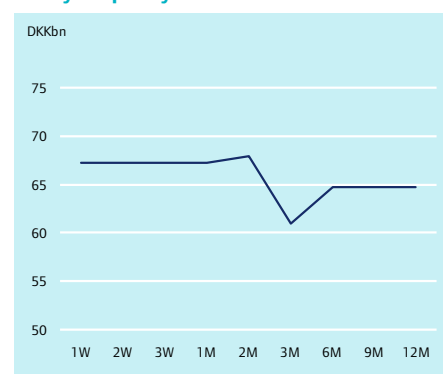
DKK million	30.09.2010					31.12.2009				
	Loans and advances ¹	Guarantees	Prov., indiv. loan imp. and guar.	Collective impairment provisions	Total impairment provisions	Loans and advances	Guarantees	Prov., indiv. loan imp. and guar.	Collective impairment provisions	Total impairment provisions
Public sector	162	336	-	-	-	133	365	113	-	113
Commercial customers										
Agriculture, hunting and forestry	2,138	371	72	5	77	2,084	1,005	84	3	87
Manufacturing industries, extraction of raw materials, utilities	8,842	215	329	74	403	8,087	415	327	38	365
Building and construction	1,164	412	245	7	252	1,320	699	205	14	219
Trade, restaurants and hotels	2,876	371	408	16	424	3,521	633	397	13	410
Transport, mail and telephone	1,851	251	14	6	20	2,251	404	17	4	21
Credit, finance and insurance	15,600	1,302	1,270	21	1,291	12,427	1,678	1,637	25	1,662
Property management and trade, business services	16,471	3,586	2,842	101	2,943	16,187	7,315	3,059	70	3,129
Other corporate	9,072	1,807	1,621	44	1,665	10,498	1,638	1,614	40	1,654
Total corporate	58,014	8,315	6,801	274	7,075	56,375	13,787	7,340	207	7,547
Retail	15,511	7,785	851	164	1,015	16,364	9,234	711	51	762
Total	73,687	16,436	7,652	438	8,090	72,872	23,386	8,164	258	8,422

¹ Loans and advances after total impairment provisions.

Liquidity

Mortgage lending

Moody's liquidity curve



Note: Liquidity provided through issuance of junior covered bonds is included until their maturity.

Banking

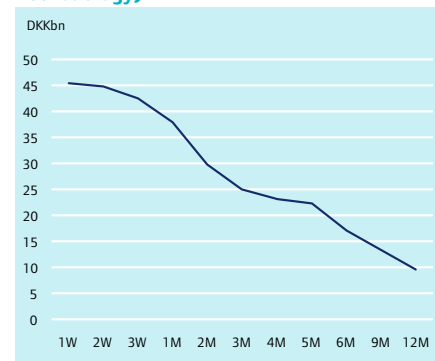
Liquidity relative to statutory requirement



— Liquidity
— Nykredit Bank's internal requirements
— Statutory requirements

Banking

Liquidity stress test (Moody's Global Methodology)



LIQUIDITY RISK

Liquidity risk is the risk of loss as a result of insufficient liquidity to cover current payment obligations.

Mortgage lending

The greater part of group lending consists of mortgage loans funded by "realkreditobligationer" and SDOs (collectively referred to as covered bonds) according to the match funding principle.

Mortgage lending and the funding thereof are therefore by and large liquidity neutral. Nykredit's capital resources are placed mainly in a portfolio of listed bonds in addition to portfolio equities, strategic equities and subsidiary equities. By virtue of their large bond portfolios, mortgage banks have plenty of liquidity.

In its "Bank Financial Strength Ratings: Global Methodology" from February 2007, Moody's Investors Service has laid down a number of principles for requirements relating to the liquidity management of banks. In order to obtain the rating "Very Good Liquidity Management", the liquidity curve must be positive 12 months ahead. The liquidity of Nykredit Realkredit and Totalkredit is always positive due to the match funding principle and the investment rules applying to the statutory capital requirement.

The liquidity curves for mortgage lending and banking illustrate that the Nykredit Group is extremely liquid.

In February 2009 a scheme was set up under which Danish mortgage banks may obtain an individual government guarantee (Bank Rescue Package II) for issues of unsubordinated unsecured debt and junior covered bonds. Mortgage banks may apply for guarantees of up to three years until end-2010. Nykredit Realkredit has an unutilised guarantee facility of DKK 25bn available until 31 December 2010. Nykredit Realkredit does not expect to utilise the guarantee facility.

In H2/2009 the Danish central bank expanded the range of assets eligible as permanent collateral for the loans of commercial and mortgage banks with the Danish central bank (monetary policy loans and intraday credits) to include junior covered bonds issued by mortgage banks.

In Q3/2010 the European Central Bank (ECB) followed suit, including junior covered bonds issued through VP Lux as eligible collateral.

Immediately following the ECB's approval, Nykredit Realkredit launched its first junior covered bond benchmark issue, which was targeted at international investors.

Nykredit Realkredit expects to launch a Global Medium Term Note (GMTN) programme in Q4/2010 in order to

- increase the sale of bonds to international investors
- increase awareness of Danish mortgage lending
- facilitate funding of loans in currencies other than DKK and EUR.

Banking

Nykredit Bank monitors its balance sheet and liquidity on a day-to-day basis. The management of the Bank's structural liquidity risk is based on an internal model relating to the liquidity of assets and liabilities. Securities not serving as collateral in the trading book constitute a short-term liquidity buffer that may be applied in the case of unforeseen drains on the Bank's liquidity.

The model assumptions are stress tested daily. This includes calculating the effect of a liquidity crisis that would increase the Bank's funding costs and lower the liquidity of assets.

According to the Danish Financial Business Act, a bank's liquidity must be at least 10% of total reduced debt and guarantee obligations. Nykredit Bank operates with an internal excess liquidity cover of a minimum of 50% relative to the statutory requirement.

At 30 September 2010, the excess cover was 169% against 324% at end-2009. At 30 September 2010, the liquidity buffer, equivalent to the above excess cover, amounted to DKK 38.6bn compared with DKK 66.8bn at end-2009. In Q1-Q3/2010 the liquidity buffer averaged DKK 53.1bn compared with an average of DKK 39.2bn for Q1-Q3/2009.

Stress tests according to the principles of Moody's Investors Service's "Bank Financial Strength Ratings: Global Methodology" show that the Bank has positive liquidity to withstand a 12-month lack of access to the funding markets.

The Bank's long-term funding activities progressed according to plan, with Euro Medium Term Note (EMTN) issues of DKK 10.8bn at 30 September 2010.

Further, the Bank has continued its current re-financing of short-term Euro Commercial Paper (ECP) issues, which totalled DKK 14.2bn at 30 September 2010.

The aggregate amount issued under the ECP and EMTN programmes was DKK 25.0bn at 30 September 2010 against DKK 41.2bn at end-2009.

As an additional liquidity buffer, the Bank has a guarantee facility for issues subject to an individual government guarantee under Bank Rescue Package II of DKK 15bn up to 31 December 2010. The Bank does not expect to make use of the guarantee facility.

EQUITY AND CAPITAL ADEQUACY OF THE NYKREDIT REALKREDIT GROUP

Equity

Group equity, including recognition of profit for the period, stood at DKK 54.8bn at end-Q3/2010 compared with DKK 51.2bn at the beginning of the year.

In accordance with IAS 39, Nykredit has classified the Group's strategic equity investments as "available for sale" in its Consolidated Financial Statements.

The strategic equity investments include equities in a number of Danish local and regional banks, which are value adjusted against equity on a current basis.

For the period Q1-Q3/2010, the value adjustment against equity in the Consolidated Financial Statements came to a loss of DKK 58m after tax.

An unrealised capital loss of DKK 100m relating to Nykredit's strategic shareholding in Amagerbanken has been reclassified to the income statement. It resulted from the impairment prompted by Amagerbanken's write-

down of the share capital prior to the most recent share issue.

Nykredit's shares remain a strategic shareholding classified as available for sale.

Capital base and capital adequacy

The Nykredit Realkredit Group

The Group's capital base amounted to DKK 60.6bn, and the capital requirement was DKK 26.6bn. The capital adequacy ratio and the core capital ratio came to 18.2% and 18.1%, respectively. In comparison, the capital need was 9.4%.

For the greater part of lending, the capital requirement for credit risk is calculated using the most advanced IRB approaches.

The capital requirement for market risk is determined mainly on the basis of a Value-at-Risk model, and the capital requirement for operational risk is determined using the basic indicator approach.

Under transitional rules applicable to 2010, the capital requirement may not decrease by more than 20% compared with the former rules.

Changes in equity and capital base

DKK million	The Nykredit Realkredit Group		
	30.09.2010	30.09.2009	FY 2009
Equity, beginning of period	51,241	50,377	50,377
Profit for the period	3,534	286	129
Fair value adjustment of equities – available for sale	(58)	838	751
Unrealised capital loss on equities available for sale reclassified to the income statement	100	-	-
Other adjustments	-	2	(16)
Equity, end of period	54,817	51,503	51,241
Revaluation reserves transferred to supplementary capital	(132)	(141)	(132)
Intangible assets, including goodwill	(4,639)	(5,028)	(4,944)
Capitalised tax assets	(257)	(102)	(220)
Hybrid core capital	11,239	4,224	10,805
Other deductions from core capital	(638)	(944)	(1,274)
Core capital incl hybrid core capital after deductions	60,390	49,512	55,476
Supplementary capital	836	4,915	4,756
Statutory deductions from capital base	(638)	(944)	(1,274)
Total capital base after deductions	60,588	53,483	58,958

Capital base and capital adequacy

DKK million	The Nykredit Realkredit Group			Nykredit Realkredit A/S		
	30.09.2010	30.09.2009	FY 2009	30.09.2010	30.09.2009	FY 2009
Credit risk	23,458	22,502	23,728	25,227	23,281	24,251
Market risk	1,893	1,999	1,846	1,337	1,289	1,201
Operational risk	1,272	978	978	970	787	787
Total capital requirement before transitional rules	26,623	25,479	26,551	27,534	25,357	26,238
Total capital requirement after transitional rules¹	44,202	42,634	42,000	31,261	29,672	29,561
Capital base	60,588	53,483	58,958	59,136	51,976	58,127
Core capital ratio, %²	18.1	15.5	16.7	17.2	15.6	17.0
Capital adequacy ratio, %	18.2	16.8	17.8	17.2	16.4	17.7
Minimum capital adequacy ratio before transitional rules, %	8.0	8.0	8.0	8.0	8.0	8.0
Minimum capital adequacy ratio after transitional rules, % ³	13.3	13.4	12.7	9.1	9.4	9.0
Individual capital need (Pillar I and Pillar II), %	9.4	10.3	9.8	9.1	8.9	9.0
Total weighted items	332,784	318,488	331,891	344,181	316,959	327,980

¹ The capital requirement after transitional rules has been determined pursuant to the transitional rules of the Danish Executive Order on Capital Adequacy. As a minimum, the capital requirement for 2010 must be 80% of the capital requirement determined under Basel I.

