

# SpareBank 1 Boligkreditt



Covered Bond Issuer  
November 2023

# Table of contents

- 1 SpareBank 1 Alliance Overview
- 2 Macroeconomic Overview Norway
- 3 Boligkreditt - Covered Bond Structure
- 4 Residential Real Estate Market
- 5 SpareBank 1 Banks Performance Review
- 6 Covered Bond Funding
- 7 Appendix I: Green Covered Bonds



# SpareBank 1 Alliance Banks – local presence and national integration

*The Alliance was founded in 1996 and consist today of 13 banks*



SpareBank 1 Nord Norge (1836)  
Tromsø  
Moody's: Aa3



SpareBank 1 SMN (1823)  
Trondheim  
Moody's: Aa3



SpareBank 1 Østlandet (1845)  
Hamar  
Moody's: Aa3



SpareBank 1 SR (1839)  
Stavanger  
Moody's: A1

SpareBank 1 Sørøst (1844)  
Sandefjord  
Moody's: A1

+8 further banks





SPAREBANK 1 ALLIANCE BANKS

# Banks in Norway



**Savings banks** (generic name: *Sparebank*)  
88 Banks, 2 alliances/groups  
and independent banks (consolidation trend)

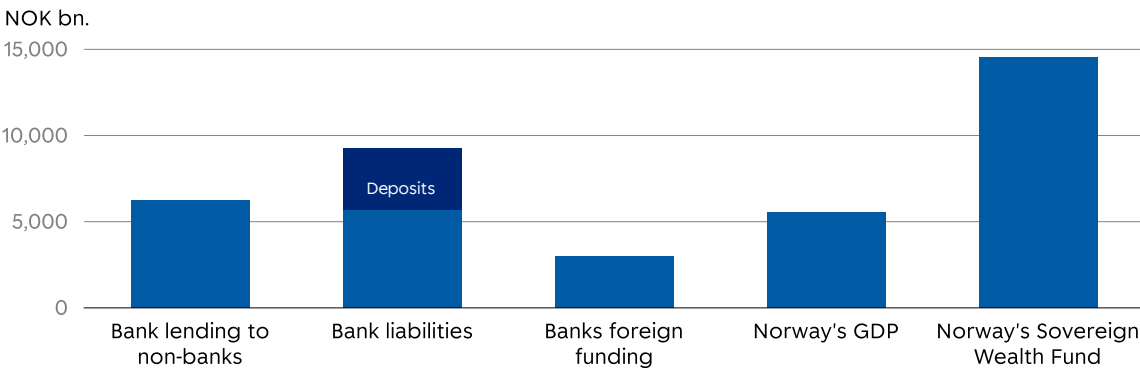


**Commercial banks:** larger Nordic banking  
Groups but also smaller banks

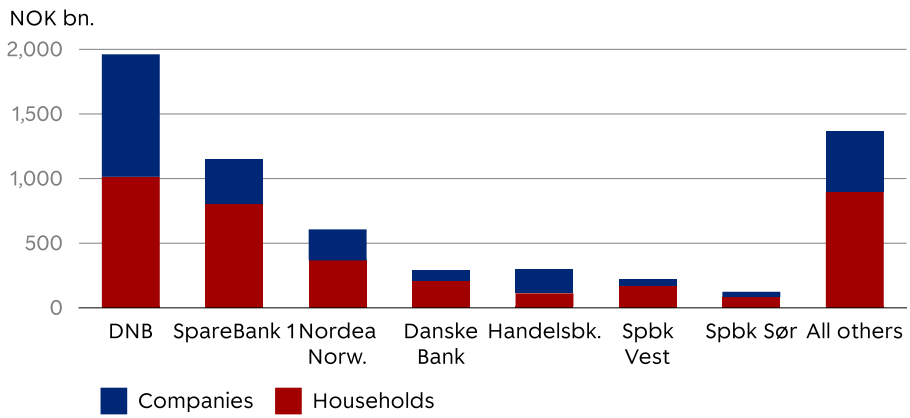


- Banks compete for the same customer base, but with larger commercial banks focusing on larger corporations
- A savings bank's strength sits in its local or regional market and in the household and SME sector

Banking sector relative size, (2022)



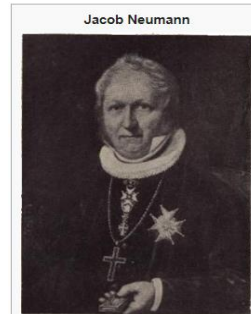
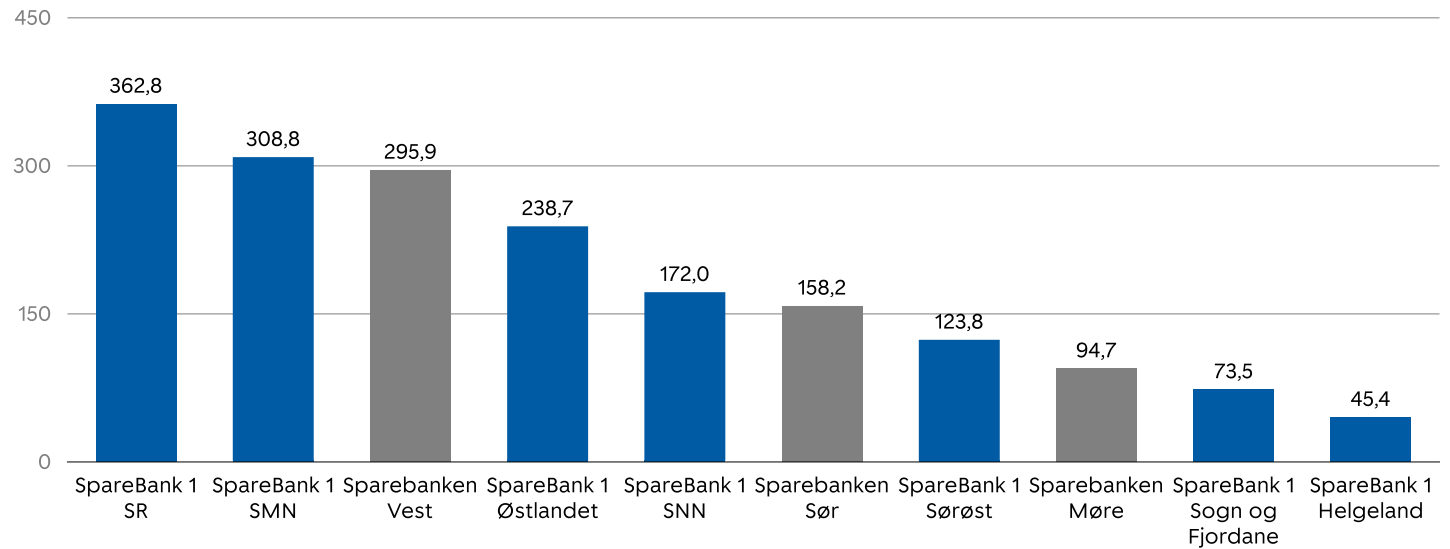
Largest banks by lending volume (2022)



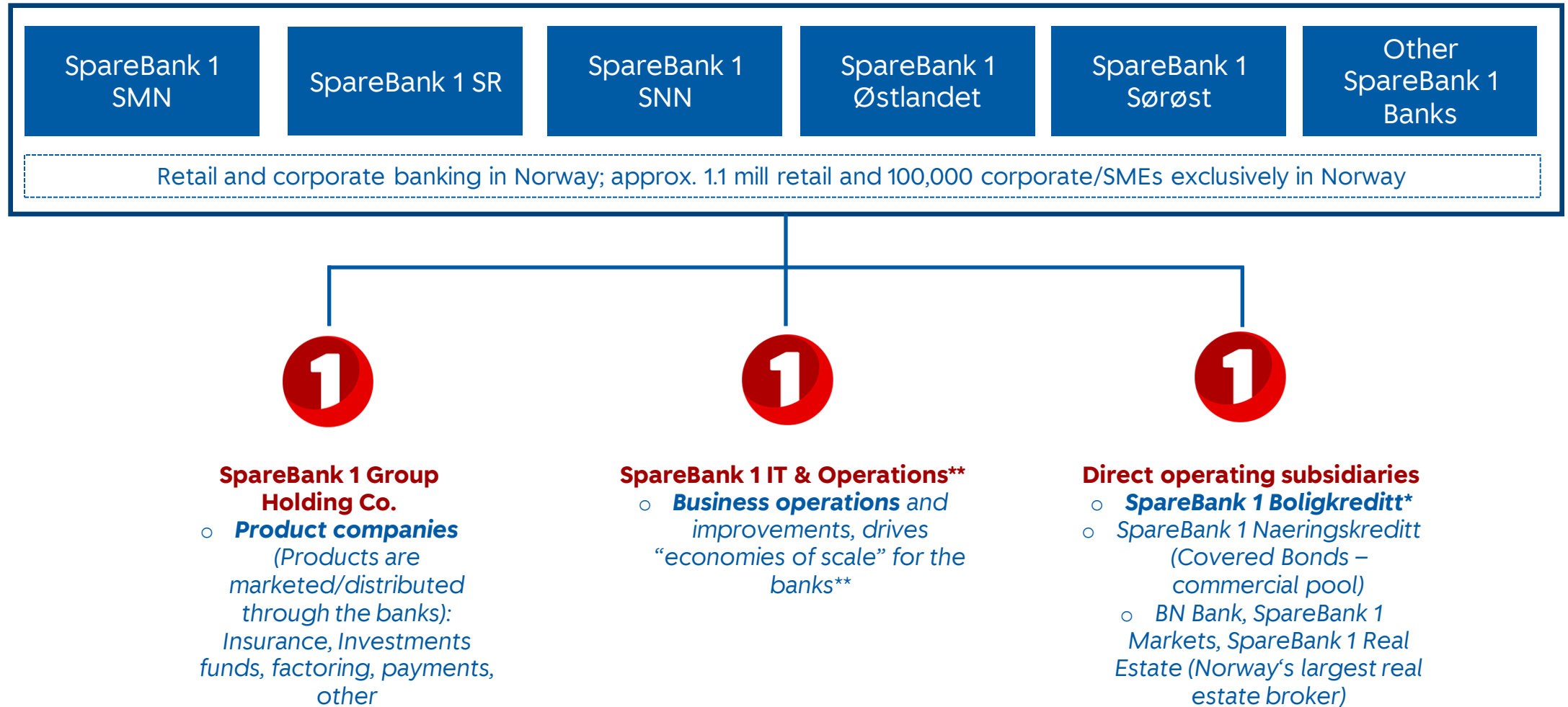
# Norwegian savings banks - characteristics

- Norway's first type of bank, founded in the 1820ies, retains local and regional character today
- Sparebanks are universal banks, but only domestic lending, focus on residential mortgage lending
- Savings banks are self-owned institutions, as well as investor owned
- All larger savings banks' equity (capital certificates) are listed on the Oslo stock exchange
- Share of profits provided as gift annually (society dividend) based on the bank's self-owned share of capital