² The core capital ratio has been determined on the basis of risk-weighted items of DKK 332,784m for the Nykredit Realkredit Group and DKK 344,181m for Nykredit Realkredit A/S, ie before transitional rules.

³ The minimum capital adequacy ratio after transitional rules has been determined as the capital requirement after transitional rules as % of risk-weighted items under Basel II. Accordingly, the minimum capital adequacy ratio reflects the capital adequacy requirement as a result of the transitional rules.

According to the transitional rules, the capital requirement amounted to DKK 44.2bn, equal to a capital adequacy ratio of at least 13.3%.

Nykredit Realkredit A/S

Nykredit Realkredit A/S's core capital ratio and capital adequacy ratio came to 17.2%. In comparison, the capital need was 9.1%.

According to the transitional rules, the capital requirement amounted to DKK 31.3bn, equal to a capital adequacy ratio of at least 9.1%.

REQUIRED CAPITAL BASE AND CAPITAL NEED

Pursuant to the Danish Financial Business Act, it is the responsibility of the Board of Directors and Executive Board to ensure that Nykredit has the required capital base (capital adequacy). The required capital base is the minimum capital base which in Management's opinion is required to cover all significant risk.

The report Risk and Capital Management 2009, available at nykredit.com/reports, contains a detailed description of the determination of the required capital base and the capital need of the Nykredit Group as well as all group companies.

The capital need is calculated as the required capital base as a percentage of risk-weighted items. The Group's individual capital need was 9.4%.

In determining the required capital base, Nykredit applies statistical confidence levels higher than the statutory 99.9%. The Group's required capital base is determined using a confidence level of 99.97% for all exposures out

of consideration for Nykredit's commitment to maintain a competitive rating of the issued bonds.

The required capital base consists of Pillar I and Pillar II capital.

Pillar I

Pillar I capital covers credit, market and operational risk as well as risk relating to own properties. In the determination of credit risk, weak exposures are assigned a higher risk weight as calculated by the credit models.

At end-April 2010, Nykredit sold Nykredit Forsikring A/S to Gjensidige, and therefore the insurance risk at end-Q3/2010 has been eliminated.

Pillar II

Pillar II comprises capital to cover other risks as well as an increased capital requirement during an economic downturn. The capital requirement during an economic downturn is determined by means of stress tests and scenario analyses. A special model has been developed for the purpose of this type of analysis.

Weaker economic climate

In its Pillar II assessment, Nykredit assumes that the economic climate will be weaker in 2010-2012, which scenario is in line with the economic forecasts made by a number of recognised institutions. The macroeconomic projections correspond to Nykredit Bank's official forecasts.

In a weaker economic climate, the need for capital will grow concurrently with increasing

arrears and falling property prices. The calculations take account of the fact that customers' ability to pay is only slowly affected by the overall economy. The calculations also factor in any operating losses due to higher impairment losses, etc.

The Nykredit Realkredit Group

Required capital base and capital need

DKK million	30.09.2010	30.09.2009	FY 2009
Credit risk	18,974	19,675	20,780
Market risk	3,440	4,258	3,226
Operational risk	1,209	989	989
Insurance risk	-	595	574
Risk relating to own properties	139	144	154
Total Pillar I	23,762	25,661	25,723
Charge for a weaker economic climate	3,276	3,283	2,840
Other factors ¹	1,338	848	1,191
Charge for model and calculation uncertainty	2,838	2,979	2,856
Total Pillar II	7,451	7,110	6,888
Total required capital base	31,214	32,770	32,611
Total risk-weighted items	332,784	318,488	331,891
Individual capital need, %	9.4	10.3	9.8

¹ Other factors include assessment of control risk, strategic risk, external risk, concentration risk, liquidity risk, etc.

Other factors

The determination of other factors includes any additional risk relating to own properties and reputation risk, which are determined using internal estimates as well as assessments of control risk, strategic risk, external risk, concentration risk, etc.

Model and calculation uncertainties

Nykredit applies various models to calculate the capital requirements under both Pillar I and Pillar II.

The calculated capital requirement depends on the choice of model, model design, level of detail, etc. Under Pillar II, a charge is included that reflects the uncertainty of the models used. Generally, the charge applied corresponds to 10% of the other risks.

CYCLICAL BUFFER

In addition to the required capital base, Nykredit provides capital to cover the expected rise in the required capital base should the economic climate deteriorate to a severe recession, corresponding to an increase in unemployment of around 10%. The macroeconomic scenario behind the cyclical buffer is much more severe than the one applied for Pillar II capital/the required capital base.

The calculations are based on the assumption that the existing lending volume is maintained in spite of a weaker economic climate.

The purpose of the cyclical buffer is to secure Nykredit's capital resources, and thereby its lending capacity, during a very severe recession such as in the early 1990s. The calculations also include relatively high interest rates in order to be able to withstand a situation with several coinciding macroeconomic problems.

The cyclical buffer is DKK 15.5bn.

CAPITAL POLICY

Nykredit has an objective of being able to maintain its lending activities at an unchanged level regardless of economic trends, while keeping a competitive rating. For this reason, Nykredit requires sufficient capital resources to cover an increase in statutory capital requirements during a severe recession.

Against this backdrop, Nykredit divides its equity of DKK 54.8bn into four elements:

- *Business capital* of DKK 31.2bn equal to the statutory required capital base. Nykredit's assessment of the required capital base is partly based on the consequences of further deterioration of economic trends corresponding to an unemployment ratio in the region of 6%.
- *Cyclical buffer* of DKK 15.5bn covering the expected cyclical rise in the statutory required capital base should the economic climate change from the current recession to a severe recession with employment rates rising to the high levels of the early 1990s corresponding to an unemployment rate in the region of 10%. The cyclical buffer is determined by means of stress tests.
- *Statutory capital deductions (goodwill etc)* relating to intangible assets of DKK 4.9bn.
- *Strategic capital* of DKK 3.2bn, the long-term capital maintained for strategic initiatives.

In addition to equity, the Nykredit Realkredit Group has raised hybrid core capital of DKK 11.2bn.

NEW REGULATION

In the past few years, efforts have been made internationally to strengthen financial regulation – chiefly under the aegis of the Basel Committee. The Basel Committee issued a proposal at end-2009 which laid down the framework for future regulation.

During the autumn a number of proposals have been further specified. This has clarified matters, especially as regards future capital requirements, but many uncertainties remain in

respect of the final proposals. The Basel Committee is expected to present its final proposal at end-2010. The proposal will be implemented in the form of directives and legislative acts, both at EU and national level.

The capital requirements imposed on commercial and mortgage banks will tighten markedly. The current 8% capital requirement will be replaced by a requirement to hold capital of up to 13% of weighted assets.

The final requirements as to commercial and mortgage banks' short- and long-term stock of liquid assets are not known yet. The proposals may be of great importance to future covered bonds and borrower terms.

The proposed liquidity levels will make it difficult to maintain Danish ARMs in their present form or step up customers' borrowing costs markedly. The short-term stock of liquid assets is highly dependent on banks' sovereign debt holdings. However, the relatively moderate supply of sovereign debt in Denmark will make it difficult to fulfil the requirement of the current proposal. In addition, the rules for long-term liquidity do not allow for the mainly Danish model of lending based on match funding.

Intense efforts are being made internationally to solve the problems in the proposals which have already been identified.

Nykredit expects that the EU Commission will be positive towards allowing for the special Danish market conditions once the proposals have been transformed into directives.

The Nykredit Realkredit Group Capital structure at 30 September 2010

Equity DKK 54.8bn				
Pillar I DKK 23.8bn	Pillar II DKK 7.5bn	Cyclical buffer capital (reserve for severe recession) DKK 15.5bn	Statutory capital deductions DKK 4.9bn	Strategic capital DKK 3.2bn
Business capital DKK 31.2bn				

OTHER**Nykredit's shareholding in Amagerbanken A/S**

In August Nykredit announced that the Group would participate in the capital increase in Amagerbanken A/S provided that an overall solution was obtained for the bank.

Nykredit has acquired shares, the proceeds of which represent just over 5% of the capital need, equal to Nykredit's former shareholding.

As the shares have been fully subscribed, Amagerbanken will receive capital exceeding the capital need set out in the prospectus. Therefore, Nykredit's shareholding in Amagerbanken has been reduced proportionately and is now less than 5%.

Capital increase – Nykredit Bank A/S

In the wake of continued growth in Nykredit Bank's customer-oriented business, it has been decided to strengthen the Bank's core capital. Accordingly, the Bank's capital was expanded by DKK 1.0bn measured at market value in September. The capital increase was fully subscribed by Nykredit Realkredit.

Early redemption of subordinated debt

In September Nykredit Realkredit A/S redeemed supplementary capital of nominal EUR 500m.

In August and September, Nykredit Bank A/S redeemed supplementary capital of DKK 150m and DKK 100m, respectively. Furthermore, the Bank was authorised by the Danish Financial Supervisory Authority to redeem additional subordinate loan capital of EUR 10m in October 2010.

Bank rescue packages

The Danish Bank Rescue Package I expired on 30 September 2010. Since 2008 the Group has incurred costs in the form of commission and provisions of DKK 984m and DKK 659m, respectively.

Strategic alliance with Gjensidige**Forsikring**

In March Nykredit entered into a long-term strategic insurance alliance with Gjensidige Forsikring, which acquired Nykredit Forsikring A/S at a price of DKK 2.5bn, of which goodwill amounted to about DKK 1.5bn.

A core element of the alliance is a distribution agreement according to which Nykredit continues to supply and sell insurance products and services to its customers with Gjensidige Forsikring as supplier. Retail customers will continue to be served under the Nykredit brand, whereas commercial – including agricultural – customers will be served under the Gjensidige brand.

The change of ownership of Nykredit Forsikring A/S will not influence the current insurance relationships with customers, which will continue unchanged.

The new insurance alliance underpins Nykredit's growth ambition as a broad-based financial services business with banking and mortgage lending as core business activities.

The transaction was completed on 29 April 2010.

Higher administration margins and new mortgage price structure

In February 2010, Nykredit announced that it would increase margins on both new and existing mortgage loans to retail customers.

In consequence of Nykredit's undertaking concerning administration margin adjustments in connection with its acquisition of To-talkredit in the autumn of 2003, the competition authorities have temporarily overruled Nykredit's decision to increase administration margins as intended.

The competition authorities have indicated that, under the circumstances and because of the nature of the undertaking and the time passed since it was made, they will examine whether market and regulatory conditions have changed to such an extent that the undertaking should be cancelled.

Nykredit disagrees with the competition authorities that the announced administration margin increases conflict with the undertaking given in the autumn of 2003. Accordingly, Nykredit has brought the matter before the Competition Appeals Tribunal. A decision in the case is expected in late 2010 or early 2011.

Tax case

Nykredit Realkredit is party to a pending tax case, which the Danish tax authorities have appealed to the Danish High Court. If the High Court finds for Nykredit, deferred tax of DKK 101m will be recognised as income.

Uncertainty as to recognition and measurement

The measurement of certain assets and liabilities is based on accounting estimates made by Group Management.

The areas in which assumptions and estimates significant to the financial statements have been made include provisions for loan and receivable impairment, unlisted financial instruments and other provisions, see the mention in the Annual Report for 2009.

In Management's opinion, the uncertainty relating to the above-mentioned matters is insignificant to the Q1-Q3 Interim Report 2010.

EVENTS OCCURRED AFTER THE END OF THE FINANCIAL PERIOD

No significant events have occurred in the period up to the presentation of the Q1-Q3 Interim Report 2010.

STATEMENT BY THE BOARD OF DIRECTORS AND THE EXECUTIVE BOARD ON THE INTERIM REPORT

The Board of Directors and the Executive Board have today reviewed and approved the Interim Report for the period 1 January – 30 September 2010 of Nykredit Realkredit A/S and the Nykredit Realkredit Group.

The Consolidated Financial Statements have been presented in accordance with IAS 34 "Interim Financial Reporting" as adopted by the EU. The Parent Financial Statements for Q1-Q3/2010 have been prepared in accordance with the Danish Financial Business Act.

Further, the Q1-Q3 Interim Report 2010 has been prepared in accordance with additional Danish disclosure requirements for interim reports of issuers of listed bonds.

We are of the opinion that the Interim Financial Statements give a fair presentation of the Group's and the Parent Company's assets, liabilities, equity and financial position at 30 September 2010 and of the results of the Group's and the Parent Company's activities as well as the Group's cash flows for the financial period 1 January – 30 September 2010.

We are furthermore of the opinion that the Management's Review gives a fair review of the development in the activities and financial circumstances of the Group and the Parent Company as well as a satisfactory description of the material risk and uncertainty factors which may affect the Group and the Parent Company.

Copenhagen, 11 November 2010

Executive Board

Peter Engberg Jensen
Group Chief Executive

Kim Duus
Group Managing Director

Søren Holm
Group Managing Director

Karsten Knudsen
Group Managing Director

Per Ladegaard
Group Managing Director

Bente Overgaard
Group Managing Director

Board of Directors

Steen E. Christensen
Chairman

Hans Bang-Hansen
Deputy Chairman

Steffen Kragh
Deputy Chairman

Kristian Bengaard

Michael Demsitz

Merete Eldrup

Lisbeth Grimm

Allan Kristiansen

Susanne Møller Nielsen

Anders C. Obel

Erling Bech Poulsen

Nina Smith

Jens Erik Udsen

Leif Vinther

Income statements for 1 January – 30 September

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group			
Q1-Q3/2009	Q1-Q3/2010		Note	Q1-Q3/2010	Q1-Q3/2009
31,250	26,940	Interest income	3	33,392	40,544
27,282	22,866	Interest expenses	4	24,971	32,388
3,969	4,074	NET INTEREST INCOME		8,421	8,156
43	39	Dividend on equities		41	60
654	691	Fee and commission income		1,602	1,466
188	196	Fee and commission expenses		1,206	1,091
4,477	4,608	NET INTEREST AND FEE INCOME		8,858	8,591
2,840	(327)	Value adjustments	5	(165)	2,180
59	70	Other operating income		160	114
1,922	1,748	Staff and administrative expenses	6	3,455	3,572
438	490	Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	7	596	568
0	2	Other operating expenses		377	425
638	555	Impairment losses on loans, advances and receivables	8	1,706	5,920
(2,381)	2,396	Profit (loss) from investments in associates and group enterprises	9	4	(142)
1,995	3,952	PROFIT BEFORE TAX		2,724	257
872	376	Tax	10	701	134
1,124	3,576	PROFIT FROM CONTINUING OPERATIONS FOR THE PERIOD		2,023	123
-	-	Profit from discontinuing insurance operations	11	1,511	163
1,124	3,576	PROFIT FOR THE PERIOD		3,534	286

Statements of comprehensive income for 1 January – 30 September

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group			
Q1-Q3/2009	Q1-Q3/2010		Note	Q1-Q3/2010	Q1-Q3/2009
1,124	3,576	PROFIT FOR THE PERIOD		3,534	286
(15)	-	- Foreign currency translation adjustment of foreign entities		-	(15)
-	-	- Fair value adjustment of equities available for sale		(62)	834
-	-	- Tax on fair value adjustment of equities available for sale		4	4
-	-	- Unrealised capital loss on equities available for sale has been reclassified to the income statement due to objective evidence of impairment		100	-
(15)	-	OTHER COMPREHENSIVE INCOME		42	823
1,109	3,576	COMPREHENSIVE INCOME FOR THE PERIOD		3,576	1,109

Balance sheets at 30 September

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group			
31.12.2009	30.09.2010		Note	30.09.2010	31.12.2009
		ASSETS			
1,691	73	Cash balance and demand deposits with central banks		202	1,828
36,301	37,425	Receivables from credit institutions and central banks	12	51,962	61,081
957,350	1,006,919	Loans, advances and other receivables at fair value	13	1,049,946	992,992
1,103	959	Loans, advances and other receivables at amortised cost	14	60,688	62,011
51,070	56,376	Bonds at fair value	15	86,320	81,871
		Equities			
4,025	5,078	Equities measured at fair value through profit or loss		2,529	1,809
-	-	Equities available for sale		3,015	2,941
4,025	5,078	Total		5,545	4,750
151	148	Investments in associates		150	175
27,240	27,618	Investments in group enterprises		-	-
4,882	4,592	Intangible assets		4,639	4,933
		Land and buildings			
-	-	Investment properties		495	69
25	24	Owner-occupied property		1,740	1,767
25	24	Total		2,235	1,836
239	293	Other property, plant and equipment		331	334
-	-	Current tax assets		1,282	1,327
790	854	Deferred tax assets		1,103	1,065
159	283	Assets in temporary possession		353	191
16,306	19,551	Other assets	16	59,028	32,605
112	183	Prepayments		201	186
1,101,443	1,160,376	TOTAL ASSETS		1,323,984	1,247,185

Balance sheets at 30 September

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group			
31.12.2009	30.09.2010		Note	30.09.2010	31.12.2009
LIABILITIES AND EQUITY					
97,339	95,374	Payables to credit institutions and central banks	17	120,134	119,313
-	-	Deposits and other payables	18	54,483	64,483
907,439	963,319	Issued bonds at fair value	19	948,439	889,899
194	195	Issued bonds at amortised cost	20	26,025	44,253
3,812	5,793	Other non-derivative financial liabilities at fair value		30,885	8,902
720	1,039	Current tax liabilities		1,456	1,008
25,304	27,555	Other liabilities	21	73,467	49,224
-	-	Deferred income		9	14
1,034,809	1,093,276	Total payables		1,254,896	1,177,096
Provisions					
276	337	Provisions for pensions and similar obligations		341	280
781	806	Provisions for deferred tax		847	849
-	-	Insurance liabilities		-	1,448
107	105	Repayable reserves funded by pre-1972 series		105	107
-	-	Provisions for losses under guarantees		920	610
25	34	Other provisions		171	182
1,190	1,283	Total provisions		2,385	3,476
14,203	11,000	Subordinated debt	22	11,886	15,372
Equity					
1,182	1,182	Share capital		1,182	1,182
Accumulated changes in value					
5	5	- Revaluation reserves		132	132
-	-	- Value adjustment of equities available for sale		1,617	1,575
Other reserves					
-	1,045	- Statutory reserves		-	-
26,760	26,760	- Series reserves		26,760	26,760
23,294	25,825	Retained earnings		25,126	21,592
51,241	54,817	Total equity		54,817	51,241
1,101,443	1,160,376	TOTAL LIABILITIES AND EQUITY		1,323,984	1,247,185
OFF-BALANCE SHEET ITEMS					
-	-	Contingent liabilities	23	6,878	8,336
1,468	1,199	Other commitments		8,339	10,852
1,468	1,199	TOTAL		15,217	19,189
Accounting policies					
Results by business area					
Related party transactions and balances					
Change in comparative figures					
Seven-quarter financial highlights					
Five-year financial highlights					
Group structure					