10 largest Sparebanks, NOK bn total assets

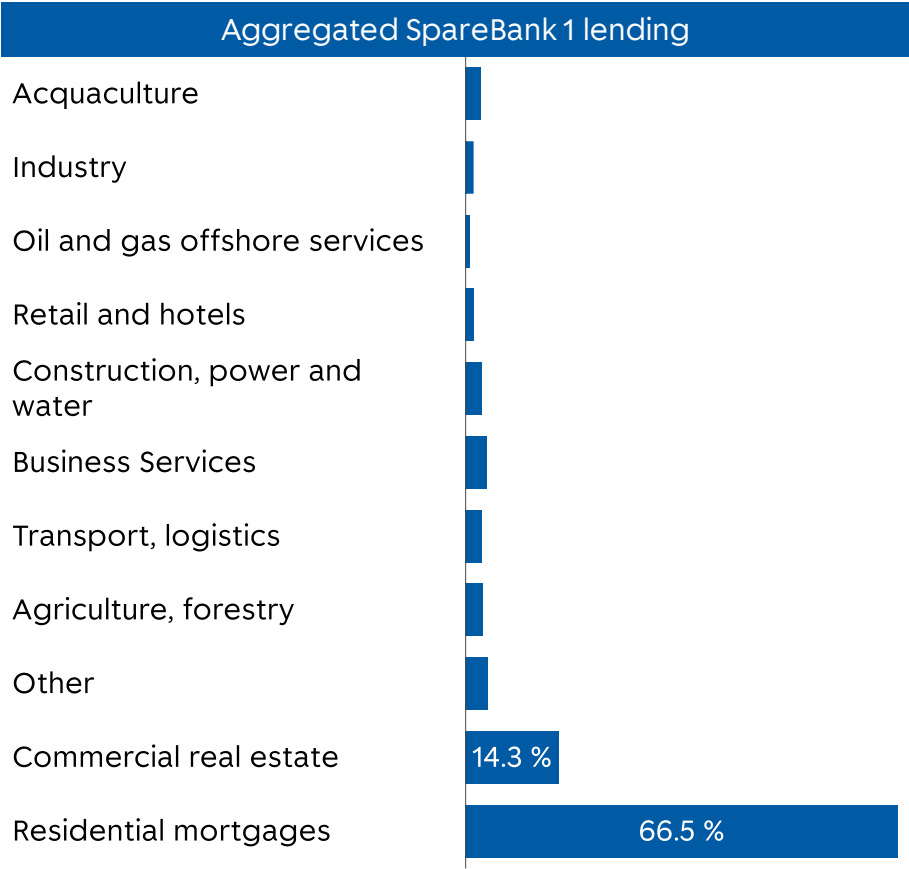


# SpareBank 1 Alliance overview

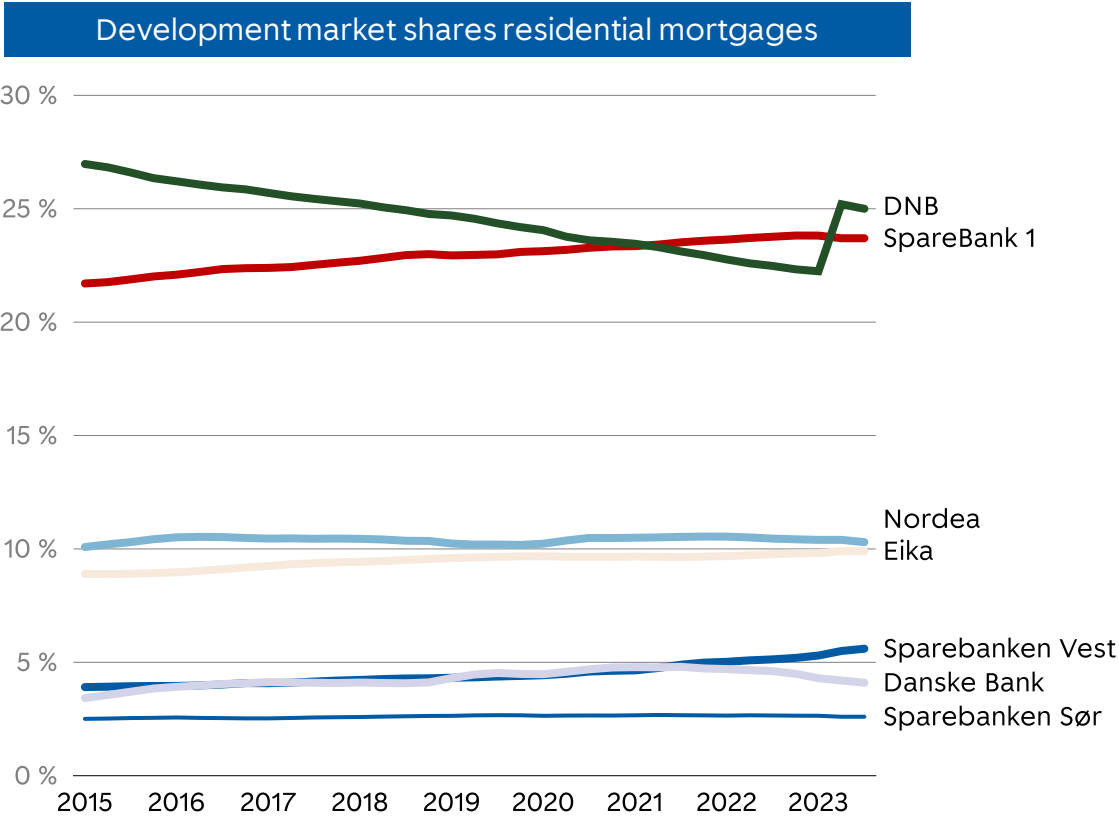


SPAREBANK 1 ALLIANCE BANKS

# Balance Sheet and Market Share



Source: SpareBank 1 Banks financial reporting

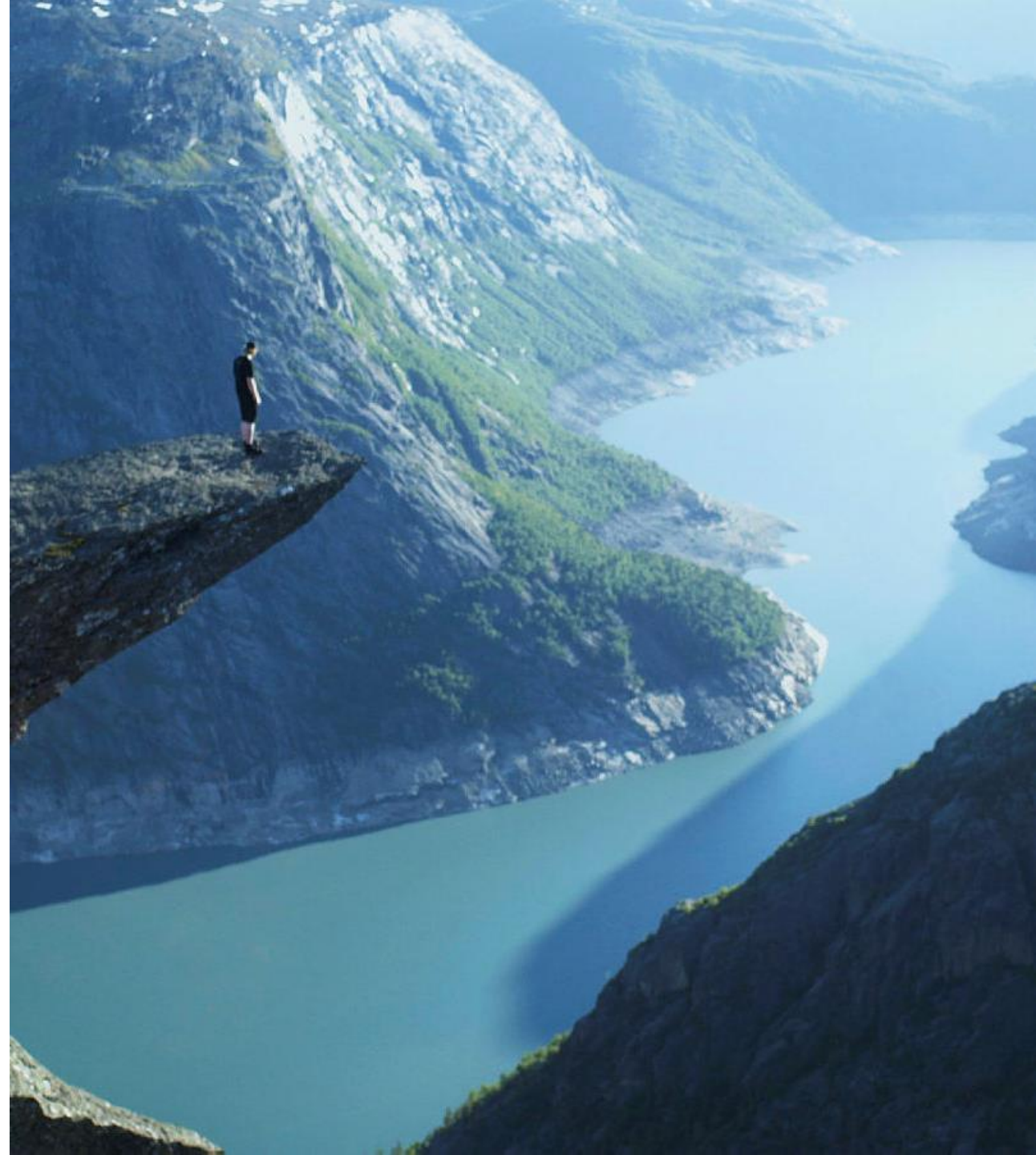


Source: Eiendomsverdi:

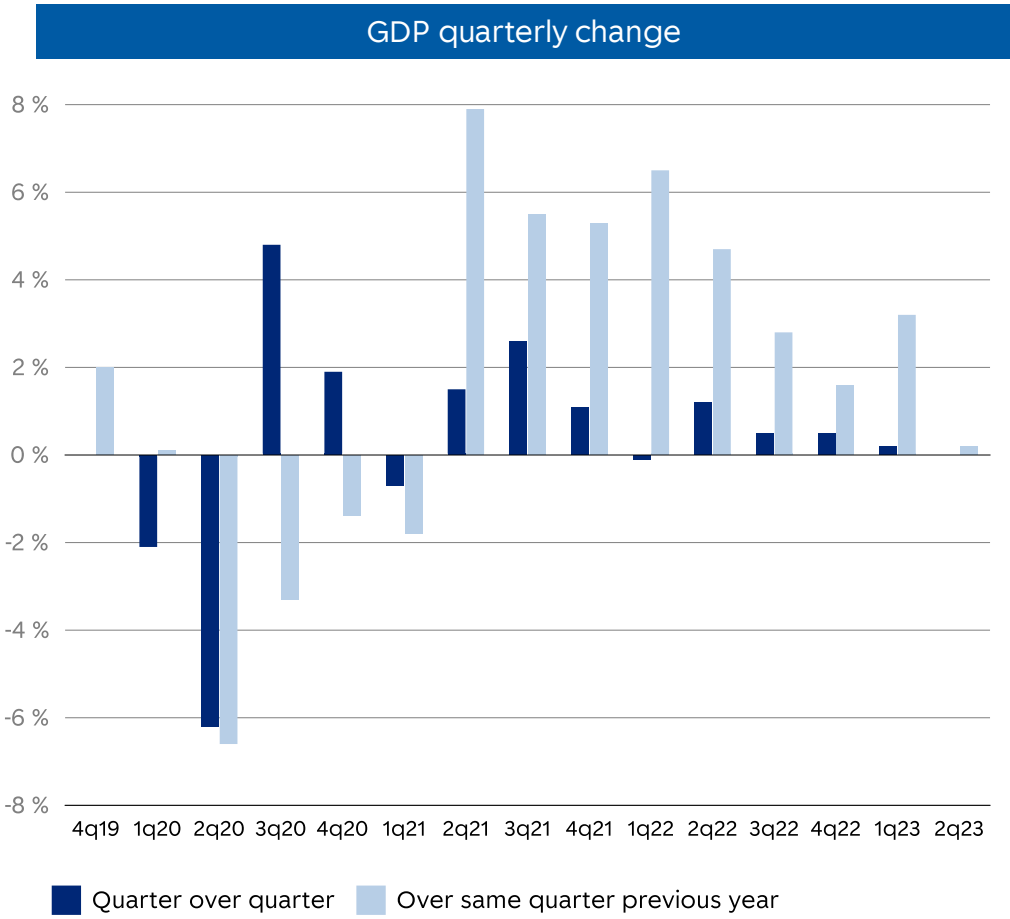
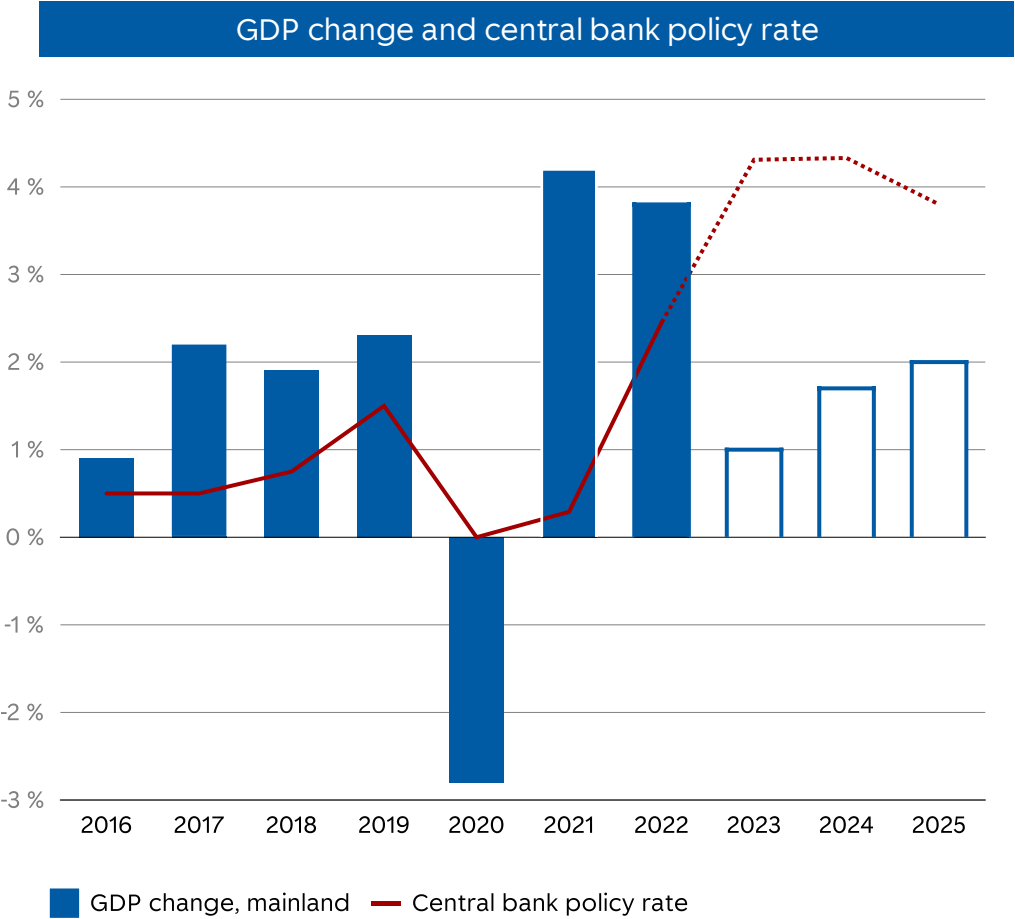
- figures are based on the number of financed properties
- DNB acquired lender Sbanken in late 2022 which cause the jump in the DNBs market share
- Danske Bank is in the process of selling its residential lending portfolio to Nordea

# Table of contents

- 1 SpareBank 1 Alliance Overview
- 2 Macroeconomic Overview
- 3 Boligkreditt - Covered Bond Structure
- 4 Residential Real Estate Market
- 5 SpareBank 1 Banks Performance Review
- 6 Covered Bond Funding
- 7 Appendix I: Green Covered Bonds



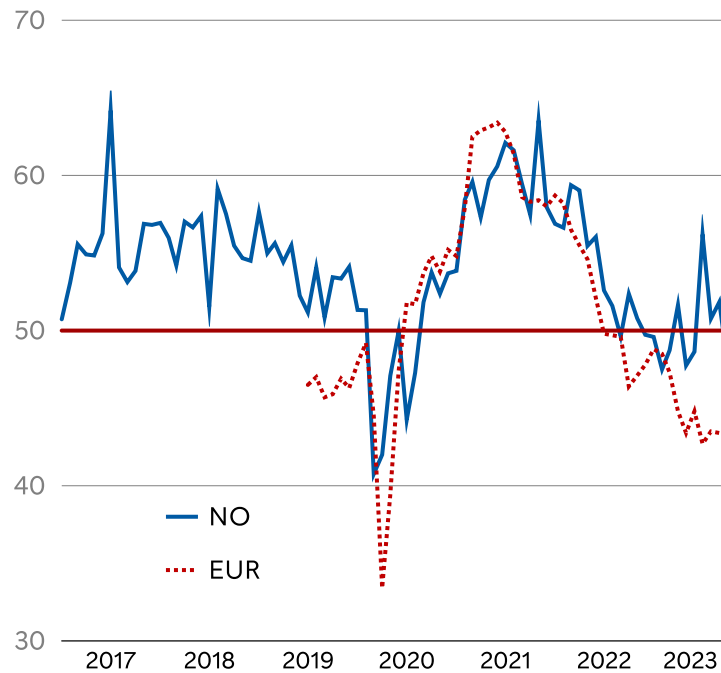




# MAKROECONOMIC OVERVIEW

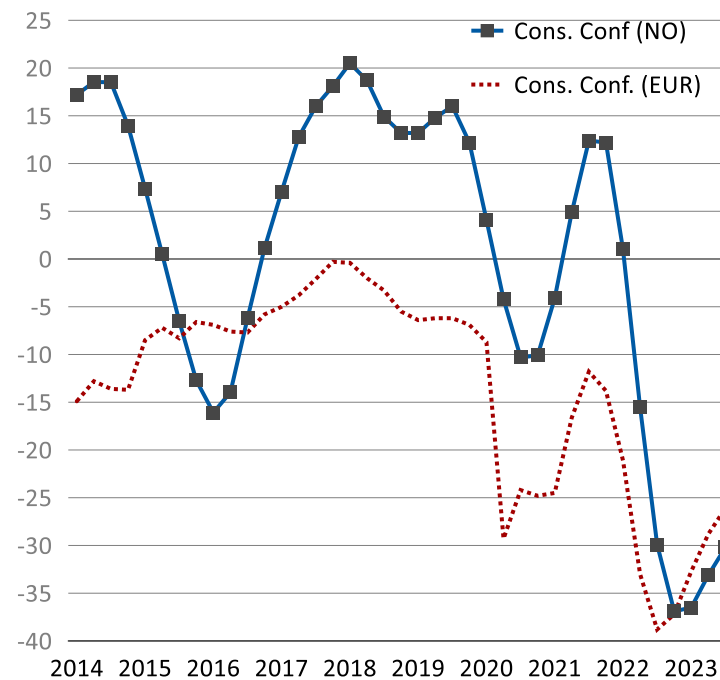
## Outlook Indicators

### Purchasing Manager Index



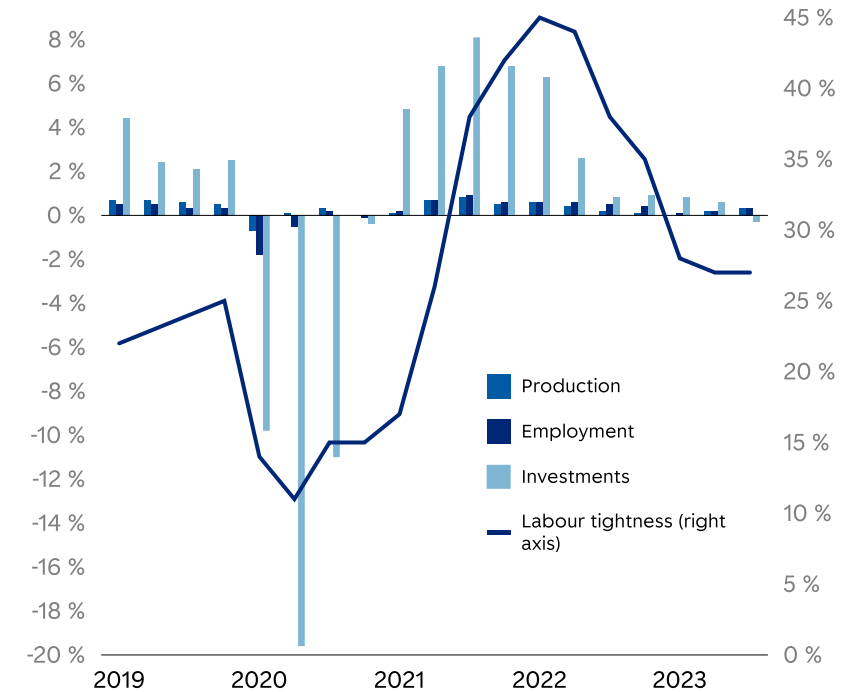
- The PMI index reflects current production, new orders, employment, delivery time and goods in storage

### Consumer Confidence



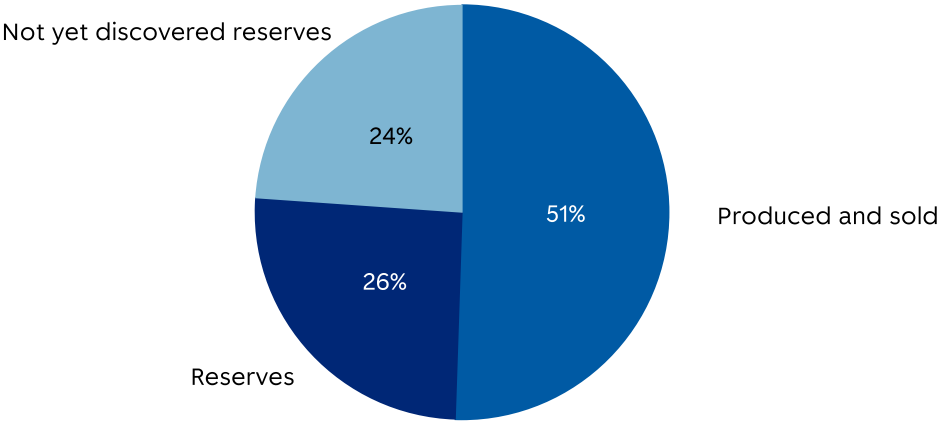
- Consumer confidence reflecting quarterly household financial expectations (for themselves and the country) over the next 12 months

### Central Bank Business Survey

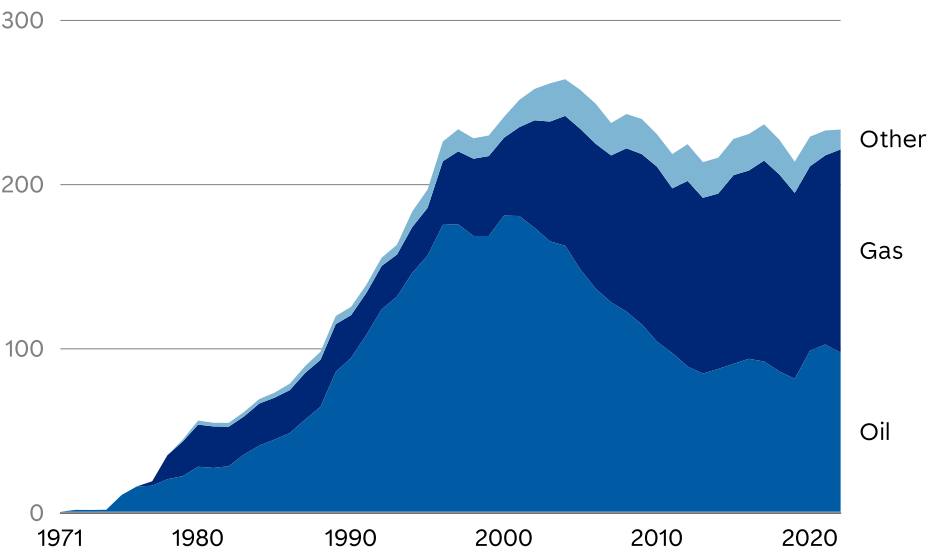


- The Norwegian CB business survey reflects activity and expectations ahead. Labour tightness is share of companies reporting this. Other indicators are per cent change.