Statement of changes in equity

DKK million

Nykredit Realkredit A/S

	Share capital	Revaluation reserves	Accumulated foreign currency translation adjustment of foreign entities	Statutory reserves*	Series reserves	Retained earnings	Total
2010							
Equity, 1 January	1,182	5	-	-	26,760	23,294	51,241
Profit for the period	-	-	-	1,045	-	2,531	3,576
Total comprehensive income for the period	-	-	-	1,045	-	2,531	3,576
Equity, 30 September	1,182	5	-	1,045	26,760	25,825	54,817
2009							
Equity, 1 January	1,182	5	(3)	2,844	25,778	20,572	50,377
Profit (loss) for the year	-	-	-	(2,795)	-	3,675	880
Other comprehensive income							
Foreign currency translation adjustment of foreign entities	-	-	(15)	-	-	-	(15)
Share of comprehensive income in associates and group enterprises	-	-	-	(10)	-	-	(10)
Total other comprehensive income	-	-	(15)	(10)	-	-	(25)
Total comprehensive income for the year	-	-	(15)	(2,805)	-	3,675	855
Dividend from associates	-	-	-	(13)	-	13	-
Adjustment pursuant to capital adequacy rules	-	-	-	-	982	(982)	-
Transferred from provisions – pre-1972 series	-	-	-	-	(0)	9	9
Adjustment relating to foreign entities	-	-	18	-	-	(18)	-
Adjustment relating to subsidiaries	-	-	-	(25)	-	25	-
Equity, 31 December	1,182	5	-	-	26,760	23,294	51,241

* The item relates to transfer to reserves for net revaluation according to the equity method. The reserves are non-distributable.

The share capital is divided into shares of DKK 100 and multiples thereof. Nykredit Realkredit A/S has only one class of shares, and all the shares confer the same rights on shareholders.

Statement of changes in equity

DKK million

The Nykredit Realkredit Group

	Share capital	Revaluation reserves	Accumulated foreign currency translation adjustment of foreign entities	Accumulated value adjustment of equities available for sale	Series reserves	Retained earnings	Total
2010							
Equity, 1 January	1,182	132	-	1,575	26,760	21,592	51,241
Profit for the period	-	-	-	-	-	3,534	3,534
Other comprehensive income							
Fair value adjustment of equities available for sale	-	-	-	(58)	-	-	(58)
Unrealised capital loss on equities available for sale has been reclassified to the income statement due to objective evidence of impairment	-	-	-	100	-	-	100
Total other comprehensive income	-	-	-	42	-	-	42
Total comprehensive income for the period	-	-	-	42	-	3,534	3,576
Equity, 30 September	1,182	132	-	1,617	26,760	25,126	54,817
2009							
Equity, 1 January	1,182	141	(3)	(674)	25,778	23,954	50,377
Profit for the year	-	-	-	-	-	129	129
Other comprehensive income							
Foreign currency translation adjustment of foreign entities	-	-	(15)	-	-	-	(15)
Fair value adjustment of owner-occupied property	-	(9)	-	-	-	-	(9)
Fair value adjustment of equities available for sale	-	-	-	751	-	-	751
Share of comprehensive income in associates	-	-	-	-	-	(1)	(1)
Total other comprehensive income	-	(9)	(15)	751	-	(1)	726
Total comprehensive income for the year	-	(9)	(15)	751	-	128	855
Reclassification of value adjustment of equities available for sale ¹	-	-	-	1,498	-	(1,498)	-
Adjustment pursuant to capital adequacy rules	-	-	-	-	982	(982)	-
Transferred from provisions – pre-1972 series	-	-	-	-	(0)	9	9
Adjustment relating to foreign entities	-	-	18	-	-	(18)	-
Equity, 31 December	1,182	132	-	1,575	26,760	21,592	51,241

¹ Reclassification includes accumulated value adjustment of strategic equities prior to 1 January 2005.

Core earnings and investment portfolio income 1 January – 30 September

DKK million

The Nykredit Realkredit Group

	Q1-Q3/2010				Q1-Q3/2009			
	Core earnings	Investment portfolio income	Costs of capital	Total	Core earnings	Investment portfolio income	Costs of capital	Total
Net interest income	6,405	2,358	(342)	8,421	6,441	1,736	(21)	8,156
Dividend on equities	2	39	-	41	3	57	-	60
Net fee and commission income	445	(49)	-	396	413	(39)	-	374
Net interest and fee income	6,851	2,349	(342)	8,858	6,858	1,754	(21)	8,591
Value adjustments	359	(522)	(2)	(165)	(68)	2,245	3	2,180
Other operating income	153	7	-	160	114	-	-	114
Staff and administrative expenses	3,455	-	-	3,455	3,572	-	-	3,572
Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	596	-	-	596	568	-	-	568
Other operating expenses	377	-	-	377	425	-	-	425
Impairment losses on loans, advances and other receivables	1,706	-	-	1,706	5,920	-	-	5,920
Profit (loss) from investments in associates	-	4	-	4	(138)	(4)	-	(142)
Profit (loss) before tax	1,230	1,838	(344)	2,724	(3,720)	3,995	(18)	257

Cash flow statement 1 January – 30 September

DKK million

	The Nykredit Realkredit Group	
Note	Q1-Q3/2010	Q1-Q3/2009
Profit after tax for the period	3,534	286
Amortisation and impairment losses for intangible assets	434	411
Depreciation and impairment losses for property, plant and equipment	161	157
Profit (loss) from investments in associates	(4)	142
Loss from discontinuing insurance operations	(1,511)	(163)
Impairment losses on loans, advances and receivables	1,706	5,920
Prepayments/deferred income, net	(21)	(70)
Tax calculated on profit for the period	701	134
Other adjustments	42	840
Total	1,508	7,371
Profit for the period adjusted for non-cash operating items	5,042	7,657
Change in working capital		
Loans, advances and other receivables	(57,336)	(74,470)
Deposits and payables to credit institutions	(9,179)	(44,485)
Issued bonds	39,457	75,162
Other working capital	19,977	(13,299)
Total	(7,082)	(57,093)
Corporation tax paid, net	(201)	(297)
Cash flows from operating activities	(2,240)	(49,733)
Cash flows from investing activities		
Sale of Nykredit Forsikring A/S	2,514	-
Investments	(6,464)	14,561
Intangible assets	(140)	(108)
Property, plant and equipment	(557)	(213)
Total	(4,647)	14,241
Cash flows from financing activities		
Subordinated debt	(3,487)	22
Total	(3,487)	22
Cash flows from continuing operations	(10,374)	(35,470)
Cash flows from discontinuing insurance operations	11	112
Total cash flows	(10,745)	(35,358)
Cash and cash equivalents, beginning of period		
Cash balance and demand deposits with central banks	1,828	323
Receivables from credit institutions and central banks	61,081	73,065
Total	62,909	73,388
Cash and cash equivalents, end of period		
Cash balance and demand deposits with central banks	202	4,011
Receivables from credit institutions and central banks	51,962	34,019
Total	52,164	38,029

Notes

1. ACCOUNTING POLICIES

General

The Consolidated Financial Statements for Q1-Q3/2010 have been prepared in accordance with IAS 34 "Interim Financial Reporting" as adopted by the EU and further Danish financial reporting and disclosure requirements for interim reports. Compliance with IAS 34 implies observance of the principles of recognition and measurement of the IFRS and a less detailed presentation relative to the presentation of annual reports.

The interim financial statements of the Parent Company have been prepared in accordance with the Executive Order on Financial Reports for Credit Institutions and Investment Companies, etc. issued by the Danish Financial Supervisory Authority.

Compared with the Annual Report for 2009, the accounting policies of the Nykredit Realkredit Group are unchanged, except for the areas below:

- Investments in joint ventures have been recognised and measured according to the equity method. Previously, investments in joint ventures were consolidated proportionately. Comparative figures have been restated. The change has no impact on earnings or equity but on a few of the Group's financial ratios.
- Nykredit Forsikring A/S has been recognised in the income statement as discontinuing operations under "Profit from discontinuing insurance operations". Profit from the sale of Nykredit Forsikring A/S has also been recognised under "Profit from discontinuing insurance operations". Pursuant to IFRS 5 comparative figures in the income statement and the cash flow statement have been restated, whereas comparative figures in the balance sheet have not been restated. The restatement has no impact on earnings or equity but on a few of the Group's financial ratios.

The effect of the restatement of comparative figures appears from note 25.

For a full description of the Group's and the Parent Company's accounting policies, please refer to the Annual Report for 2009, which is available at nykredit.com.

Compared with the Annual Report for 2009 (note 1), no new reporting standards or interpretations have been issued or approved which would influence the Q1-Q3 Interim Report 2010 of Nykredit Realkredit A/S and the Nykredit Realkredit Group.

All figures in the Q1-Q3 Interim Report are presented in DKK million. The totals stated are calculated on the basis of actual figures. Due to the rounding-off to DKK million, the sum of individual figures and the stated totals may differ slightly.

The Q1-Q3 Interim Report 2010 has not been audited or reviewed.