Norwegian oil and gas resources



Norwegian production in million Sm3 Oil equivalents

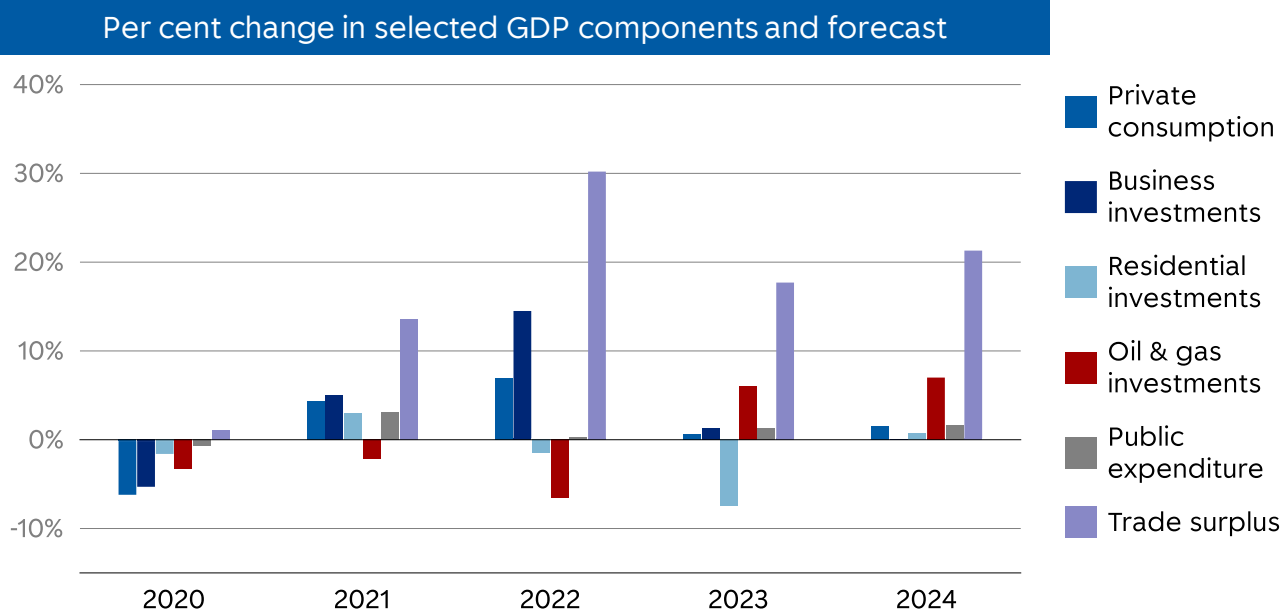
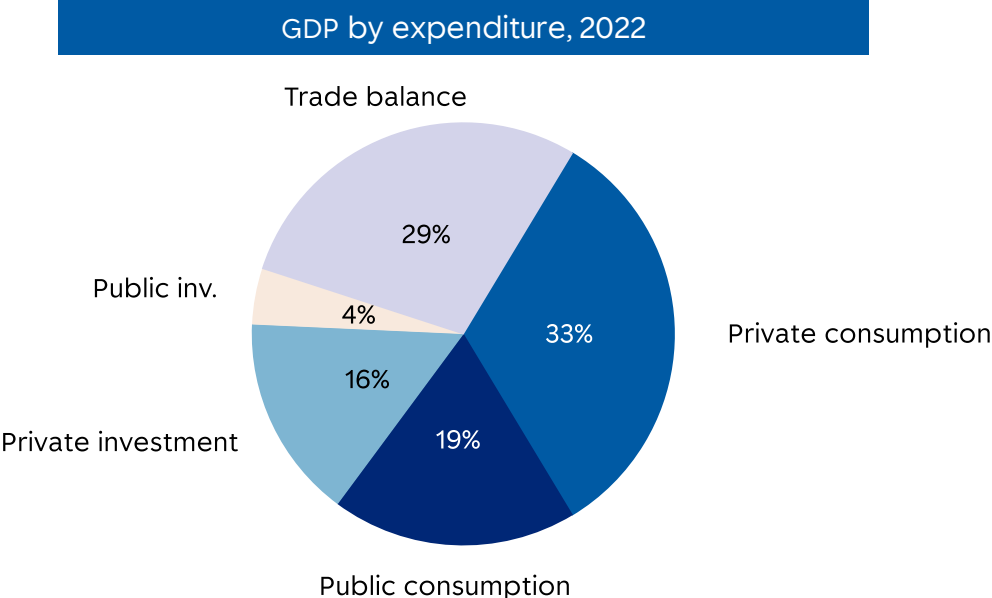


Renewable Energy Export



MACROECONOMIC OVERVIEW

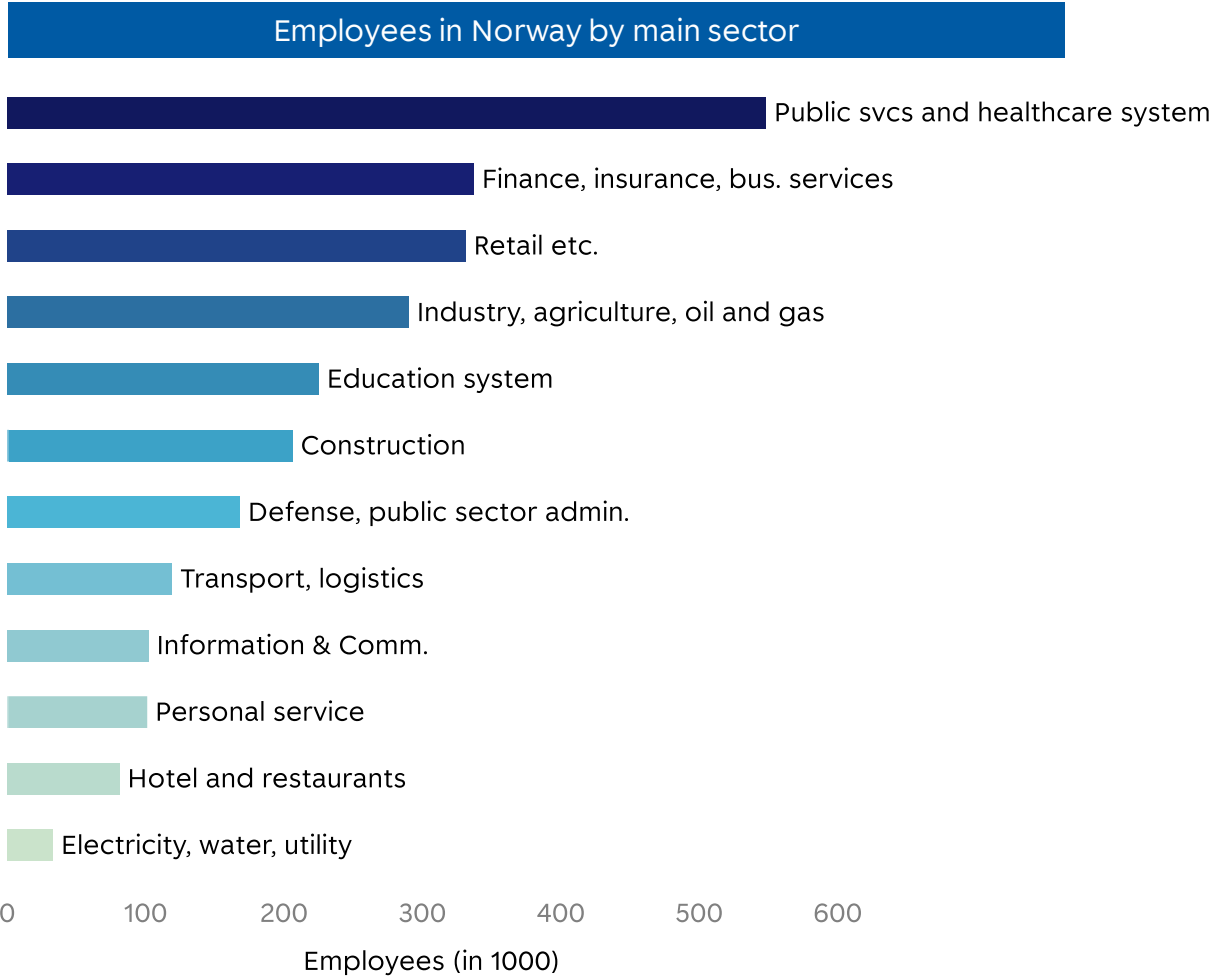
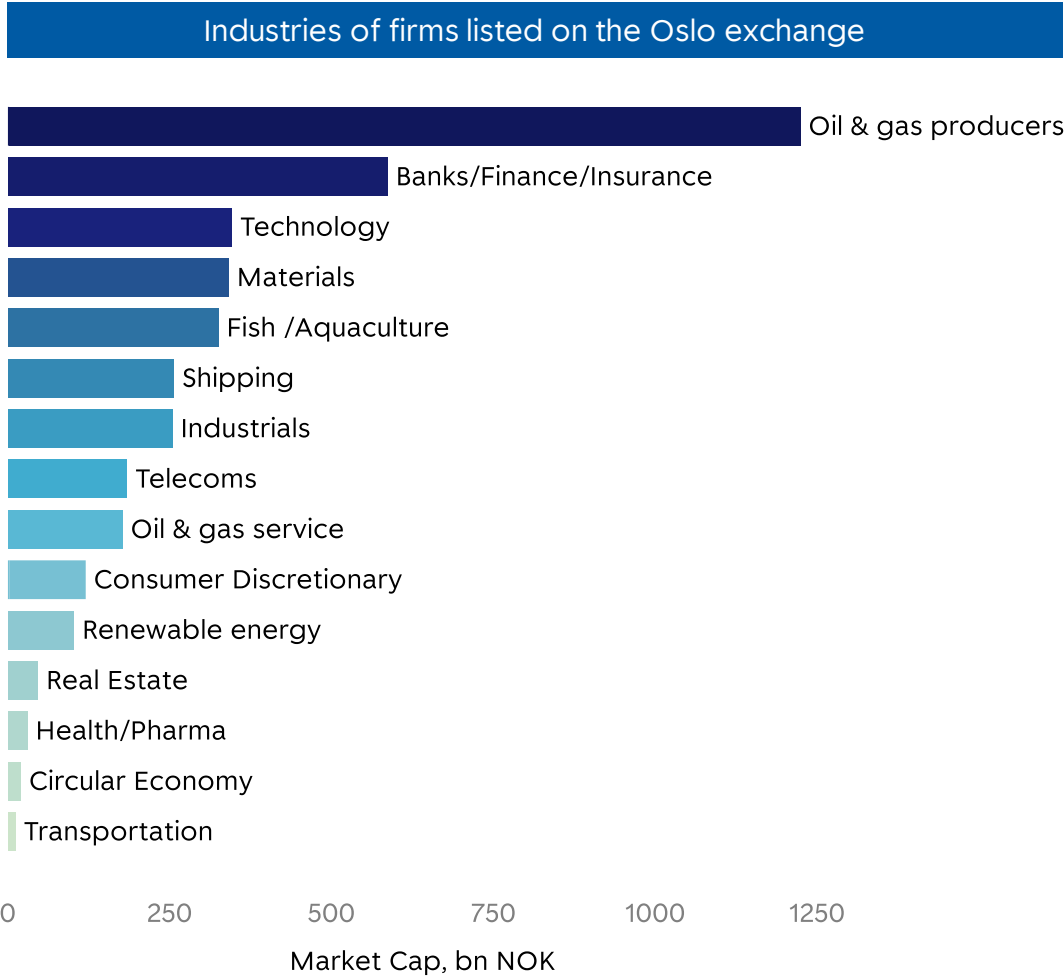
# GDP Components



- Oil and gas investments at 15-20% of all investments have large swings which are related to energy markets dynamics and project pipelines as well as special sector tax rules. These are expected to grow following the European energy crisis in 2022
- Gross capital formation in Norway is relatively high; important for productivity growth potential

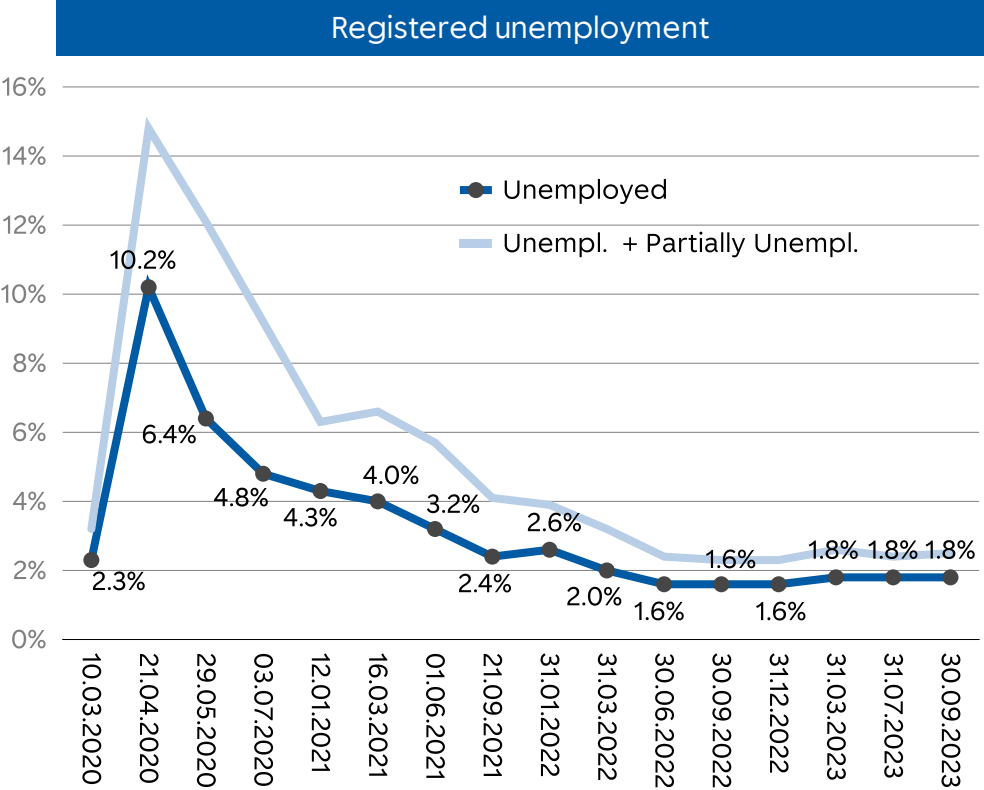


# Norwegian Exchange listed companies and employees by sector

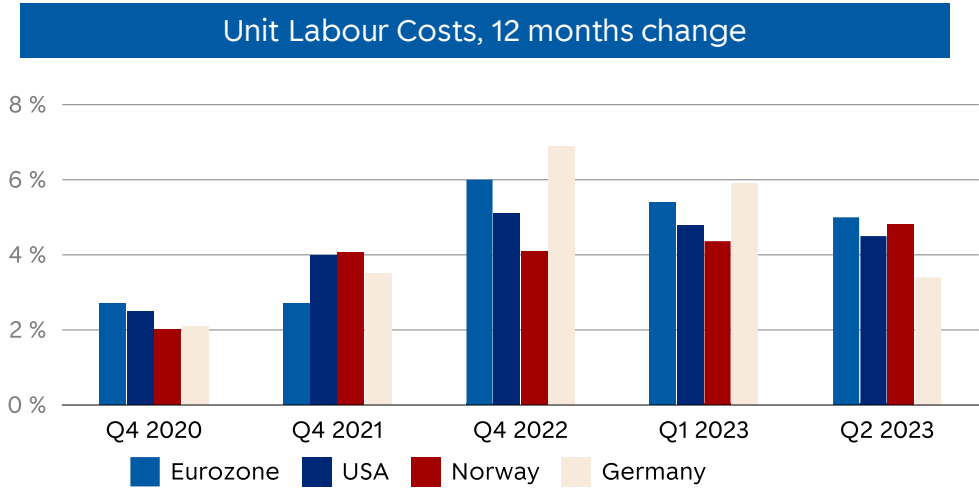
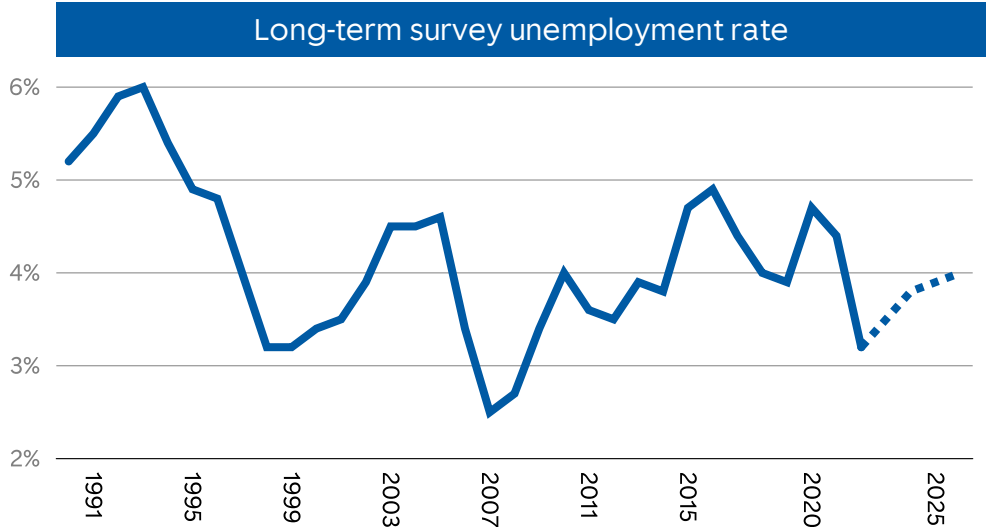