Notes

DKK million

2. RESULTS BY BUSINESS AREA FOR Q1-Q3¹

	Retail Customers	Totalkredit	Commercial Customers	Markets & Asset Management	Other Activities	Group items and eliminations	Total
2010							
Core income from							
- Business operations	1,766	1,077	2,698	1,237	213	(27)	6,964
- Kalvebod issues	-	-	-	53	-	-	53
Total	1,766	1,077	2,698	1,290	213	(27)	7,017
Core income from securities	-	-	-	-	-	347	347
Operating costs	1,316	327	1,032	695	200	263	3,833
Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	-	349	2	10	106	128	595
Core earnings before impairment losses	450	401	1,664	585	(93)	(71)	2,936
Impairment losses on loans and advances	300	88	659	6	374	279	1,706
Core earnings after impairment losses	150	313	1,005	579	(467)	(350)	1,230
Investment portfolio income ²	-	-	-	-	-	1,838	1,838
Profit (loss) before cost of capital	150	313	1,005	579	(467)	1,488	3,068
Net interest on hybrid core capital	-	-	-	-	-	(344)	(344)
Profit (loss) before tax	150	313	1,005	579	(467)	1,144	2,724
Total assets at 30.09.2010	197,796	453,503	428,868	152,432	7,803	83,581	1,323,984
	Retail Customers	Totalkredit	Commercial Customers	Markets & Asset Management	Other Activities	Group items and eliminations	Total
2009							
Core income from							
- Business operations	1,768	1,017	2,244	976	165	1	6,171
- Kalvebod issues	-	-	-	53	-	-	53
Total	1,768	1,017	2,244	1,029	165	1	6,224
Core income from securities	-	-	-	-	-	679	679
Operating costs	1,302	281	1,170	592	209	582	4,136
Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	15	336	16	1	109	90	567
Core earnings before impairment losses	451	400	1,058	436	(153)	8	2,200
Impairment losses on loans and advances	307	424	2,371	3	2,579	236	5,920
Core earnings after impairment losses	144	(24)	(1,313)	433	(2,732)	(228)	(3,720)
Investment portfolio income ²	-	-	-	-	-	3,995	3,995
Profit (loss) before costs of capital	144	(24)	(1,313)	433	(2,732)	3,767	275
Net interest on hybrid core capital	-	-	-	-	-	(18)	(18)
Profit (loss) before tax	144	(24)	(1,313)	433	(2,732)	3,749	257
Total assets at 31.12.2009	202,779	434,264	406,858	142,976	8,590	51,718	1,247,185

¹ In 2010, the segment financial statements are affected by the merger between Nykredit Bank and Forstædernes Bank and general reorganisation. Comparative figures have been restated to the widest extent possible, and certain income statement and balance sheet items have been allocated among the business areas based on estimates.

² Investment portfolio income includes a profit of DKK 4m from investments in associates (2009: a loss of DKK 4m).

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group		
Q1-Q3/2009	Q1-Q3/2010		Q1-Q3/2010	Q1-Q3/2009
3. INTEREST INCOME				
10,773	10,064	Receivables from credit institutions and central banks	127	368
16,942	13,294	Loans, advances and other receivables	27,648	34,128
1,930	2,259	Administration margin (income)	3,854	3,406
Bonds				
1,455	1,040	- Self-issued SDOs (særligt dækkede obligationer)	2,300	2,152
433	542	- Self-issued ROs (realkreditobligationer)	788	1,234
1,179	1,018	- Other ROs	1,479	2,066
(80)	326	- Government bonds	454	56
220	163	- Other bonds	275	320
Derivative financial instruments				
249	95	- Foreign exchange contracts	52	132
23	(312)	- Interest rate contracts	(502)	98
-	-	- Equity contracts	0	(1)
73	41	Other interest income	33	49
33,198	28,531	Total	36,506	44,007
(1,455)	(1,040)	Interest from self-issued SDOs has been offset against interest expenses – note 4	(2,300)	(2,152)
(433)	(542)	Interest from self-issued ROs has been offset against interest expenses – note 4	(788)	(1,234)
(59)	(9)	Interest from other self-issued securities and bonds has been offset against interest expenses – note 4	(27)	(78)
31,250	26,940	Total	33,392	40,544
Of which interest income from genuine purchase and resale transactions entered as:				
108	30	Receivables from credit institutions and central banks	78	161
30	-	- Loans, advances and other receivables	62	426
4. INTEREST EXPENSES				
1,018	475	Credit institutions and central banks	607	1,462
-	-	- Deposits and other payables	575	1,644
27,936	23,558	Issued bonds	26,448	32,431
199	372	Subordinated debt	415	252
76	53	Other interest expenses	40	62
29,229	24,457	Total	28,085	35,851
(1,455)	(1,040)	Set-off of interest from self-issued SDOs – note 3	(2,300)	(2,152)
(433)	(542)	Set-off of interest from self-issued ROs – note 3	(788)	(1,234)
(59)	(9)	Set-off of interest from other self-issued securities and bonds – note 3	(27)	(78)
27,282	22,866	Total	24,971	32,388
Of which interest expenses from genuine sale and repurchase transactions entered as:				
263	436	Credit institutions and central banks	473	340
-	-	- Deposits and other payables	36	24

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group		
Q1-Q3/2009	Q1-Q3/2010	Q1-Q3/2010	Q1-Q3/2009	
5. VALUE ADJUSTMENTS				
Financial assets measured at fair value through profit or loss				
7,621	10,099	Mortgage loans	19,090	16,912
6,903	5,457	Totalkredit mortgage loan funding	-	-
0	2	Other loans, advances and receivables at fair value	(3)	5
2,169	803	Bonds	481	2,544
856	46	Equities	60	65
-	-	Investment properties	(1)	(1)
40	(67)	Foreign exchange	127	259
101	(899)	Foreign exchange, interest rate and other contracts as well as derivative financial instruments	(619)	(361)
-	-	Other assets	0	2
Financial liabilities measured at fair value through profit or loss				
(7,951)	(10,310)	Issued bonds	(19,301)	(17,240)
(6,900)	(5,457)	Totalkredit mortgage loan funding	-	-
-	-	Other liabilities	-	(6)
2,840	(327)	Total	(165)	2,180
6. STAFF AND ADMINISTRATIVE EXPENSES				
30	36	Remuneration of Board of Directors and Executive Board	36	30
1,259	1,389	Staff expenses	2,081	2,151
633	322	Other administrative expenses	1,338	1,392
1,922	1,748	Total	3,455	3,572
Remuneration of Board of Directors and Executive Board				
Board of Directors				
2	2	Remuneration	2	2
Executive Board				
26	25	Salaries	25	26
-	7	Provisions for early retirement benefits	7	-
2	2	Other social security expenses	2	2
30	36	Total	36	30
The terms and conditions governing the salaries, pensions and retirement of the Executive Board are unchanged relative to the mention in the Annual Report for 2009.				
Staff expenses				
1,057	1,133	Salaries	1,720	1,807
111	132	Pensions	186	182
91	124	Other social security expenses	175	162
1,259	1,389	Total	2,081	2,151
Number of staff				
2,605	2,977	Average number of staff for the financial period, full-time equivalents	4,037	4,031
7. DEPRECIATION, AMORTISATION AND IMPAIRMENT LOSSES FOR PROPERTY, PLANT AND EQUIPMENT AS WELL AS INTANGIBLE ASSETS				
Intangible assets				
397	430	- Amortisation	433	398
-	-	- Impairment losses	2	13
Property, plant and equipment				
41	60	- Depreciation	93	88
-	-	- Impairment losses	68	68
438	490	Total	596	568

Notes

DKK million

Nykkredit Realkredit A/S		The Nykkredit Realkredit Group	
Q1-Q3/2009	Q1-Q3/2010	Q1-Q3/2010	Q1-Q3/2009
8. IMPAIRMENT LOSSES ON LOANS, ADVANCES AND RECEIVABLES			
8. a. Earnings impact			
426	120	Change in individual provisions for loan impairment and guarantees	(392) 4,157
96	144	Change in collective provisions for loan impairment	336 1,032
92	267	Losses recognised for the period, net	1,774 709
(20)	(21)	Received on claims previously written off as impairment losses	(28) (24)
594	510	Total impairment losses on loans, advances and guarantees	1,689 5,874
31	50	Value adjustment of assets in temporary possession	64 42
13	(4)	Value adjustment of claims previously written off as impairment losses	(4) 13
-	-	Losses offset, cf cooperation agreement	(43) (9)
638	555	Total	1,706 5,920
8. b. Specification of provisions for loan impairment and guarantee debtors			
607	1,173	Individual impairment provisions	9,161 7,061
326	498	Collective impairment provisions	1,148 1,482
933	1,671	Total provisions	10,308 8,542
Total provisions have been offset against the following items:			
401	1,036	Mortgage loans – note 13	1,248 553
531	635	Arrears and outlays – note 13	970 844
-	-	Bank loans and advances – note 14	7,170 6,742
-	-	Provisions for guarantees	920 403
933	1,671	Total provisions	10,308 8,542
8. c. Individual provisions for loan impairment and guarantee debtors			
180	1,053	Provisions, beginning of period	9,553 2,904
487	454	Loan impairment provisions for the period	1,665 4,736
-	-	Provisions for guarantee debtors for the period, net	310 297
(31)	(157)	Loan impairment provisions reversed	(1,002) (364)
(30)	(177)	Provisions recognised as lost	(1,366) (511)
607	1,173	Provisions, end of period	9,161 7,061
-	-	Of which provisions for guarantee debtors	920 403
8. d. Collective impairment provisions			
230	354	Impairment provisions, beginning of period	812 449
181	144	Provisions for the period	337 1,145
(85)	-	Provisions reversed	(1) (113)
326	498	Impairment provisions, end of period	1,148 1,482
8. e. Specification of loans and advances subject to objective evidence of impairment			
1,828	4,699	Loans and advances subject to individual impairment provisioning	15,318 10,128
607	1,173	Provisions	8,240 6,658
1,222	3,526	Loans and advances after impairment provisioning	7,078 3,470
460,475	498,981	Loans and advances before collective impairment provisioning	1,039,000 943,534
326	498	Provisions	1,148 1,482
460,149	498,482	Loans and advances after impairment provisioning	1,037,853 942,052

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group	
Q1-Q3/2009	Q1-Q3/2010	Q1-Q3/2010	Q1-Q3/2009
9. PROFIT (LOSS) FROM INVESTMENTS IN ASSOCIATES AND GROUP ENTERPRISES			
(4)	4	4	(142)
(2,377)	802	-	-
-	1,591	-	-
(2,381)	2,396	4	(142)
10. TAX			
43.7	9.5	25.7	52.0
11. PROFIT FROM DISCONTINUING INSURANCE OPERATIONS			
-	-	(80)	163
-	-	1,591	-
-	-	1,511	163
11. a. Profit (loss) from discontinuing insurance operations for the period			
-	-	13	63
-	-	9	14
-	-	341	978
-	-	383	660
-	-	87	178
-	-	(107)	218
-	-	(27)	55
-	-	(80)	163
Nykredit Forsikring A/S was sold to Gjensidige Forsikring AB subject to closing on 29 April 2010. Profit (loss) for the period from discontinuing insurance operations in 2010 includes four months in operation.			
11. b. Profit from the sale of Nykredit Forsikring A/S			
-	-	2,546	-
-	-	31	-
-	-	923	-
-	-	1,591	-
11. c. Cash flows from discontinuing insurance operations			
-	-	353	100
-	-	(142)	12
-	-	(500)	-
-	-	(82)	-
-	-	(371)	112

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group		
31.12.2009	30.09.2010		30.09.2010	31.12.2009
12. RECEIVABLES FROM CREDIT INSTITUTIONS AND CENTRAL BANKS				
11,636	-	Receivables at call with central banks	186	12,529
24,665	37,425	Receivables from credit institutions	51,776	48,552
36,301	37,425	Total	51,962	61,081
2,414	6,850	Of which prepaid funds, including immediate prepayments at par and proceeds from the issue of fixed-price agreements	10,591	5,414
13. LOANS, ADVANCES AND OTHER RECEIVABLES AT FAIR VALUE				
550,598	578,640	Mortgage loans	1,036,167	981,227
(91)	(104)	Arrears and outlays	(180)	(236)
39	-	Other loans and advances	13,959	12,001
7,496	7,500	Loans to Totalkredit serving as security in Capital Centre E	-	-
399,307	420,882	Totalkredit mortgage loan funding	-	-
957,350	1,006,919	Total	1,049,946	992,992
Mortgage loans				
515,906	553,913	Balance, beginning of period, nominal value	985,216	916,582
102,790	63,265	New loans	147,811	227,000
926	600	Indexation	600	926
822	1,712	Foreign currency translation adjustment	1,712	822
(12,226)	(8,160)	Ordinary principal payments	(11,718)	(18,005)
(54,306)	(39,071)	Prepayments and extraordinary principal payments	(101,550)	(142,110)
553,913	572,259	Balance, end of period, nominal value	1,022,071	985,216
(129)	(199)	Loans transferred relating to properties in temporary possession	(282)	(129)
273	284	Loans assumed by the Danish Agency for Governmental Management	284	273
554,058	572,344	Total nominal value	1,022,073	985,361
(2,728)	7,333	Adjustment for interest rate risk	15,342	(3,204)
Adjustment for credit risk				
(377)	(538)	Individual impairment provisions	(538)	(377)
(354)	(498)	Collective impairment provisions	(710)	(554)
550,598	578,640	Balance, end of period, fair value	1,036,167	981,227
22,687	23,042	In addition to mortgages on real property, supplementary guarantees for loans received total	30,704	28,049
2,694	1,616	Total interim loan guarantees received	12,587	13,281
Arrears and outlays				
558	509	Arrears before impairment provisions	685	766
27	22	Outlays before impairment provisions	105	9
(676)	(635)	Individual impairment provisions for arrears and outlays	(970)	(1,011)
(91)	(104)	Total	(180)	(236)

Notes

DKK million

Nycredit Realkredit A/S		The Nycredit Realkredit Group	
31.12.2009	30.09.2010	30.09.2010	31.12.2009
13. LOANS, ADVANCES AND OTHER RECEIVABLES AT FAIR VALUE (continued)			
Totalkredit mortgage loan funding			
321,411	397,876		
		-	-
200,218	141,242	-	-
(2,213)	(1,589)	-	-
(121,540)	(122,987)	-	-
397,876	414,542	-	-
1,431	6,340	-	-
399,307	420,882	-	-
14. LOANS, ADVANCES AND OTHER RECEIVABLES AT AMORTISED COST			
-	-	66,899	68,721
82	58	-	-
-	-	58	82
1,077	950	950	1,077
1,159	1,008	67,907	69,879
Adjustment for credit risk			
-	-	(6,732)	(7,554)
-	-	(438)	(258)
1,159	1,008	60,737	62,067
(55)	(49)	(49)	(55)
1,103	959	60,688	62,011
15. BONDS AT FAIR VALUE			
99,401	39,567	135,666	195,665
91,320	54,348	67,633	117,784
35,418	39,568	61,644	56,427
11,181	11,171	15,440	17,050
4,515	7,328	13,983	10,301
241,835	151,982	294,366	397,227
(91,320)	(54,348)	(67,633)	(117,784)
(99,373)	(39,566)	(135,665)	(195,638)
(45)	(1,691)	(3,909)	(1,658)
(28)	(1)	(1)	(28)
-	-	(838)	(248)
51,070	56,376	86,320	81,871
Of bonds at fair value before set-off of self-issued bonds:			
935	168	5,090	7,201
62,109	12,223	26,325	70,364
37,609	7,424	17,994	62,636
Collateral security was provided on an arm's length basis.			

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group	
31.12.2009	30.09.2010	30.09.2010	31.12.2009
16. OTHER ASSETS			
11,808	15,167	17,625	10,522
1,068	486	-	-
2,981	3,363	40,629	21,310
142	175	175	142
-	-	-	22
306	360	599	608
16,306	19,551	59,028	32,605
17. PAYABLES TO CREDIT INSTITUTIONS AND CENTRAL BANKS			
59,813	95,374	120,126	81,724
37,526	-	8	37,589
97,339	95,374	120,134	119,313
18. DEPOSITS AND OTHER PAYABLES			
-	-	32,818	35,495
-	-	4,764	4,705
-	-	14,102	21,035
-	-	2,799	3,249
-	-	54,483	64,483
19. ISSUED BONDS AT FAIR VALUE			
484,020	435,940	532,662	590,822
598,715	602,236	602,236	598,715
15,443	20,748	20,748	15,443
1,098,178	1,058,925	1,155,647	1,204,979
(190,738)	(95,605)	(207,207)	(315,080)
907,439	963,319	948,439	889,899
19. a. ROs			
488,785	428,809	523,849	597,493
(4,764)	7,131	8,813	(6,672)
484,020	435,940	532,662	590,822
(91,320)	(54,348)	(67,633)	(117,784)
392,700	381,592	465,029	473,038
308	3	3	308
29,620	64,577	67,230	31,049

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group		
31.12.2009	30.09.2010		30.09.2010	31.12.2009
19. ISSUED BONDS AT FAIR VALUE (continued)				
19. b. SDOs				
595,149	595,591	SDOs at nominal value	595,591	595,149
3,566	6,645	Fair value adjustment	6,645	3,566
598,715	602,236	SDOs at fair value	602,236	598,715
(99,373)	(39,566)	Self-issued SDOs transferred from "Bonds at fair value" – note 15	(135,665)	(195,638)
499,341	562,671	Total	466,571	403,077
850	496	Of which pre-issuance	496	850
166,028	13,648	SDOs drawn for redemption at next creditor settlement date	13,648	166,028
19. c. Junior covered bonds				
15,384	20,545	Junior covered bonds at nominal value	20,545	15,384
59	203	Fair value adjustment	203	59
15,443	20,748	Junior covered bonds at fair value	20,748	15,443
(45)	(1,691)	Self-issued junior covered bonds transferred from "Bonds at fair value" – note 15	(3,909)	(1,658)
15,397	19,057	Total	16,839	13,784
-	-	Junior covered bonds drawn for redemption at next creditor settlement date	-	-
20. ISSUED BONDS AT AMORTISED COST				
-	-	Corporate bonds	26,640	44,278
88	61	SDOs	61	88
134	135	Employee bonds	164	163
55	49	Other securities	49	55
277	245	Total	26,913	44,585
-	-	Other self-issued bonds transferred from "Bonds at fair value" – note 15	(838)	(248)
(28)	(1)	Self-issued SDOs transferred from "Bonds at fair value" – note 15	(1)	(28)
(55)	(49)	Other self-issued securities transferred from "Loans, advances and other receivables at amortised cost" – note 14	(49)	(55)
194	195	Total	26,025	44,253
21. OTHER LIABILITIES				
18,626	16,970	Interest and commission payable	24,168	24,081
2,107	3,861	Negative market value of derivative financial instruments	39,545	19,303
3,208	3,317	Payables relating to the purchase of Totalkredit shares	3,246	3,140
1,363	3,408	Other payables	6,506	2,700
25,304	27,555	Total	73,467	49,224

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group	
31.12.2009	30.09.2010	30.09.2010	31.12.2009
22. SUBORDINATED DEBT			
Subordinated debt consists of financial liabilities in the form of subordinate loan capital and hybrid core capital which, in case of voluntary or compulsory liquidation, will not be repaid until after the claims of ordinary creditors have been met.			
Subordinated debt is included in the capital base in accordance with sections 129, 132 and 136 of the Danish Financial Business Act.			
Subordinate loan capital			
-	-	75	74
Nom EUR 10m. The loan falls due at par (100) on 31 October 2015 and carries an interest rate of 1.0% pa above 6M Euribor.			
-	-	75	75
Nom DKK 75m. The loan falls due at par (100) on 29 March 2014 and carries an interest rate of 2.5% pa above 6M Cibur.			
-	-	-	100
Nom DKK 100m. The loan falls due at par (100) on 24 September 2013 and carries an interest rate of 2.5% pa above 6M Cibur.			
-	-	117	111
Nom NOK 125m. The loan falls due at par (100) on 29 September 2014 and carries an interest rate of 0.75% pa above 3M Nibor.			
-	-	-	151
Nom DKK 150m. The loan falls due at par (100) on 6 May 2013 and carries a fixed interest rate of 4.1% pa.			
-	-	200	200
Nom DKK 200m. The loan falls due at par (100) on 30 September 2014 and carries an interest rate of 1.0% pa above 6M Cibur.			
-	-	181	200
Nom DKK 200m. The loan falls due at par (100) on 1 November 2014 and carries an interest rate of 1.0% pa above 3M Cibur.			
3,656	-	-	3,656
3,656	3,659	647	4,568
Total subordinate loan capital			
Hybrid core capital			
-	-	89	100
Nom DKK 100m. The loan is perpetual and carries an interest rate of 1.7% pa above 3M Cibur.			
-	-	150	158
Nom DKK 150m. The loan is perpetual and carries an interest rate of 6.3% pa.			
3,955	4,061	4,061	3,955
Nom EUR 500m. The loan is perpetual, but may be redeemed at par (100) from 22 September 2014. The loan will carry a fixed interest rate of 4.9% pa up to 22 September 2014, after which date it will carry a floating interest rate.			
6,592	6,939	6,939	6,592
Nom EUR 900m. The loan is perpetual, but may be redeemed at par (100) from 1 April 2015. The loan will carry a fixed interest rate of 9.0% up to 1 April 2015, after which date the interest rate will be fixed every 5 years.			
10,547	11,000	11,239	10,805
Total hybrid core capital			
14,203	11,000	11,886	15,372
Total subordinated debt			
14,202	11,000	11,886	15,370
Subordinated debt that may be included in the capital base			
82	3	3	82
Costs relating to raising and redemption of subordinated debt			
-	3,723	3,973	250
Extraordinary principal payments and redemption of subordinated debt in the financial period			