MACROECONOMIC OVERVIEW

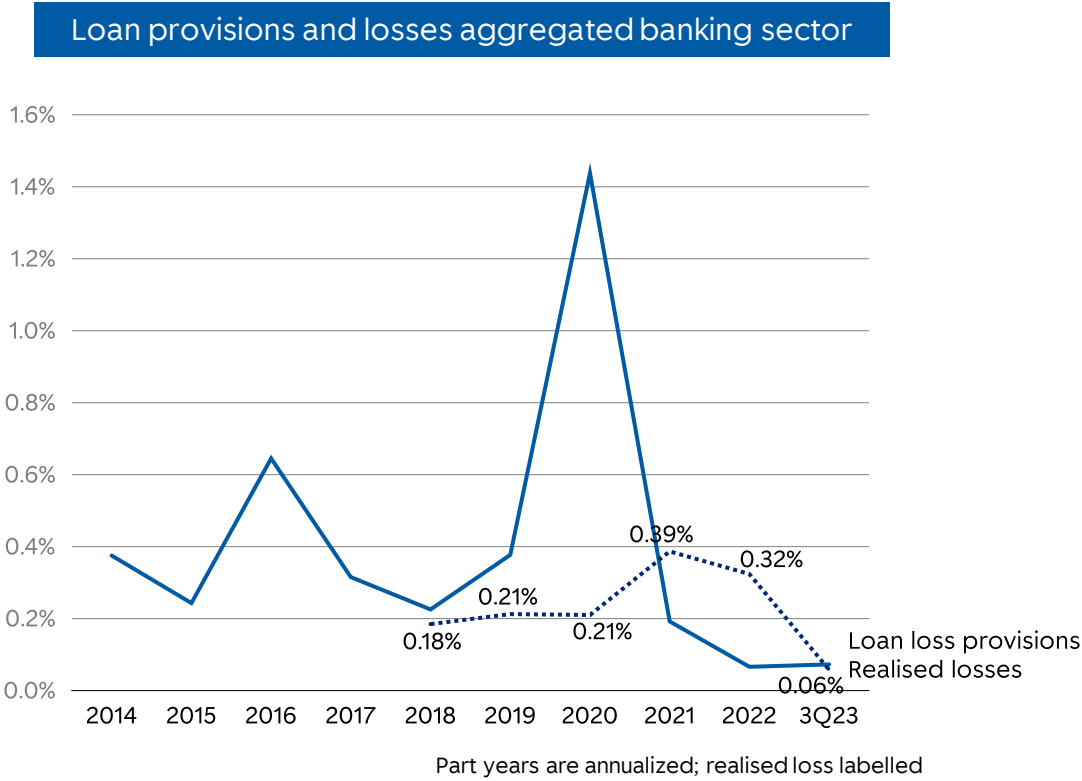
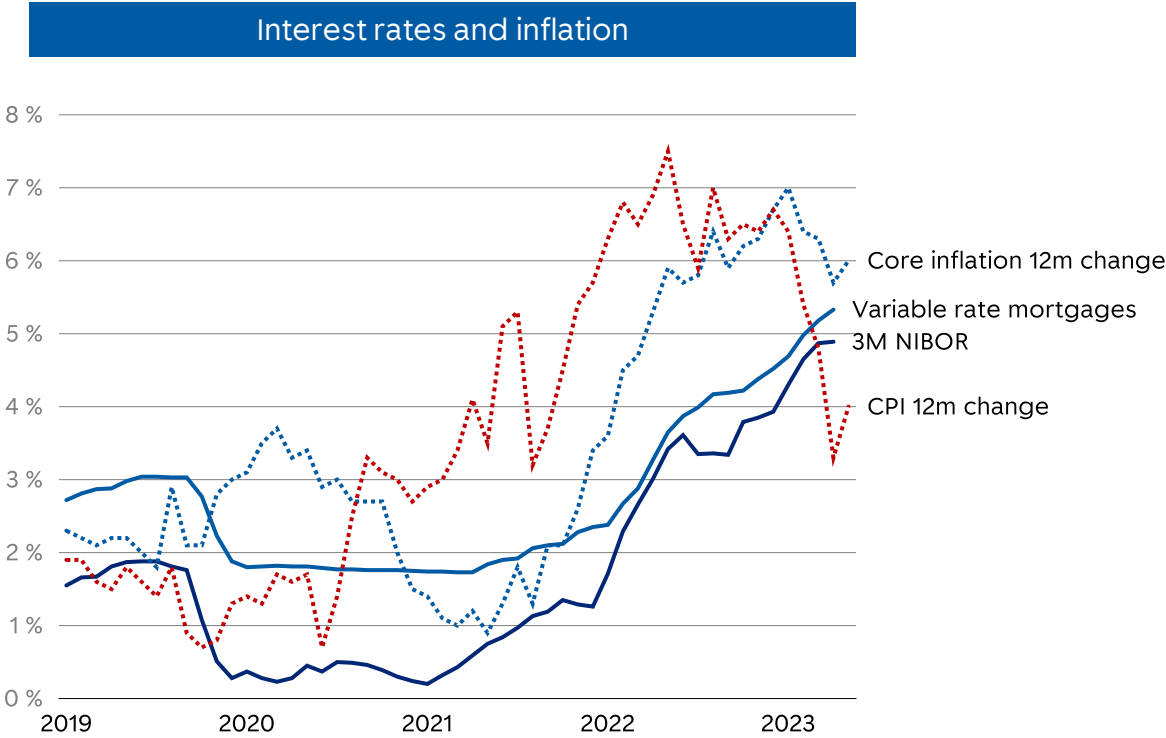
# Labour Market



- The peak in the survey unemployment rate happened during the recession of the early 1990ies, while the oil price decline in 2014-16 and the covid pandemic caused recent tops

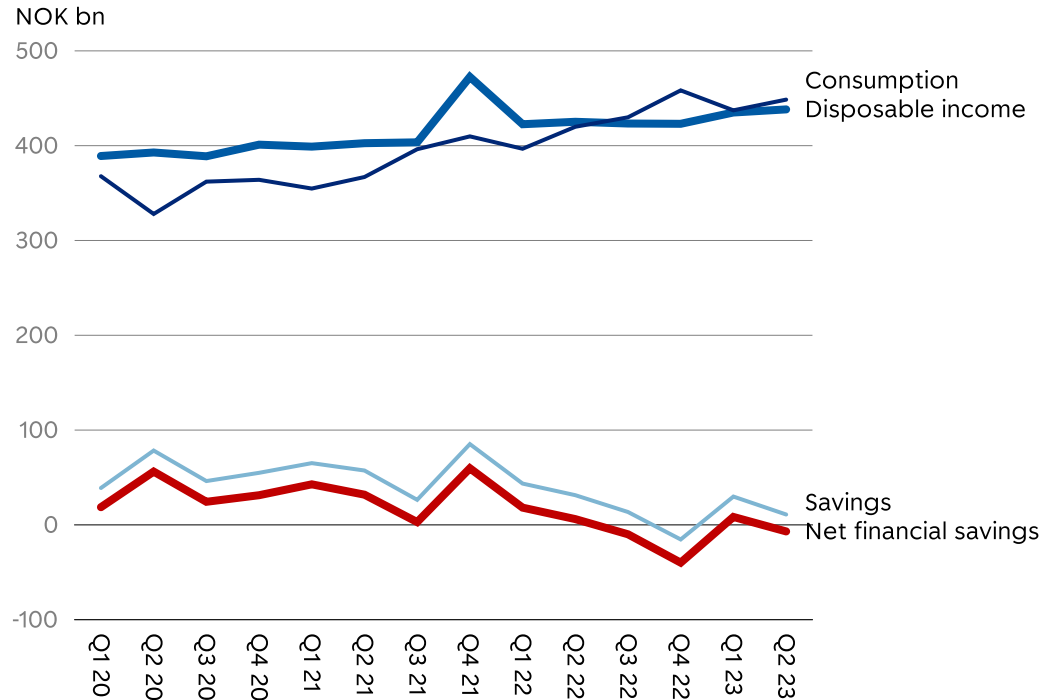


# Interest rates, inflation and bank sector losses



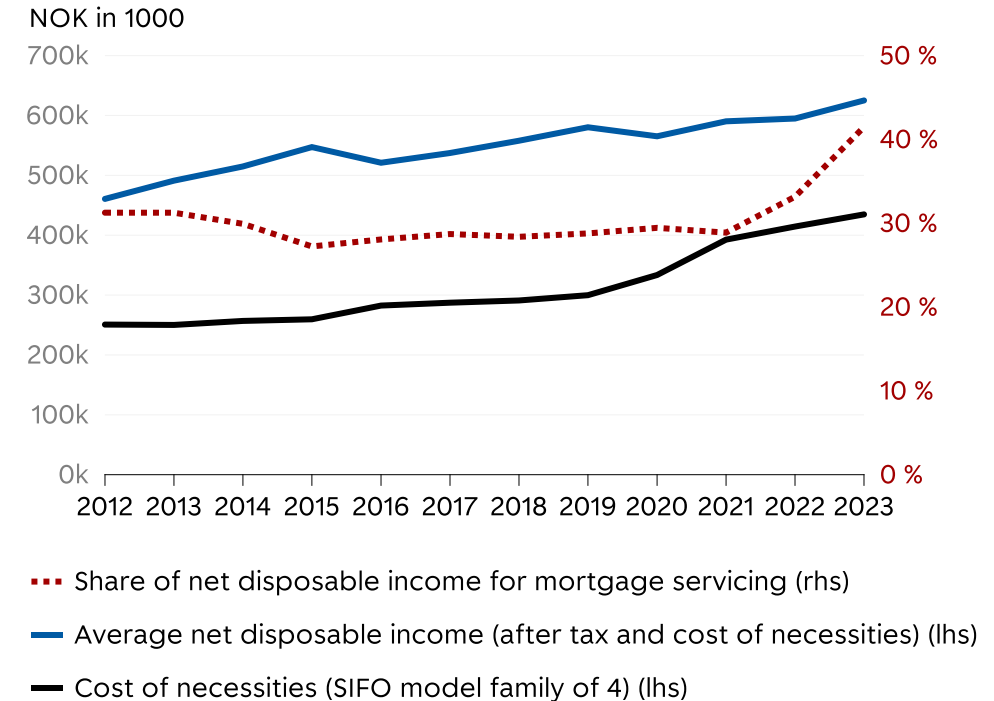
# Household sector income, savings and mortgage affordability

## Aggregate Household income, consumption and savings



- Savings is the difference in disposable income and consumption, adjusted for net pension savings flows
- Net financial savings is savings less HH investments (in residential real estate) and is used for debt repayment and/or fin. investment

## Mortgage affordability

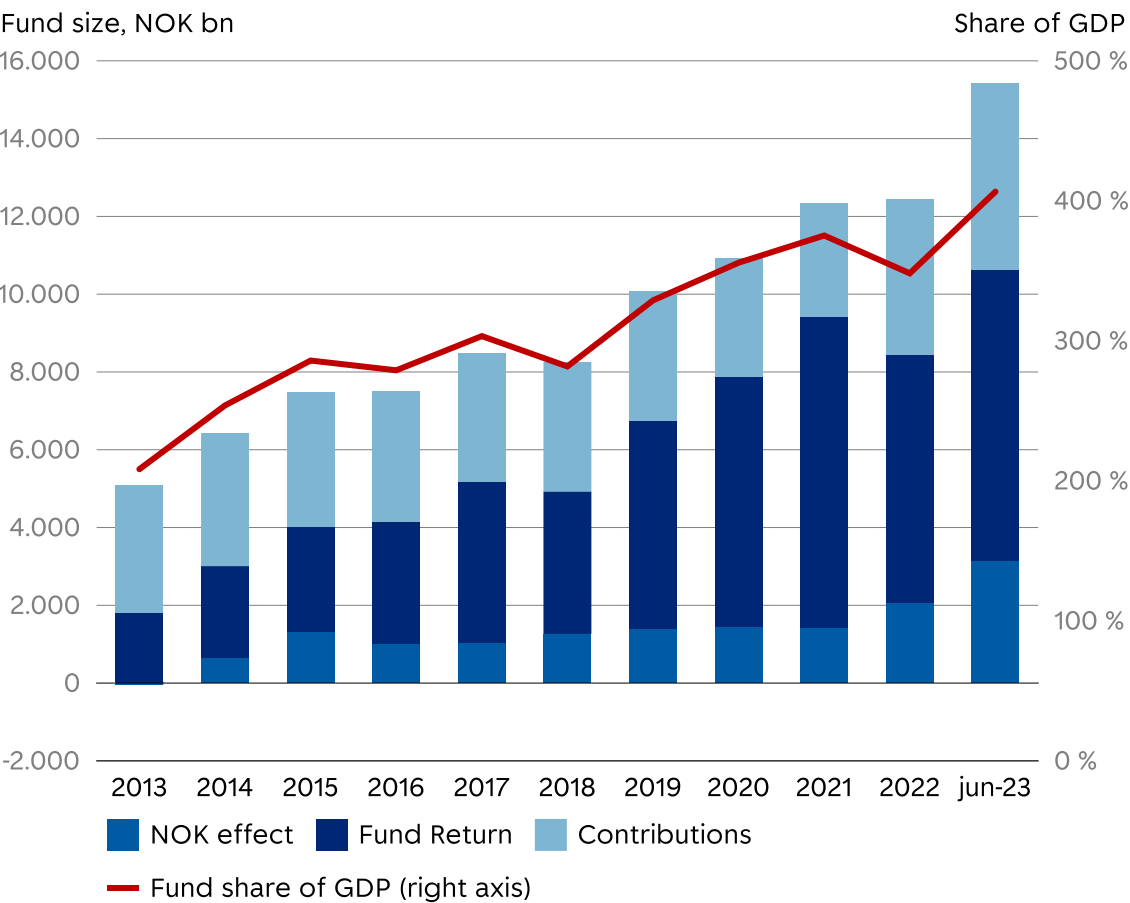


- Mortgage servicing is modelled based on 85% LTV of the median valued house, 25 years repayment, with average annual variable mortgage rates
- Share of income needed for debt service, after deducting the cost of necessities, have risen to an estimated 40% on average for 2023

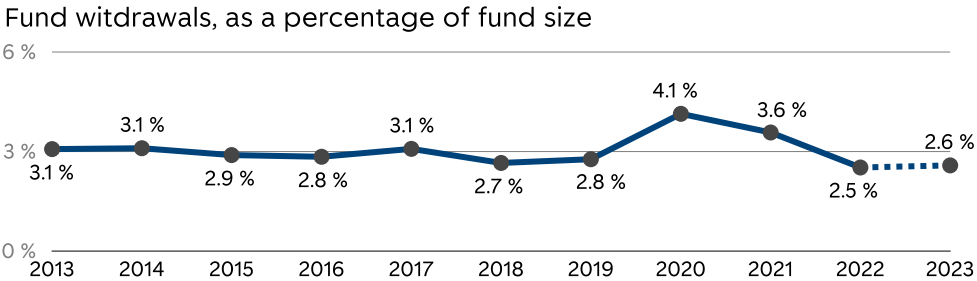


MACROECONOMIC OVERVIEW

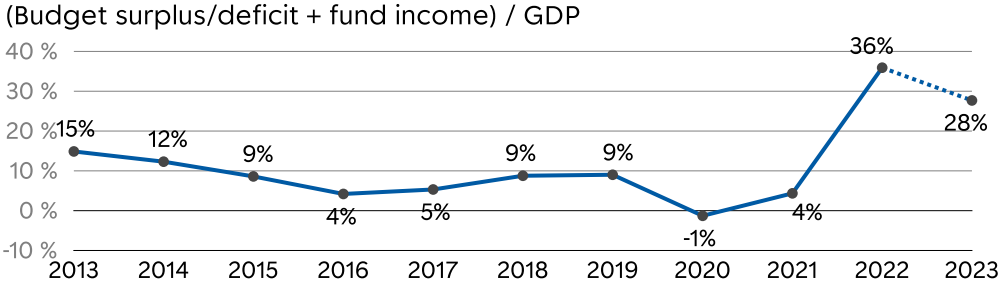
# Sovereign Wealth Fund



• **The spending rule:** The gov. budget's non-oil & gas fiscal deficit may be max. 3% of the fund's size – financed by the fund



Considering the **combined government surplus + fund income** (interest, dividend), a deficit occurs in 2020 (Covid19 related)



# Table of contents

- 1 SpareBank 1 Alliance Overview
- 2 Macroeconomic Overview Norway
- 3 Boligkreditt - Covered Bond Structure
- 4 Residential Real Estate Market
- 5 SpareBank 1 Banks Performance Review
- 6 Covered Bond Funding
- 7 Appendix I: Green Covered Bonds



# Covered Bonds and Issuers in



- Solid, diversified AAA economy of 5.6 million, trade and government surpluses, EU inner market (EEA)
- EU Covered Bond Directive and CRR defines what a covered bond is (EU Premium)
- High homeownership rate
- Mortgages with a history of a well performing asset class
- Sound underwriting - also mandated by government regulation for mortgage finance

Covered  
Bond  
Pools:

MOODY'S



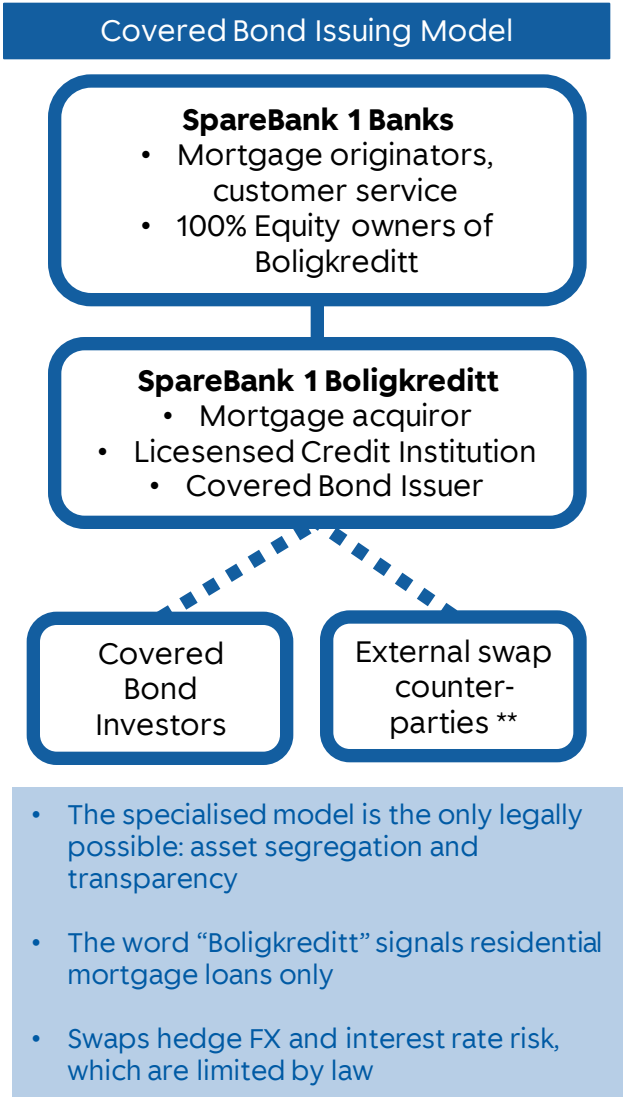
Aaa

Are all Norwegian  
issuers and  
covered bonds  
the same?