Notes

DKK million

Nykredit Realkredit A/S		The Nykredit Realkredit Group	
31.12.2009	30.09.2010	30.09.2010	31.12.2009
23. OFF-BALANCE SHEET ITEMS			
<p>The size and business scope of the Nykredit Realkredit Group continuously involve the Group in legal proceedings. For a description of significant cases, please refer to the Management's Review. Other pending cases are not expected to have a significant effect on the Nykredit Realkredit Group's financial position.</p> <p>Nykredit Realkredit A/S is jointly taxed with all the Danish group enterprises of the Foreningen Nykredit Group. Nykredit Realkredit A/S is solely liable for the part of tax which is attributable to Nykredit Realkredit A/S and which is not settled with Foreningen Nykredit via the scheme for payment of tax on account.</p> <p>The companies Nykredit Realkredit A/S, Totalkredit A/S, Nykredit Bank A/S, Nykredit Leasing A/S and Nykredit Portefølje Adm. A/S are registered jointly where payroll tax and VAT are concerned and are jointly and severally liable for the settlement thereof.</p> <p>Nykredit Realkredit A/S is liable for the obligations of the pension funds in run-off Jyllands Kreditforenings Afviklingspensionskasse (CVR no 24256219) and Den Under Afvikling Værende Pensionskasse i Forenede Kreditforeninger (CVR no 71977714).</p> <p>Guarantees and warranties provided, irrevocable credit commitments and similar obligations not recognised in the balance sheets are presented below.</p>			
-	-	6,878	8,336
1,468	1,199	8,339	10,852
1,468	1,199	15,217	19,189
Contingent liabilities			
-	-	3,224	4,394
-	-	-	7
-	-	3,654	3,935
-	-	6,878	8,336
Government guarantee scheme (Bank Rescue Package I)			
<p>Nykredit Bank A/S participated in a government guarantee scheme, which expired at the end of September 2010. The scheme included a two-year guarantee issued by the Danish government, covering the Danish banks enrolled in the scheme.</p> <p>Up to 30 September 2010, Nykredit Bank A/S's share of the total guarantee commission came to DKK 984m. For Q1-Q3/2010, DKK 371m was charged to the income statement under "Other operating expenses".</p> <p>Nykredit Bank A/S also participated in a sector guarantee totalling DKK 20bn with a potential share of up to DKK 1,318m. At 30 September 2010, DKK 659m had been provided for the obligation.</p> <p>In Management's opinion, the provision at 30 September 2010 reflected the Bank's share of the expected obligation.</p>			
Bank Rescue Package II			
<p>Nykredit Bank A/S and Nykredit Realkredit A/S have been granted individual government guarantee facilities of DKK 15bn and DKK 25bn, respectively, covering their issues of senior debt. The guarantee scheme may run until 2013. Nykredit Bank A/S and Nykredit Realkredit A/S do not expect to make use of the guarantee facilities in connection with bond issuance.</p>			
Other commitments			
48	34	7,157	9,283
1,421	1,166	1,182	1,570
1,468	1,199	8,339	10,852

Notes

24. RELATED PARTY TRANSACTIONS AND BALANCES

Foreningen Nykredit, the Parent Company Nykredit Holding A/S, group enterprises and associates of Nykredit Realkredit A/S as stated under Group structure as well as Nykredit Realkredit A/S's Board of Directors, Executive Board and related parties thereof are regarded as related parties.

No unusual related party transactions occurred in Q1-Q3/2010.

The companies have entered into agreements as a natural part of the Group's day-to-day operations. The agreements typically involve finance, guarantees, sales commission, tasks relating to IT support and IT development projects, payroll and staff administration as well as other administrative tasks.

Intercompany trading in goods and services took place on an arm's length basis.

Significant related party transactions prevailing/entered into in 2010 include:

Agreements between Nykredit Realkredit A/S and Totalkredit A/S

Master agreements on facility, credit and risk management, management and organisational development and allocation of staff-related costs.

Master agreement on the terms applicable to transactions in the securities area.

Agreement on joint funding of mortgage loans.

Nykredit Realkredit A/S has granted loans to Totalkredit A/S serving as security in Capital Centre E.

Nykredit Realkredit A/S has provided Totalkredit A/S with subordinated debt.

Agreements between Nykredit Realkredit A/S and Nykredit Bank A/S

Master agreements on facility, credit and risk management, management and organisational development and allocation of staff-related costs.

Master agreement on the terms for financial transactions relating to loans and deposits in the securities and money market areas.

Nykredit Realkredit A/S has subscribed for further share capital of DKK 1bn.

Agreements between Nykredit Realkredit A/S and Nykredit Mægler A/S

Master agreements on facility management, management and organisational development and allocation of staff-related costs.

Agreements on commission payable in connection with referral of lending business.

Agreements between Nykredit Realkredit A/S and Nykredit Forsikring A/S (terminated as of 29 April 2010)

Master agreements on facility and risk management, management and organisational development and allocation of staff-related costs.

Agreement on the employment of insurance agents at Nykredit Realkredit A/S centres, sales commission to Nykredit centres and agreement on the management of certain investments. Nykredit Forsikring A/S has distributed a dividend of DKK 500m to Nykredit Realkredit A/S.

Agreements between the companies of the Nykredit Realkredit Group and JN Data A/S

Agreements on joint IT support etc.

Agreements between Nykredit Realkredit A/S and Nykredit Ejendomme A/S

Nykredit Realkredit A/S has granted a credit line to Nykredit Ejendomme A/S.

Nykredit Ejendomme A/S leases office properties to Nykredit Realkredit A/S.

Agreements between Totalkredit A/S and Nykredit Bank A/S

Agreements on commission payable in connection with referral of lending business.

Agreements between Totalkredit A/S and Nykredit Mægler A/S

Agreements on commission payable in connection with referral of lending business.

Agreements between Nykredit Holding A/S and Nykredit Bank A/S

On specific occasions, Nykredit Holding A/S has issued guarantees or letters of comfort to third parties.

Notes

DKK million

The Nykredit Realkredit Group	Published Q1-Q3/2009	Changed recognition of:		Restated Q1-Q3/2009
		Nykredit Forsikring A/S	JN Data A/S	
25. CHANGE IN COMPARATIVE FIGURES				
Net interest and fee income	8,654	(63)	(1)	8,591
Net premiums earned	978	(978)	-	-
Value adjustments	2,194	(14)	-	2,180
Other operating income	247	-	(133)	114
Claims incurred, net of reinsurance	660	(660)	-	-
Staff and administrative expenses	3,847	(178)	(97)	3,572
Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	605	(0)	(37)	568
Other operating expenses	425	-	-	425
Impairment losses on loans, advances and receivables	5,920	-	-	5,920
Loss from investments in associates	(142)	-	0	(142)
Profit (loss) before tax	474	(217)	-	257
Tax	188	(55)	-	134
Profit (loss) from continuing operations for the period	286	(163)	-	123
Profit from discontinuing insurance operations	-	163	-	163
Profit for the period	286	-	-	286
SUMMARY BALANCE SHEET, END OF PERIOD				
	31.12.2009	31.12.2009	31.12.2009	31.12.2009
Assets				
Cash balance and receivables from credit institutions and central banks	62,936	-	(26)	62,910
Mortgage loans at fair value	981,227	-	-	981,227
Bank loans – excluding reverse transactions	60,908	-	-	60,908
Bonds and equities	86,620	-	-	86,620
Investments in associates	84	-	91	175
Intangible assets and property, plant and equipment	7,184	-	(81)	7,103
Other assets	48,304	-	(62)	48,242
Total assets	1,247,263	-	(78)	1,247,185
Liabilities and equity				
Payables to credit institutions and central banks	119,313	-	-	119,313
Deposits and other payables	64,483	-	-	64,483
Issued bonds at fair value	889,899	-	-	889,899
Subordinated debt	15,372	-	-	15,372
Other liabilities	106,955	-	(78)	106,877
Equity	51,241	-	-	51,241
Total liabilities and equity	1,247,263	-	(78)	1,247,185
OFF-BALANCE SHEET ITEMS				
Contingent liabilities	8,336	-	-	8,336
Other commitments	10,951	-	(99)	10,852

The restatement of comparative figures has no impact on earnings or equity. The restatement has a minor impact on the financial ratios "Return on equity before tax, %", "Core earnings before impairment losses as % of average equity pa" and "Core earnings after impairment losses as % of average equity pa".

Notes

DKK million

The Nykredit Realkredit Group	Q3/ 2010	Q2/ 2010	Q1/ 2010	Q4/ 2009	Q3/ 2009	Q2/ 2009	Q1/ 2009
26. SEVEN-QUARTER FINANCIAL HIGHLIGHTS							
Core income from							
Business operations	2,410	2,235	2,371	2,488	2,060	2,181	1,984
Securities	121	117	109	150	152	196	331
Total	2,531	2,352	2,480	2,637	2,212	2,377	2,315
Operating costs, depreciation and amortisation	1,432	1,501	1,494	1,589	1,582	1,586	1,536
Core earnings before impairment losses	1,099	851	986	1,049	630	791	779
Impairment losses on loans and advances, including the government guarantee scheme	460	547	699	1,999	4,089	1,163	668
Core earnings after impairment losses	639	303	288	(951)	(3,459)	(372)	111
Investment portfolio income	526	354	958	626	1,669	1,715	611
Profit (loss) before cost of capital	1,165	657	1,246	(325)	(1,790)	1,343	721
Net interest on hybrid core capital	(121)	(108)	(115)	(77)	(6)	(6)	(6)
Profit (loss) before tax	1,044	549	1,131	(402)	(1,795)	1,337	716
Tax	262	108	331	(162)	(396)	339	191
Profit (loss) from discontinuing insurance operations	(1)	1,570	(58)	83	52	61	50
Profit (loss) for the period	781	2,011	742	(157)	(1,348)	1,059	574
Profit (loss) for the period excludes value adjustment of strategic equities against equity	75	(235)	103	(87)	382	462	(6)
SUMMARY BALANCE SHEET, END OF PERIOD							
	30.09.2010	30.06.2010	31.03.2010	31.12.2009	30.09.2009	30.06.2009	31.03.2009
Assets							
Cash balance and receivables from credit institutions and central banks	52,164	51,781	51,639	62,909	38,029	47,999	52,688
Mortgage loans at fair value	1,036,167	1,022,068	1,001,492	981,227	972,080	942,634	921,397
Bank loans – excluding reverse transactions	59,729	61,344	59,859	60,908	62,333	65,802	67,937
Bonds and equities	91,864	103,123	94,442	86,620	88,736	112,219	97,960
Other assets	84,058	77,407	67,691	55,520	81,010	72,811	78,983
Total assets	1,323,984	1,315,723	1,275,123	1,247,185	1,242,188	1,241,465	1,218,966
Liabilities and equity							
Payables to credit institutions and central banks	120,134	142,828	148,457	119,313	115,755	132,244	152,961
Deposits and other payables	54,483	57,225	59,450	64,483	63,486	60,557	59,231
Issued bonds at fair value	948,439	925,137	882,997	889,899	888,380	883,736	834,419
Hybrid core capital	11,239	11,224	11,076	10,805	4,224	4,183	4,233
Supplementary capital	647	4,556	4,572	4,568	4,777	4,771	4,873
Other liabilities	134,225	120,893	116,485	106,877	114,063	103,505	112,319
Equity	54,817	53,861	52,085	51,241	51,503	52,469	50,930
Total liabilities and equity	1,323,984	1,315,723	1,275,123	1,247,185	1,242,188	1,241,465	1,218,966
FINANCIAL RATIOS							
Profit (loss) for the period as % of average equity pa	5.8	15.2	5.7	(1.2)	(10.4)	8.2	4.5
Core earnings before impairment losses as % of average equity pa	8.1	6.4	7.6	8.2	4.9	6.1	6.1
Core earnings after impairment losses as % of average equity pa	4.7	2.3	2.2	(7.4)	(26.6)	(2.9)	0.9
Provisions for loan impairment and guarantees	10,308	10,038	10,930	10,364	8,542	5,022	3,964
Impairment losses for the period, %	0.0	0.0	0.1	0.2	0.4	0.1	0.1
Capital adequacy ratio, %	18.2	18.4	18.4	17.8	16.8	16.7	15.8
Core capital ratio, %	18.1	17.2	17.3	16.7	15.5	15.5	14.6
Average number of full-time staff	4,031	4,037	4,051	4,135	4,135	4,141	4,174

Notes

DKK million

The Nykredit Realkredit Group	Q1-Q3/ 2010	Q1-Q3/ 2009	Q1-Q3/ 2008	Q1-Q3/ 2007	Q1-Q3/ 2006
27. FIVE-YEAR FINANCIAL HIGHLIGHTS					
Net interest and fee income	8,858	8,591	5,647	4,999	4,602
Value adjustments	(165)	2,180	(2,791)	897	485
Other operating income	160	114	119	136	132
Staff and administrative expenses	3,455	3,572	2,915	2,414	2,425
Depreciation, amortisation and impairment losses for property, plant and equipment as well as intangible assets	596	568	415	348	381
Other operating expenses	377	425	6	1	1
Impairment losses on loans, advances and receivables	1,706	5,920	123	(118)	(276)
Profit (loss) from investments in associated enterprises	4	(142)	126	25	0
Profit (loss) before tax	2,724	257	(358)	3,413	2,688
Tax	701	134	(127)	730	700
Profit (loss) from continuing operations for the period	2,023	123	(231)	2,682	1,988
Profit from discontinuing insurance operations	1,511	163	58	89	91
Profit (loss) for the period	3,534	286	(173)	2,771	2,080
Profit (loss) for the period excluding value adjustment of strategic equities against equity	(58)	838	(1,404)	(367)	701
SUMMARY BALANCE SHEET, END OF PERIOD					
	30.09.2010	30.09.2009	30.09.2008	30.09.2007	30.09.2006
Assets					
Cash balance and receivables from credit institutions and central banks	52,164	38,029	66,192	61,737	37,545
Mortgage lending at fair value	1,036,167	972,080	860,399	800,558	741,198
Bank lending – excl reverse transactions	59,729	62,333	50,450	35,618	25,852
Bonds and equities	91,864	88,736	79,136	70,262	64,331
Other assets	84,058	81,010	47,343	37,781	26,393
Total assets	1,323,984	1,242,188	1,103,520	1,005,956	895,319
Liabilities and equity					
Payables to credit institutions and central banks	120,134	115,755	112,311	106,920	81,018
Deposits and other payables	54,483	63,486	34,026	29,001	20,593
Issued bonds at fair value	948,439	888,380	813,185	746,097	689,861
Subordinated debt	11,886	9,001	7,366	8,614	8,780
Other liabilities	134,225	114,063	84,257	60,923	45,151
Equity	54,817	51,503	52,374	54,400	49,916
Total liabilities and equity	1,323,984	1,242,188	1,103,520	1,005,956	895,319
OFF-BALANCE SHEET ITEMS					
Contingent liabilities	6,878	8,298	4,712	5,299	3,022
Other commitments	8,339	10,320	9,545	8,421	5,587
FINANCIAL RATIOS¹					
Capital adequacy ratio, %*	18.2	16.8	17.0	11.0	11.1
Core capital ratio, %*	18.1	15.5	16.1	10.1	10.2
Individual capital need, %	9.4	10.3	10.6	-	-
Return on equity before tax	7.9	2.5	(3.2)	5.8	7.1
Return on equity after tax	6.6	2.2	(3.0)	4.5	5.6
Income:cost ratio, DKK	1.43	1.10	0.49	2.13	2.35
Foreign exchange position, %	0.9	0.7	0.8	0.9	1.5
Loans and advances:equity (loan gearing)	20.3	20.6	17.7	15.6	15.0
Growth in loans and advances for the period, %	3.5	4.9	8.5	9.0	7.8
Accumulated impairment provisions, %	0.9	0.8	0.1	0.0	0.1
Impairment losses for the period, %	0.2	0.5	0.0	(0.0)	(0.0)

¹ Financial ratios are based on the definitions and guidelines of the Danish Financial Supervisory Authority, and financial ratios have therefore been calculated based on results for the year including value adjustment of strategic equities. When calculating the financial ratio "Return on equity before tax", "Profit from discontinuing insurance operations" is included in "Profit (loss) before tax".

* As from 1 January 2008, the capital adequacy and core capital ratios are determined in accordance with Basel II.

Group structure

DKK million

The Nykredit Realkredit Group

	Ownership interest as % at 30.09.2010	Profit (loss) for the period	Equity at 30.09.2010	Profit (loss) for 2009	Equity at 31.12.2009
28. GROUP STRUCTURE					
Name and registered office					
The Nykredit Realkredit Group					
Nykredit Realkredit A/S, Copenhagen a)					
Consolidated subsidiaries					
Totalkredit A/S, Taastrup, a)	100	698	13,067	817	12,369
Nykredit Bank A/S, Copenhagen, b)	100	210	13,584	(77)	10,227
Nykredit Finance plc, Plymouth, h)	100	0	26	2	25
Pantebrevsselskabet af 8/8 1995 A/S, Copenhagen, h)	100	0	28	-	28
Nykredit Pantebrevsinvestering A/S, Copenhagen, d)	100	0	12	-	11
Nykredit Portefølje Administration A/S, Copenhagen, i)	100	22	141	17	120
Nykredit Sirius Ltd., Cayman Island, k)	-	-	-	(10)	3
Nykredit Leasing A/S, Gladsaxe, g)	100	(2)	146	(29)	148
Forstædernes Bank A/S, Copenhagen, b) ¹	-	-	-	(3,861)	2,147
Nykredit Forsikring A/S, Copenhagen, c) ²	-	(80)	-	245	1,503
Nykredit Mægler A/S, Århus, e)	100	3	116	(5)	113
Nykredit Ejendomme A/S, Copenhagen, f)	100	(31)	599	(56)	631
Ejendomsselskabet Kalvebod A/S, Copenhagen, j)	100	1	251	1	251
Ryvang Invest A/S, f)	100	-	16	-	-
Nykredit Adm, V A/S, Copenhagen, h)	100	-	1	-	1
Dene Finanse S.A., Warsaw, k)	-	-	-	2	-

¹ With effect from 1 January 2010, Forstædernes Bank A/S merged with Nykredit Bank A/S, with Nykredit Bank A/S as the surviving company.

² Nykredit Forsikring A/S was sold with closing on 29 April 2010. Profit for the period includes the share of results up to 29 April 2010.

- a) Mortgage bank
- b) Bank
- c) Insurance company
- d) Mortgage trading company
- e) Estate agency business
- f) Property company
- g) Leasing business
- h) No activity
- i) Investment management company
- j) Holding company, no independent activities
- k) The company has been liquidated

Nykredit Realkredit A/S is consolidated with the Parent Company, Nykredit Holding A/S, which is consolidated with Foreningen Nykredit.

The financial statements of Foreningen Nykredit (in Danish) and Nykredit Holding A/S (in Danish) are available from:

Nykredit Realkredit A/S
Kalvebod Brygge 1-3
DK-1780 Copenhagen V