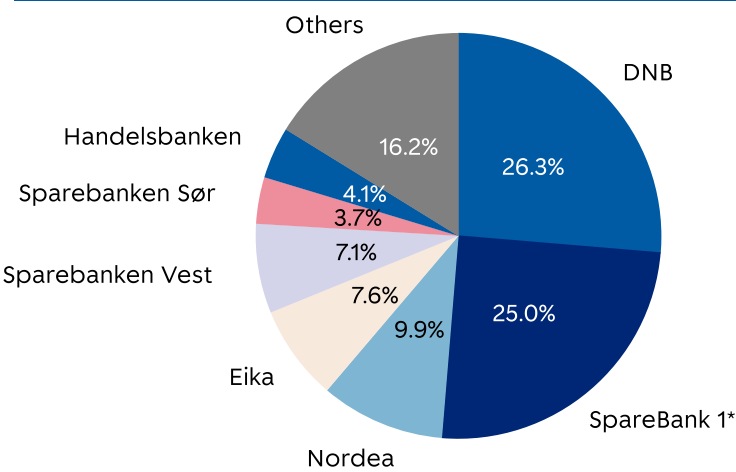
- Hedging policy and Swaps
- Liquidity provisions in the cover pool
- Rules for mortgage cover pool inclusion
- TPI factor and rating buffer
- Size, Regularity and Liquidity

SPAREBANK 1 BOLIGKREDITT

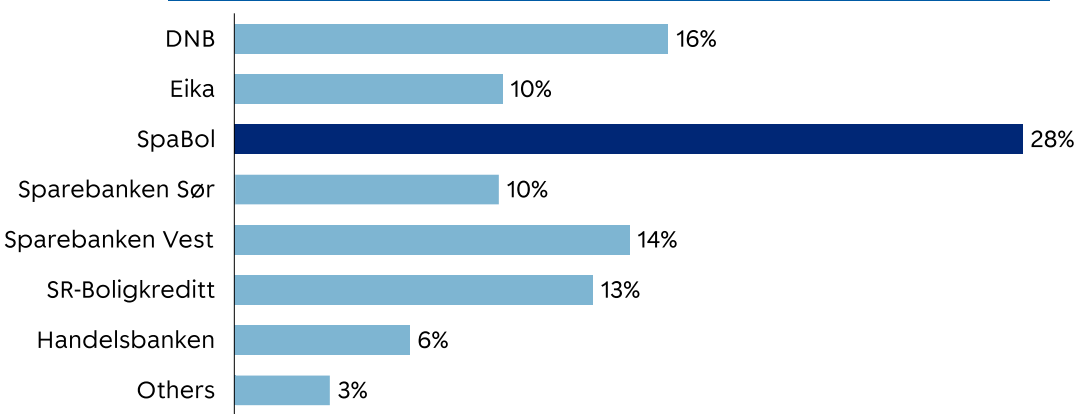
# Specialized credit institution



Norwegian issuers Covered bonds, all currencies, Q4 2022



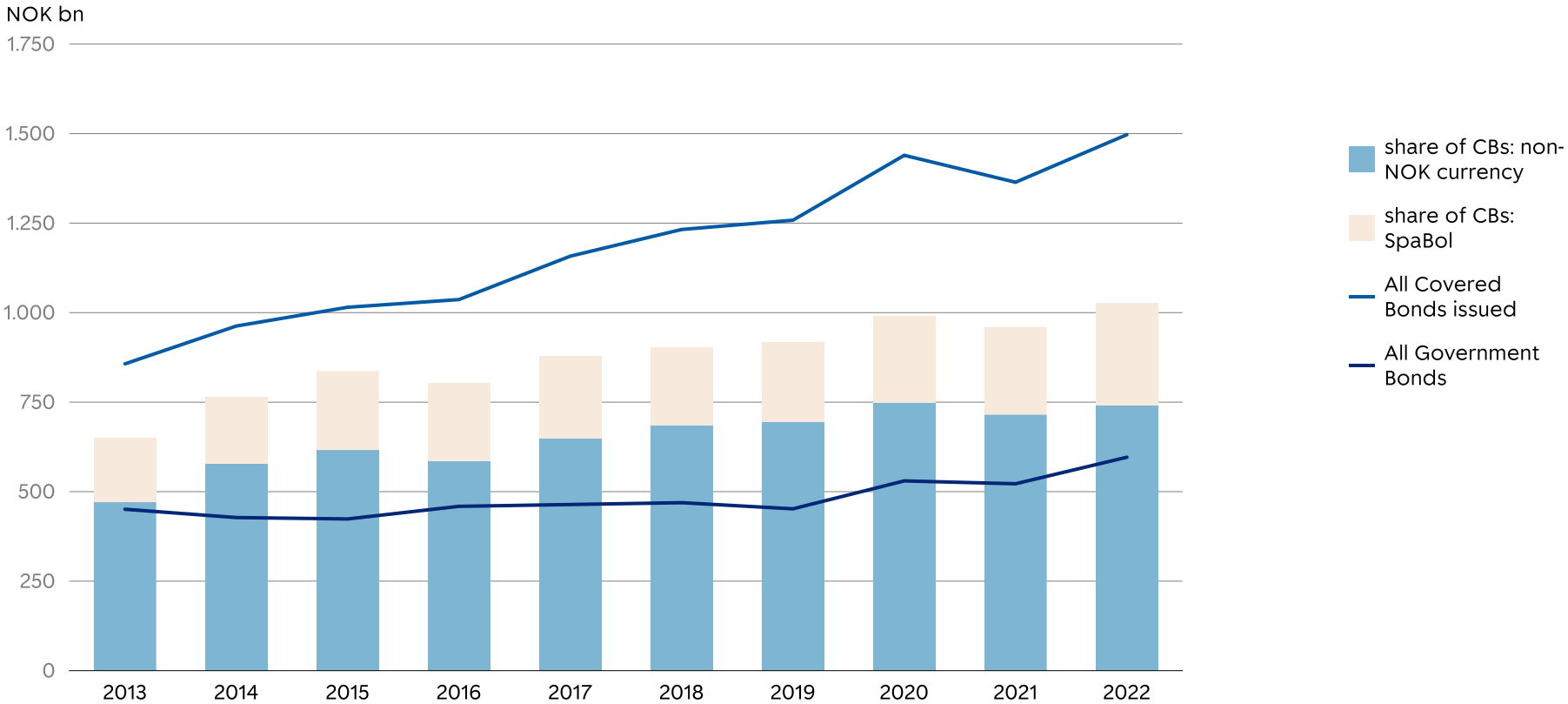
EUR issuance, all Norwegian issuers 2021-2022



\*\* Policy of only swapping with highly rated external bank counterparties      \*includes SpareBank 1 SR Bank



# Importance of Covered Bonds in the Norwegian context



# Harmonization of covered bonds

## EU Regulatory Framework:

### Covered Bonds Directive

Directive (EU) 2019/2162

### & Capital Requirements Directive

Art. 129 defines preferential risk weights and eligible assets for Covered Bonds

#### BRRD

Covered Bonds are excluded from bail in

#### EMIR

The regulation define specific treatment of cover pool derivatives

#### LCR Delegated Act

Defines Covered Bonds as liquid assets Level 1 or 2

#### Solvency II

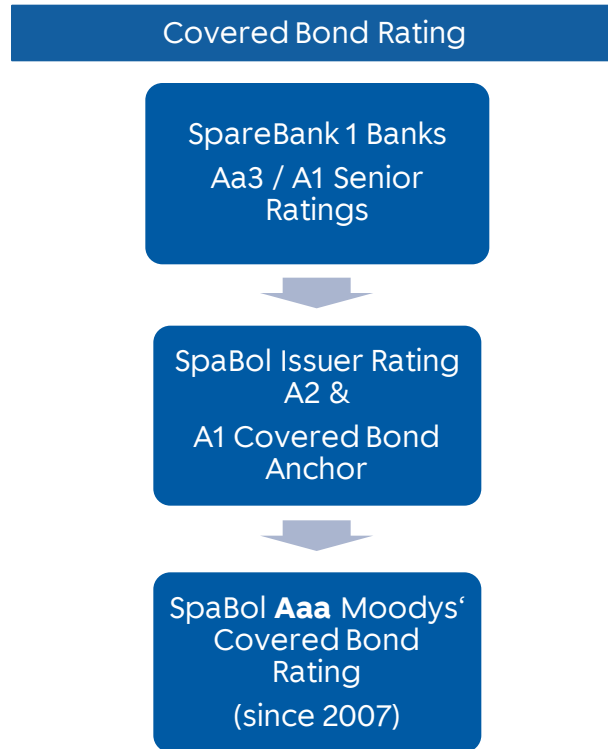
Delegated Act – capital requirements for insurance investments in Covered Bonds

## Norwegian Covered Bonds framework:

- **All of the EU Regulatory Framework in effect**
- The Covered Bond Directive (harmonization Directive) became effective in Norway from July 2022
- Key points from the Norwegian harmonised Covered Bond framework:
  - **Cover Pool:** CRR Art. 129 defines eligible assets. In practice cover pools with only residential mortgages (separate public sector and commercial pools exist)
  - **Asset valuation:** maximum prudent market value, documented individual assessment by independent person or by statistical models (for residential real estate) **Max LTV:** up to 80%
  - **Rate and currency risk:** limited
  - **Derivatives:** only for hedging rate and currency risks and with counterparties rated risk class 1 or 2
  - **Liquidity buffer:** 180 days net cash outflows covered, may be calibrated on extended maturity
  - **Soft bullet:** Extended maturity of up to 12 months possible with approval from the FSA following from the prospect of an imminent liquidity crisis which would likely not be otherwise solved
  - **Overcollateralization:** 5%
  - **Registry:** detailed requirements **Cover pool monitor:** in place, checks registry quarterly with annual reporting to the FSA
  - **Investor reporting/transparency:** required, details as in HTT

➤ **SpaBol** issues **EU Covered Bonds (Premium)** from July 2022

# Rating and cover pool

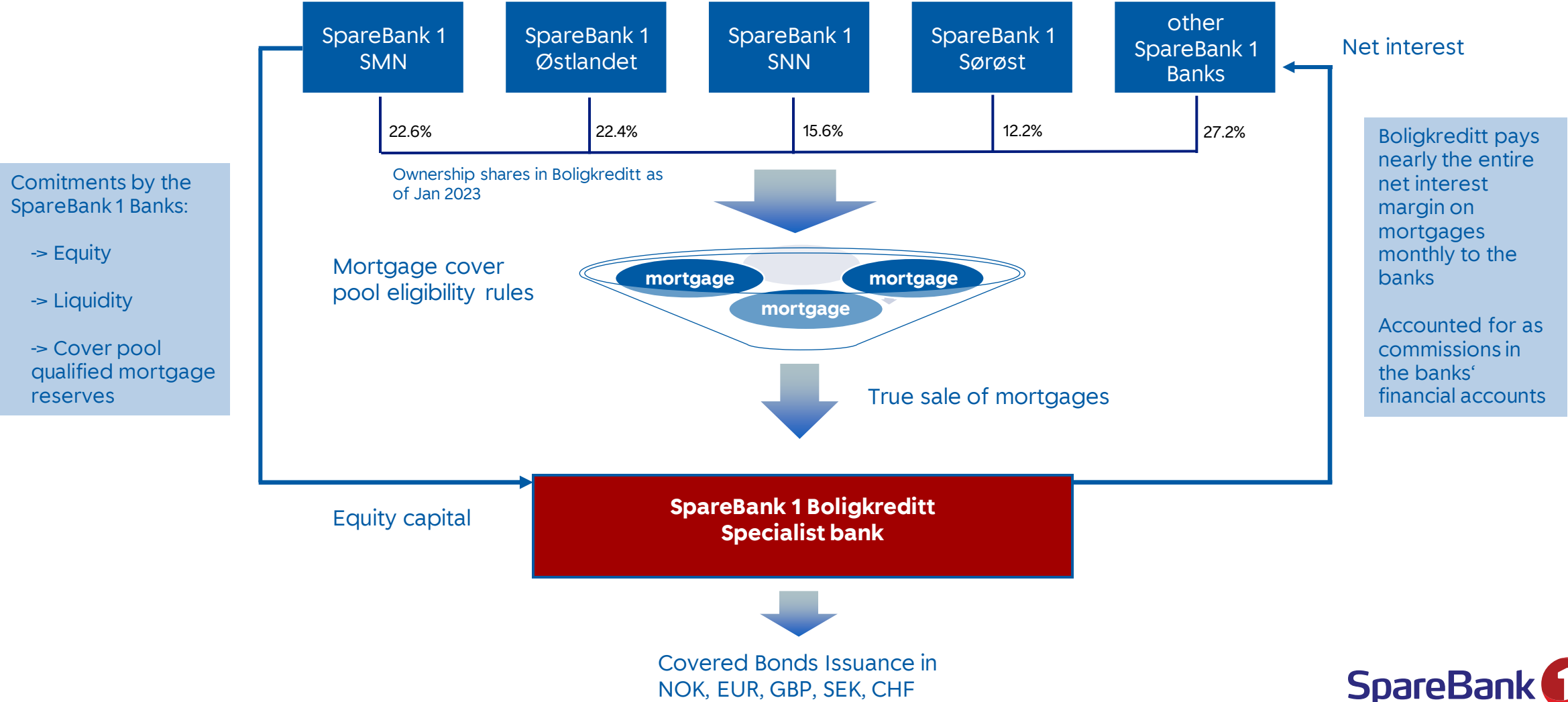


- 3 notches of buffer in the Aaa rating
- cover pool assets, legal framework, and market risk hedging policies influence the buffer

## SpareBank 1 Boligkreditt Cover Pool Overview Q2 2023

Assets	Norwegian private residential mortgages for all types of residences
Number of mortgages	151,270 mortgages with a weighted average interest rate of 4.8%
Average mortgage size	NOK 1.76 mill (EUR 165,000)
Total balance mortgages	NOK 266 bn
Weighted average LTV	51.1%
Cover pool consists of	NOK 286 bn; Residential mortgages 93%, liquid assets 7%

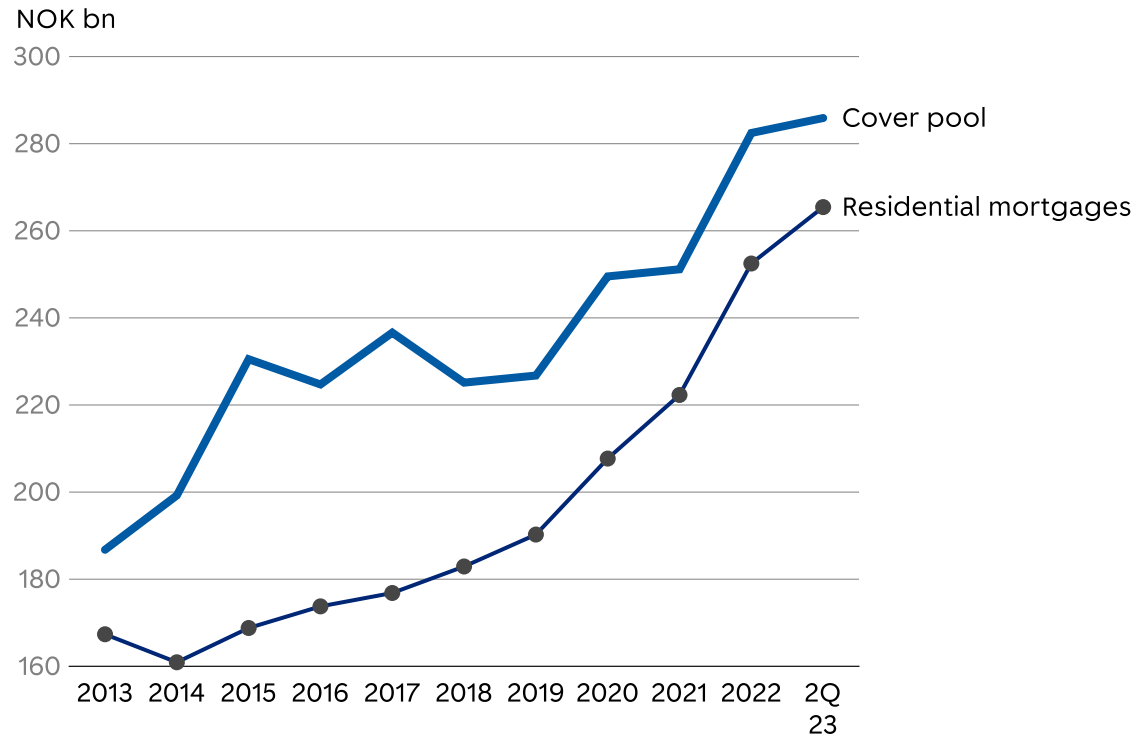
# Structure and mortgage loans transfer





# Cover pool development and SpaBol P&L

Boligkreditt's mortgages and cover pool

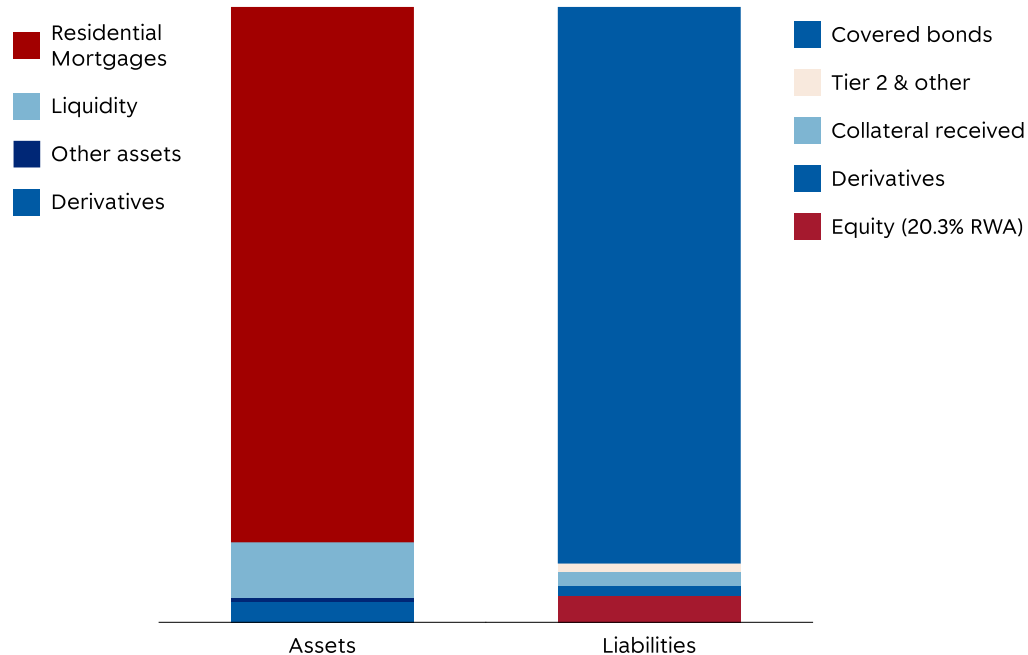


Boligkreditt P&L

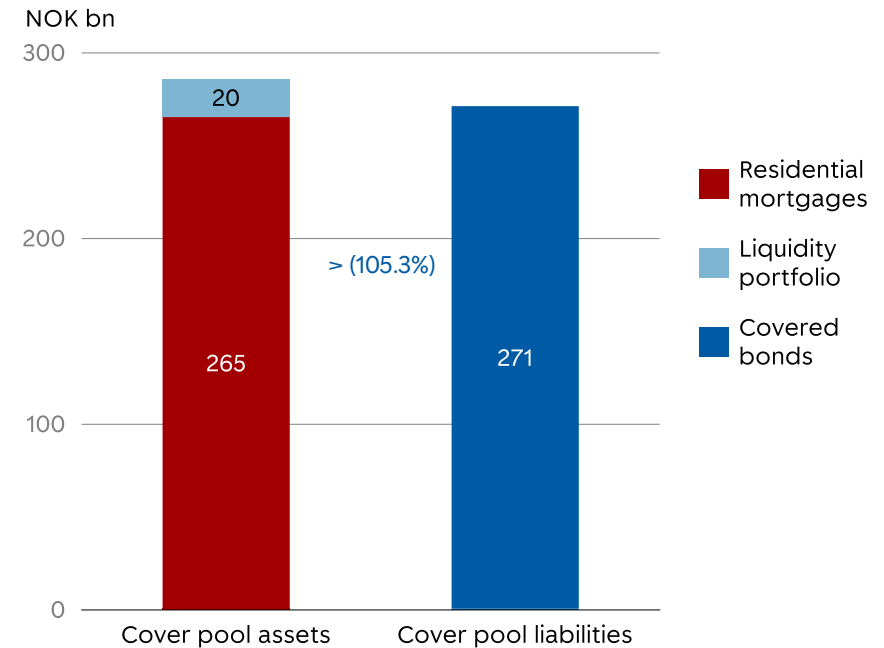
NOK 1 000	01.01.2023 30.06.2023	01.01.2022 30.06.2022	2022
Total interest income	6.225.766	2.834.876	7.203.389
Total interest expenses	(5.391.278)	(1.867.815)	(5.559.392)
<b>Net interest income</b>	<b>834.487</b>	<b>967.062</b>	<b>1.643.997</b>
Commissions to SpareBank 1 banks	(543.437)	(781.276)	(1.249.440)
<b>Net commission income</b>	<b>(543.437)</b>	<b>(781.276)</b>	<b>(1.249.440)</b>
Net gains/losses from financial instruments	81.707	(199.784)	(287.945)
<b>Net other operating income</b>	<b>81.707</b>	<b>(199.784)</b>	<b>(287.945)</b>
<b>Total operating income</b>	<b>372.757</b>	<b>(13.998)</b>	<b>106.612</b>
Salaries and other ordinary personnel expenses	(8.652)	(6.717)	(13.822)
Other operating expenses	(14.851)	(12.423)	(30.474)
<b>Total operating expenses</b>	<b>(23.503)</b>	<b>(19.140)</b>	<b>(44.296)</b>
<b>Operating result before loan loss provisions</b>	<b>349.254</b>	<b>(33.138)</b>	<b>62.316</b>
Loan loss provisions	1.336	(1.134)	(16.489)
<b>Pre-tax operating result</b>	<b>350.590</b>	<b>(34.273)</b>	<b>45.826</b>
Taxes	(80.405)	13.060	(1.179)
<b>Profit/(loss) for the period</b>	<b>270.185</b>	<b>(21.213)</b>	<b>44.647</b>

# Balance sheet and cover pool

Relative Balance Sheet 30.06.2023



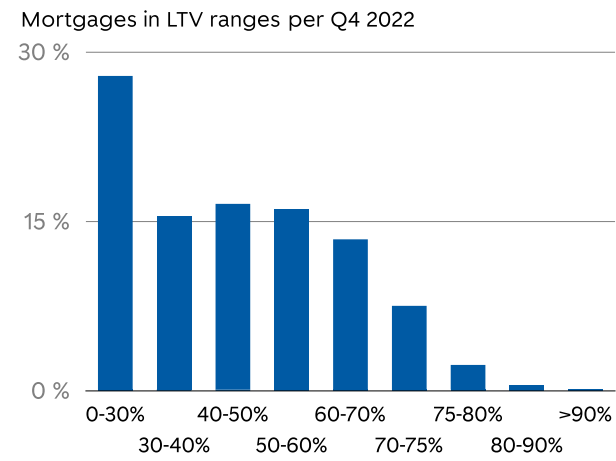
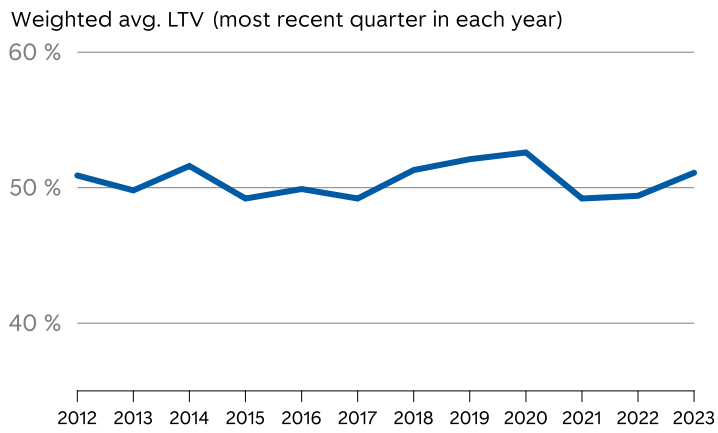
Cover Pool composition 30.06.2023



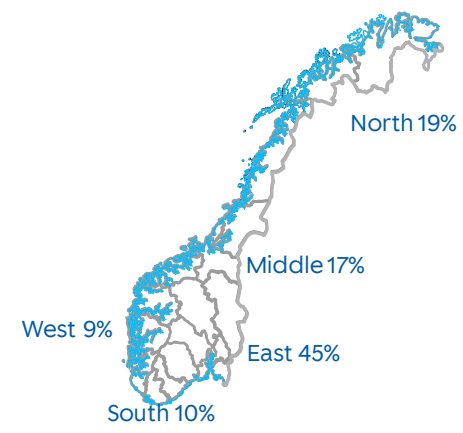
- Liquid assets cover **180 days of maturities** and planned outflows. Liquidity also include collateral received from swap counterparties
- Issued covered bonds are **Soft-bullet with objective triggers as per harmonized EU Covered Bond Directive**, but managed to the expected maturity date (180 days liquidity minimum requirement calibrated to expected maturity date)
- The regulatory requirement for **overcollateralization** is 5% (from July 2022), and Moody's requirement is 2.5%
- Derivatives hedge FX and interest rate on issued covered bonds; derivatives are included with the bonds they hedge in the cover pool composition

# Cover pool mortgages of high quality

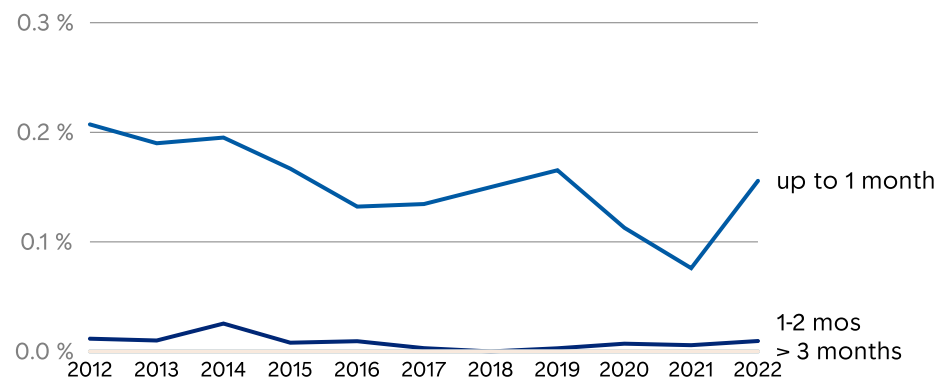
Mortgages current average loan-to-value



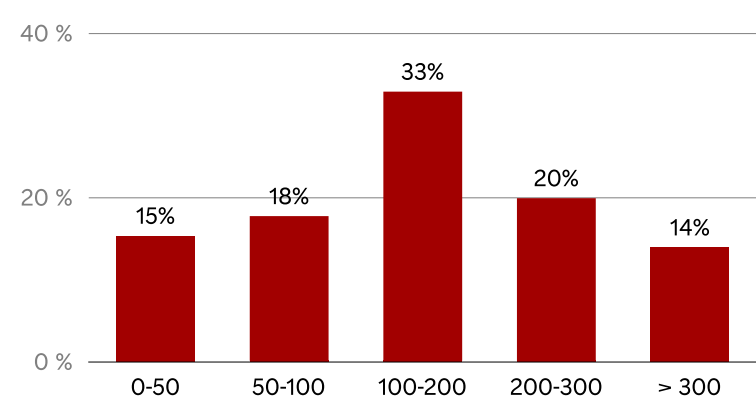
Geographical distribution



Mortgage loan arrears (in pct. of pool balance)

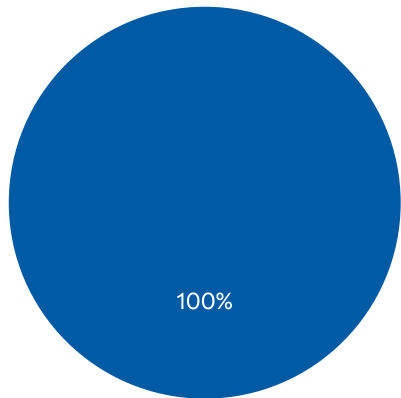


Granularity of mortgages (size, EUR in 1000)



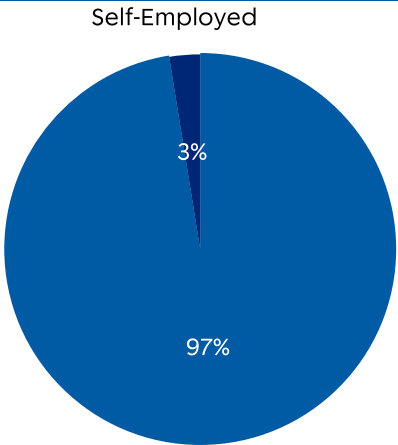
# Further cover pool mortgage statistics

Residential occupancy status



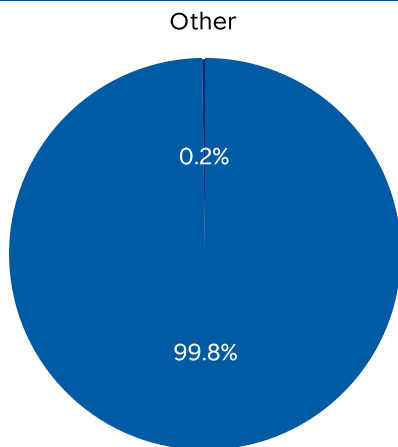
Owner Occupied

Employment status



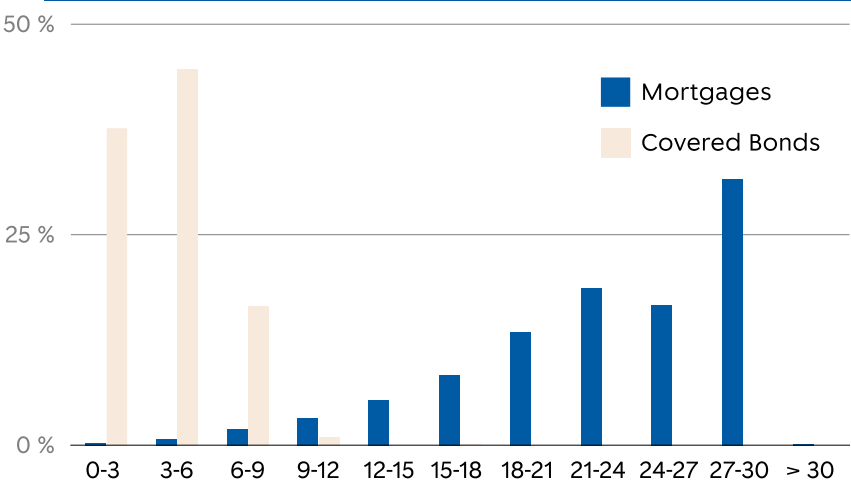
Employed

Mortgage payment frequency

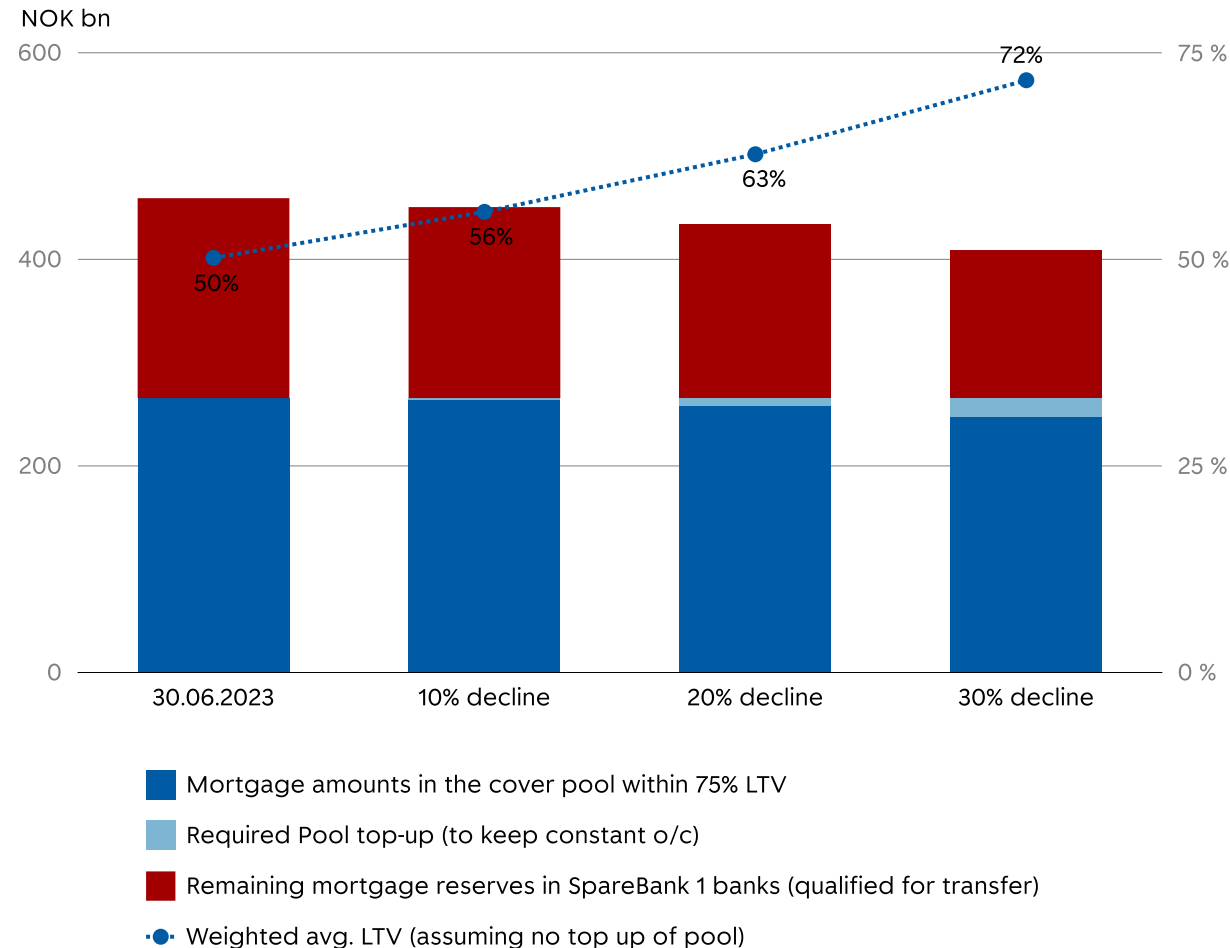


Monthly

Mortgages and covered bonds remaining tenor (yrs)



# Stress testing the cover pool – real estate valuation declines



- In a scenario with declining real estate valuations, an increasing share of mortgages above the 75% legal limit become ineligible as cover assets
- Accordingly, mortgages need to be replaced, this is the 'required top-up' in the chart
- Parts of the mortgages in the highest LTV brackets need replacing as house prices decline
- The SpareBank 1 mortgage reserve requirement calls for each bank to have non-zero, cover pool qualified, mortgage reserves after a 30% price decline scenario
- The qualified reserve mortgages (red bars) decline as their LTV increase and as the top-up is provided to the cover pool
- The w.a. pool LTV shown in the chart is prior to the top-up, only considering the price declines based on the current pool mortgage balance



# Table of contents

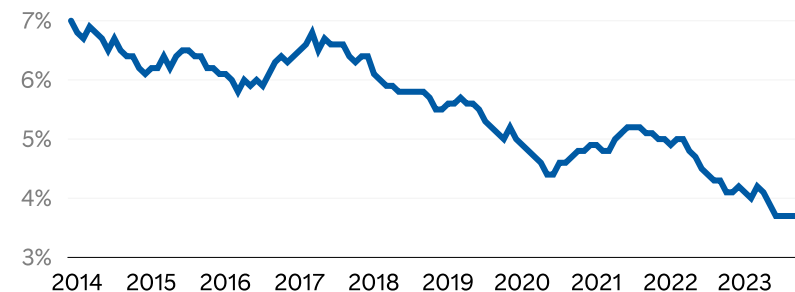
- 1 SpareBank 1 Alliance Overview
- 2 Macroeconomic Overview Norway
- 3 Boligkreditt - Covered Bond Structure
- 4 Residential Real Estate Market
- 5 SpareBank 1 Banks Performance Review
- 6 Covered Bond Funding
- 7 Appendix I: Green Covered Bonds



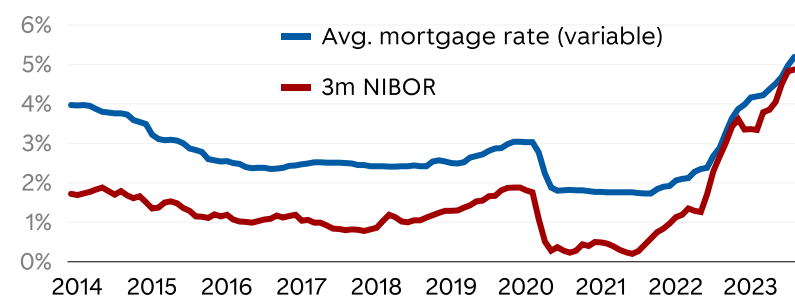
# Overview and development

MORTGAGE MARKET	<ul style="list-style-type: none"> <li>Total size approximately NOK 3,700 billion 1Q 2023 (€350 bn)</li> <li>Private banks are the dominant suppliers of mortgages</li> <li>Scheduled repayment mortgages: ca.85%</li> <li>Typical maturity: 25 years</li> <li>First priority security market, thorough documentation</li> </ul>
HOME OWNERSHIP	<ul style="list-style-type: none"> <li>Over 82% of households owner occupied</li> <li>Between 50 and 60% are detached one-family houses</li> </ul>
SOCIAL SAFETY	<ul style="list-style-type: none"> <li>Unemployment benefits represents ca 60% of salary for 2 years</li> </ul>
PERSONAL LIABILITY	<ul style="list-style-type: none"> <li>Borrowers are personally liable for their debt</li> <li>Swift foreclosure regime upon non-payment</li> <li>Transparent information about borrowers</li> </ul>
MORTGAGE MARKET REGULATION	<ul style="list-style-type: none"> <li>Loan to value: 85% (75% legal limit for cover pool)</li> <li>Flexible repayment mortgages: max 60% LTV</li> <li>3% mortgage interest rate increase as stress test (prior 2023; 5%)</li> <li>Maximum 5x debt / gross income for borrowers</li> <li>Repayment minimum 2.5% p.a. when LTV &gt; 60%</li> <li>Exemptions 10% / 8% for Oslo</li> </ul>
INTEREST PAYMENTS	<ul style="list-style-type: none"> <li>95% of mortgages are variable rate</li> <li>Interest rates can be reset at the banks's discretion, by giving the debtor 6 weeks notice</li> </ul>
TAX	<ul style="list-style-type: none"> <li>22% of interest paid is tax deductible (equal to the basic rate of tax)</li> <li>Owner occupied residence at 25% of market value for wealth tax</li> </ul>

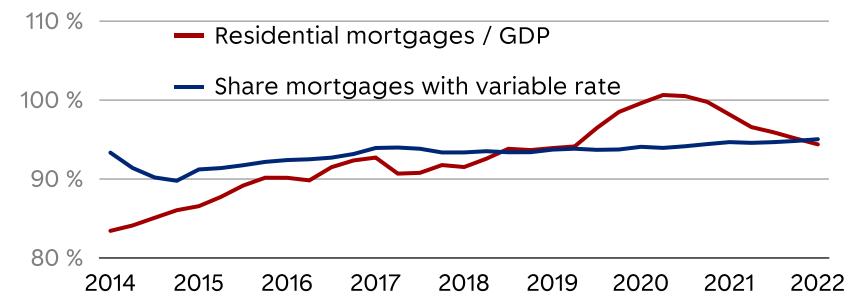
12 month credit growth rate household sector



Interest rates



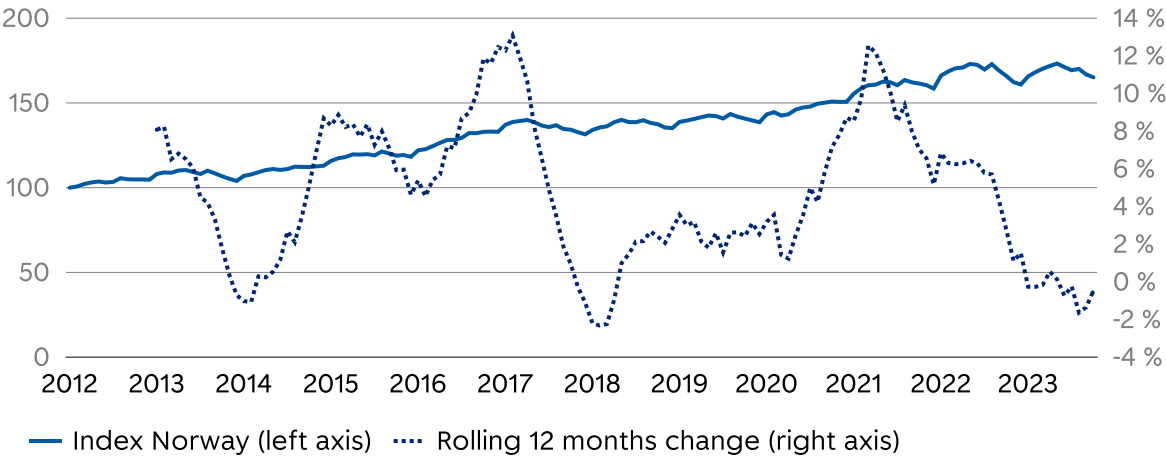
Mortgages



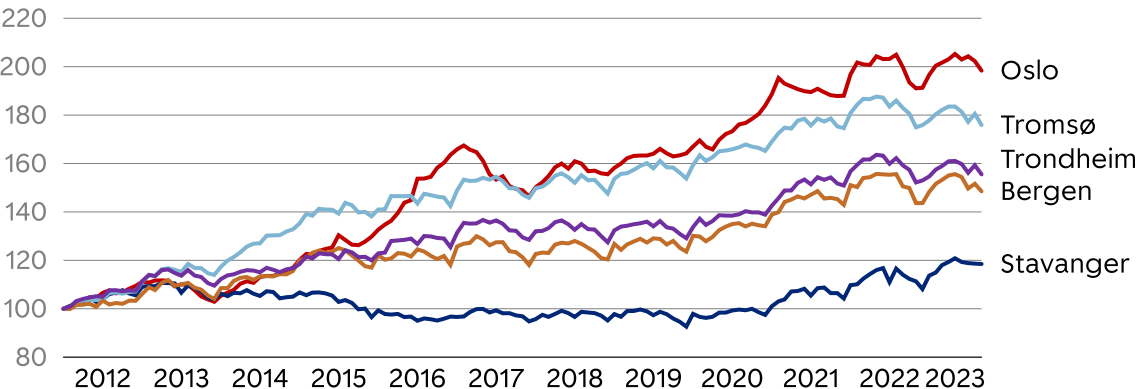
# RESIDENTIAL REAL ESTATE MARKET

## Price development

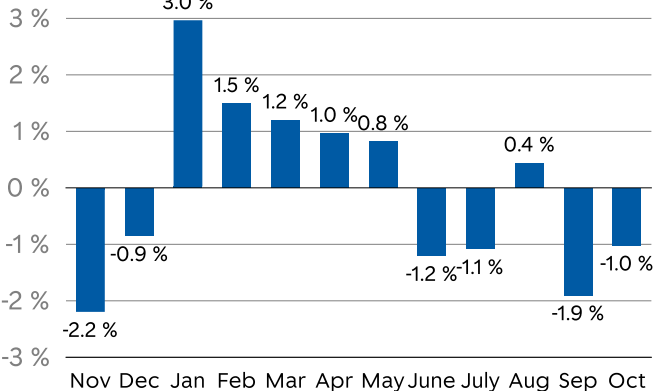
Residential real estate price index (Jan. 2012=100)



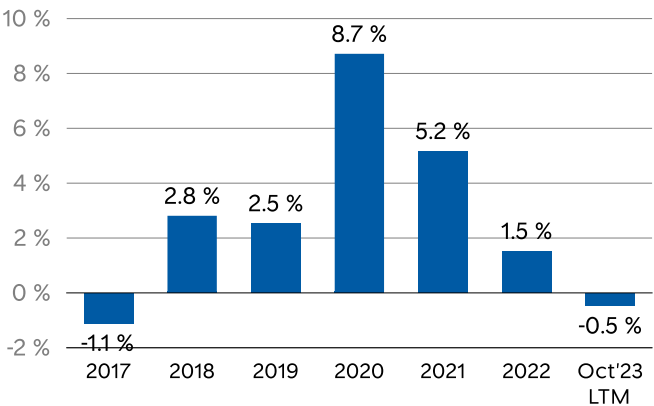
Indexes of the largest cities (Jan. 2012=100)



Index change the last twelve months



Index change last years

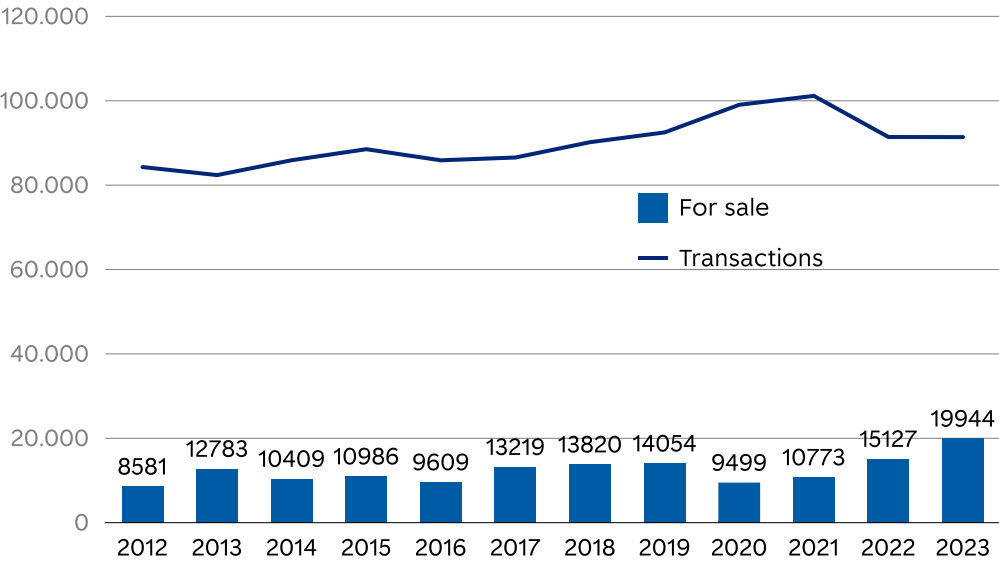


- House price index growth has been relatively benign 2017 - 2019 due to tightened regulatory rules for mortgage lending
- The market has shown strength through the Corona crisis, probably due to lower interest rates
- A relatively large correction in 2H 2022, then again, a robust market 1H 2023, but expected softness ahead in 2H2023

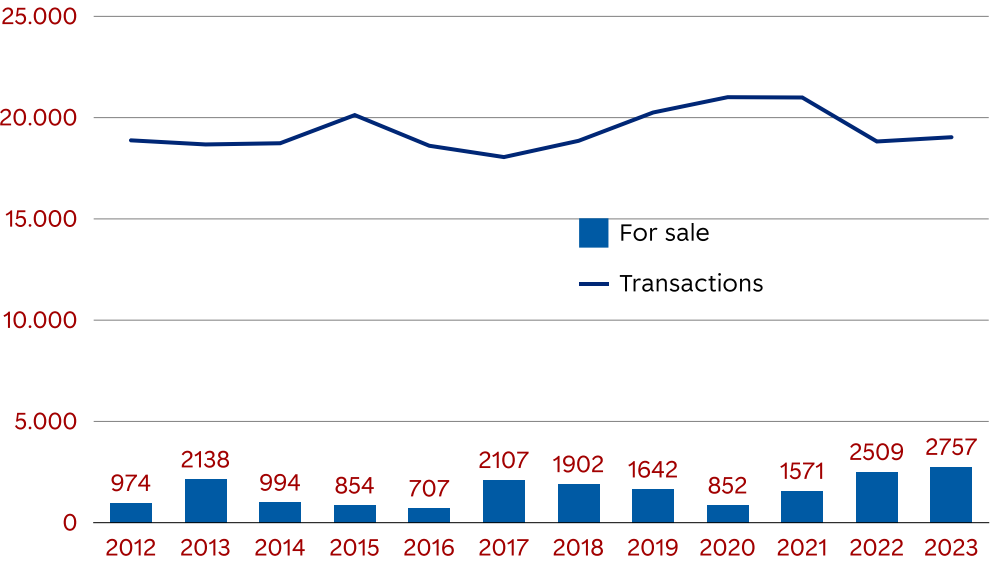
RESIDENTIAL REAL ESTATE MARKET

# Transactions and inventory

All Norway



City of Oslo

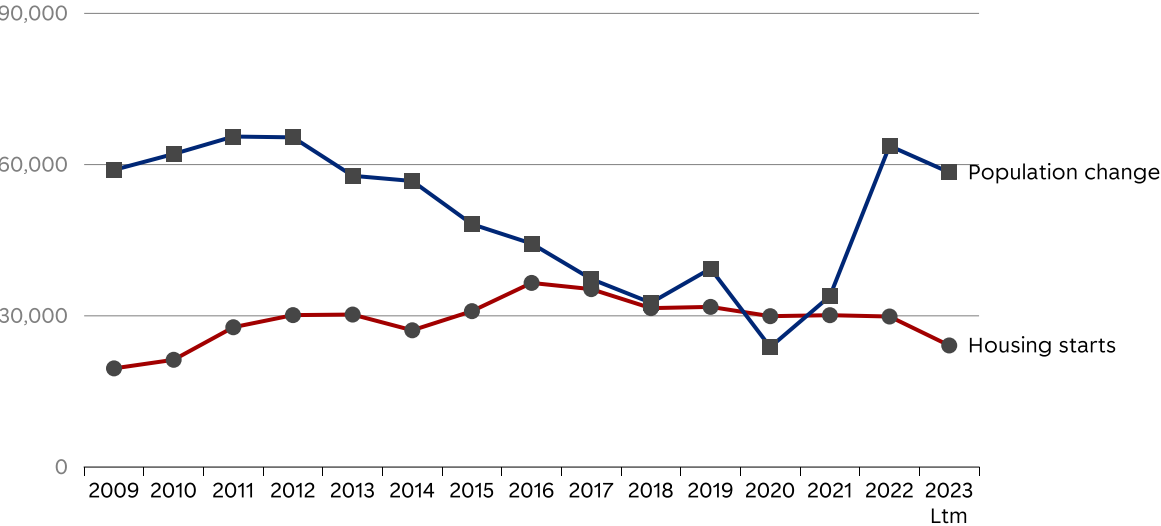


- The charts display the number of transactions of residential units
  - Transactions: sum over the last twelve months
  - For sale: on the market for sale in the latest month (cumulative 180 days)

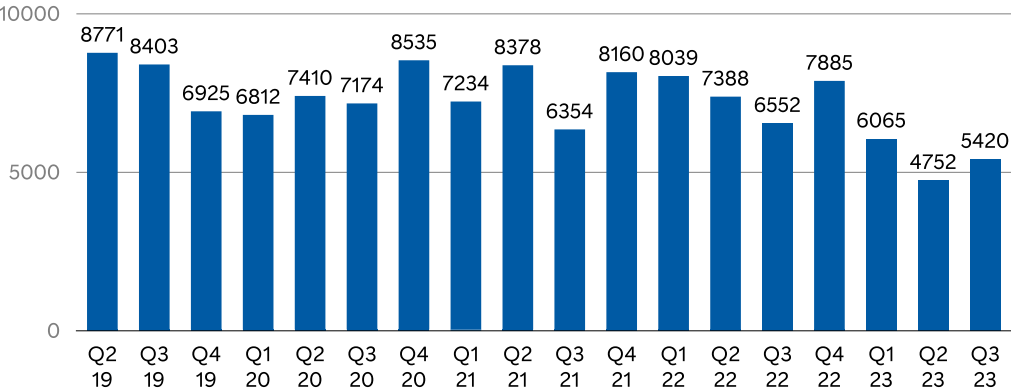
RESIDENTIAL REAL ESTATE MARKET

# New builds and population change

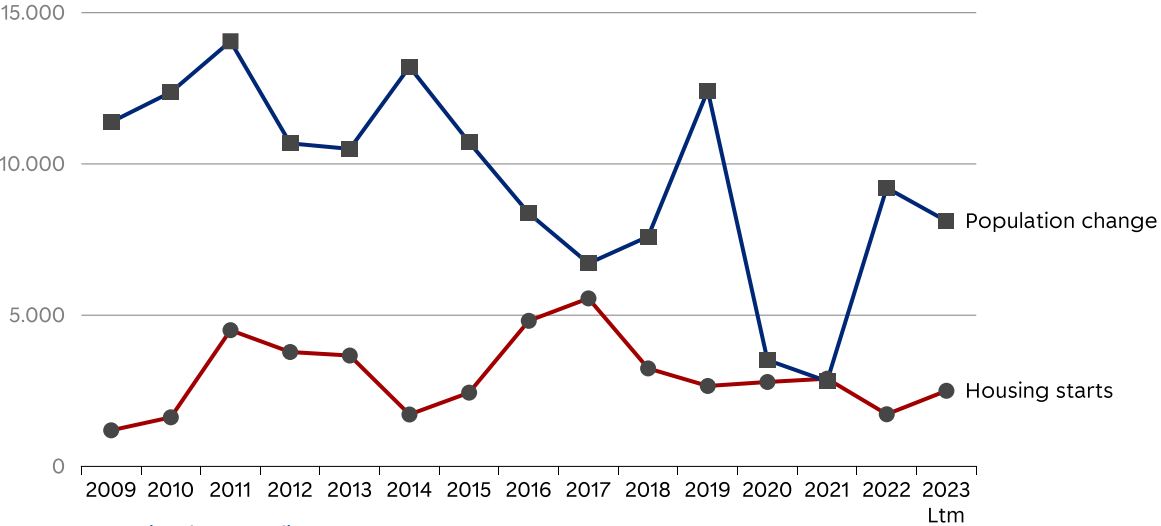
All Norway



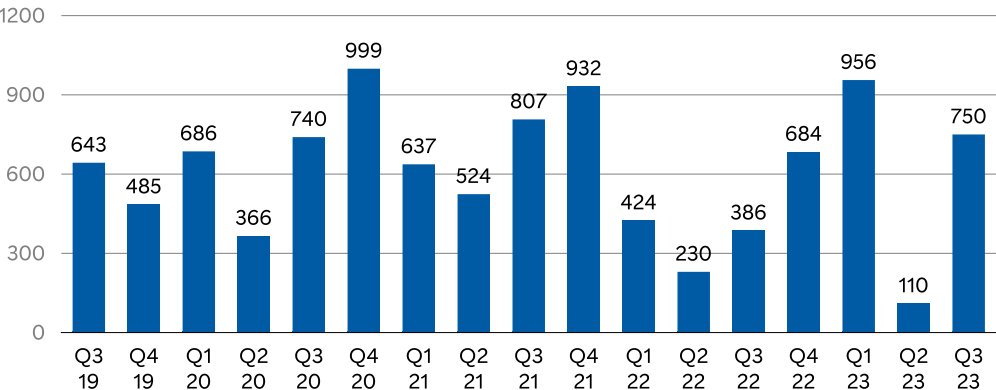
All Norway quarterly housing starts



Oslo



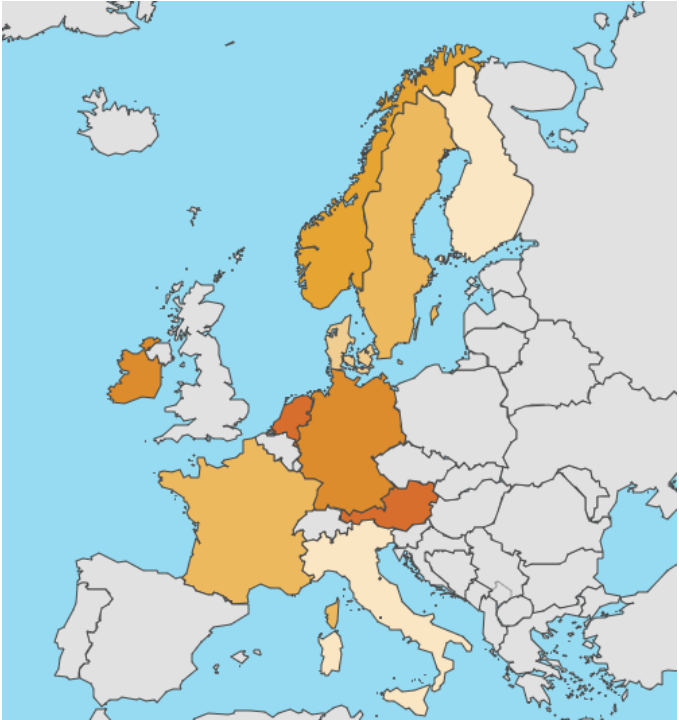
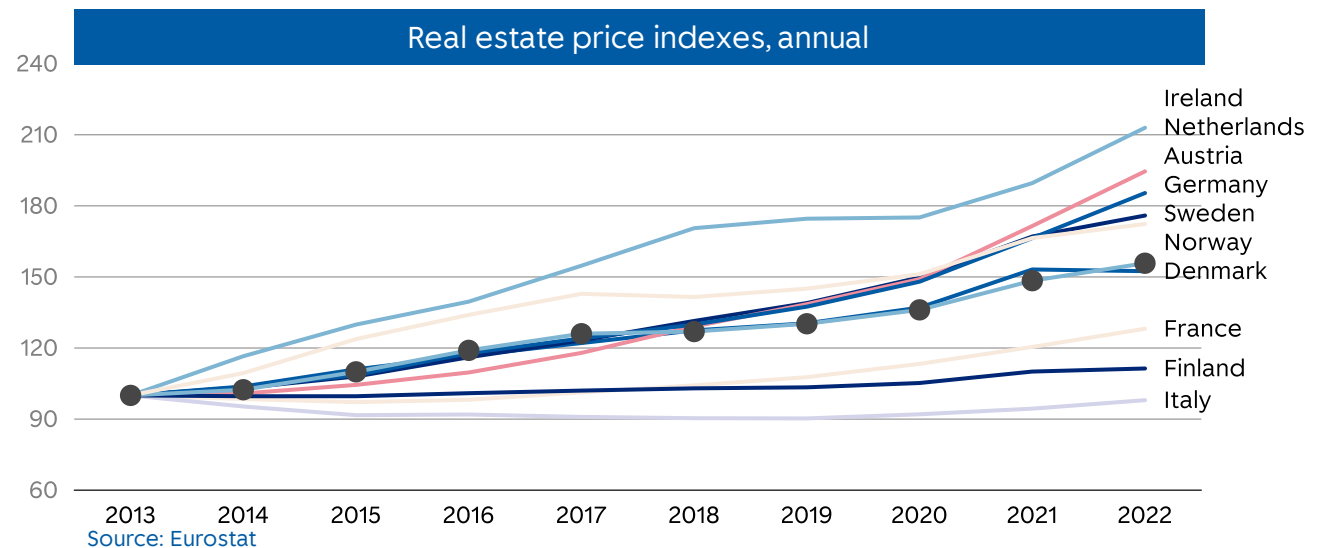
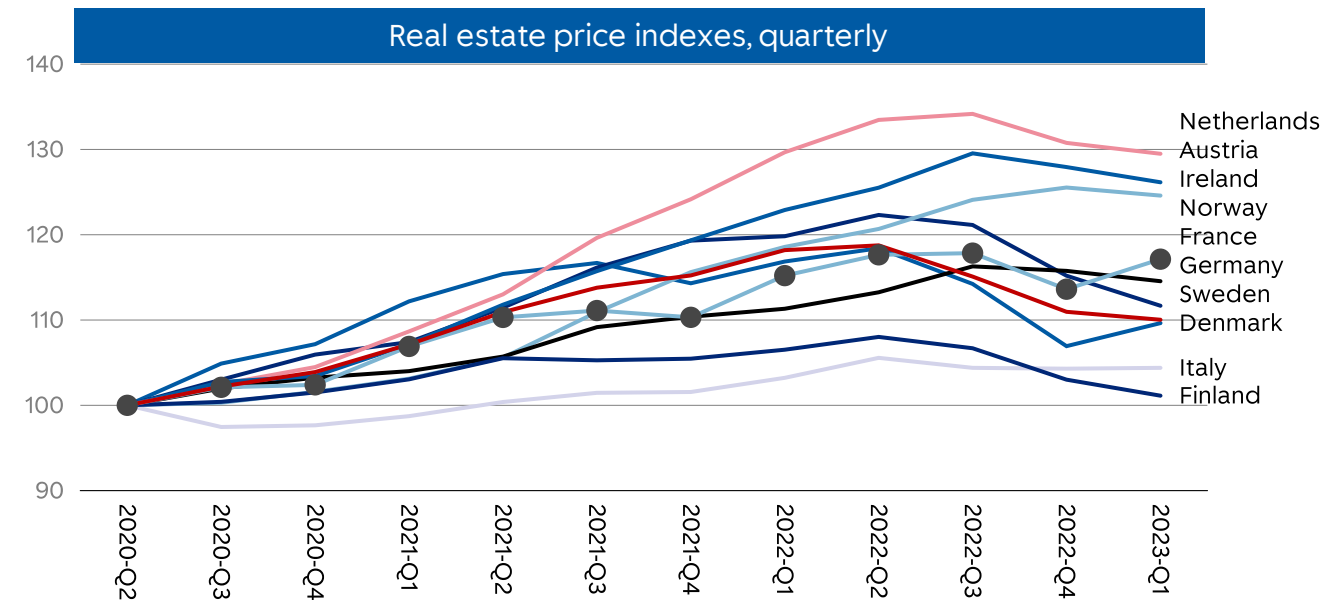
Oslo quarterly housing starts





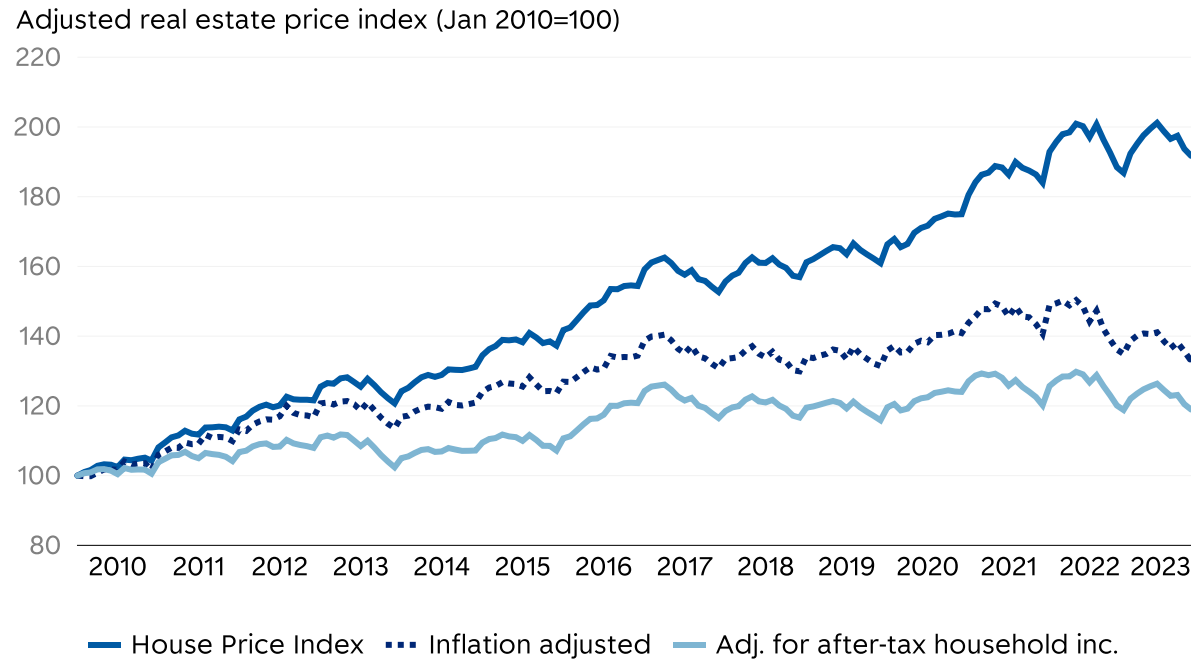
RESIDENTIAL REAL ESTATE MARKET

# Price development international comparison

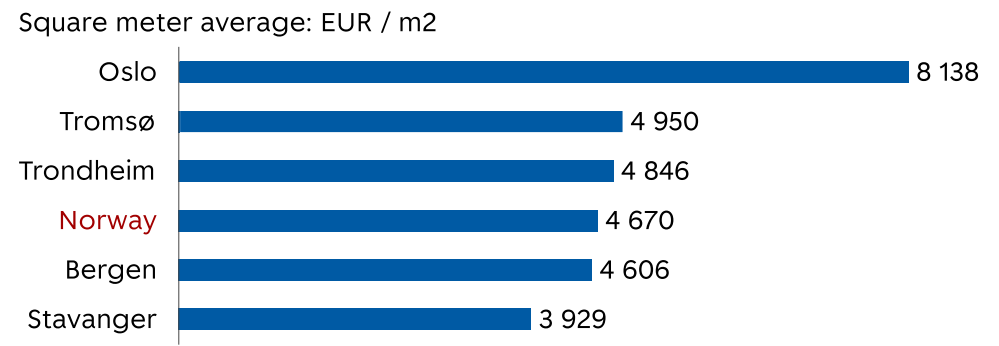
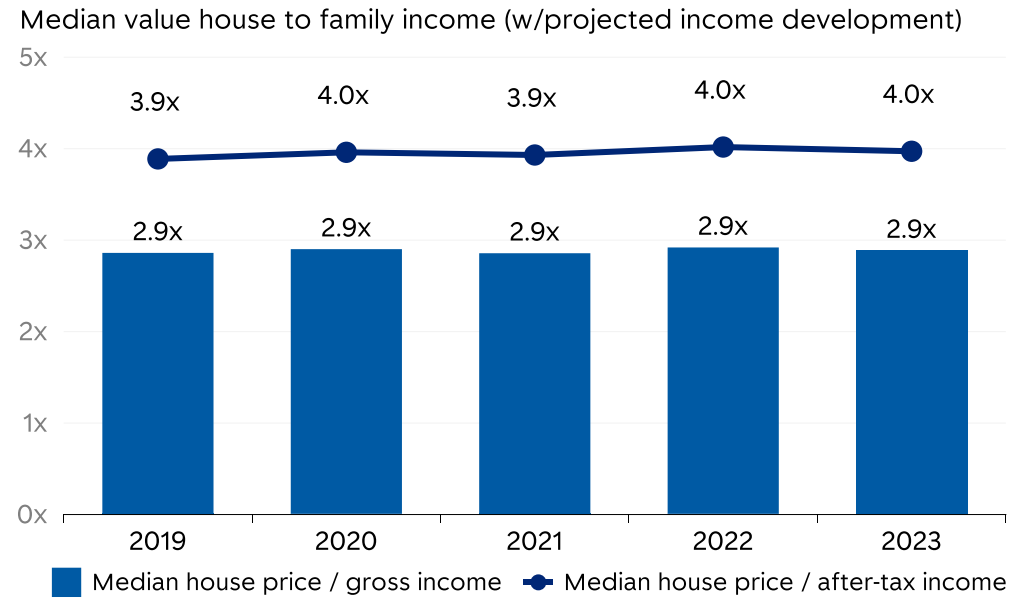


# RESIDENTIAL REAL ESTATE MARKET

## Affordability

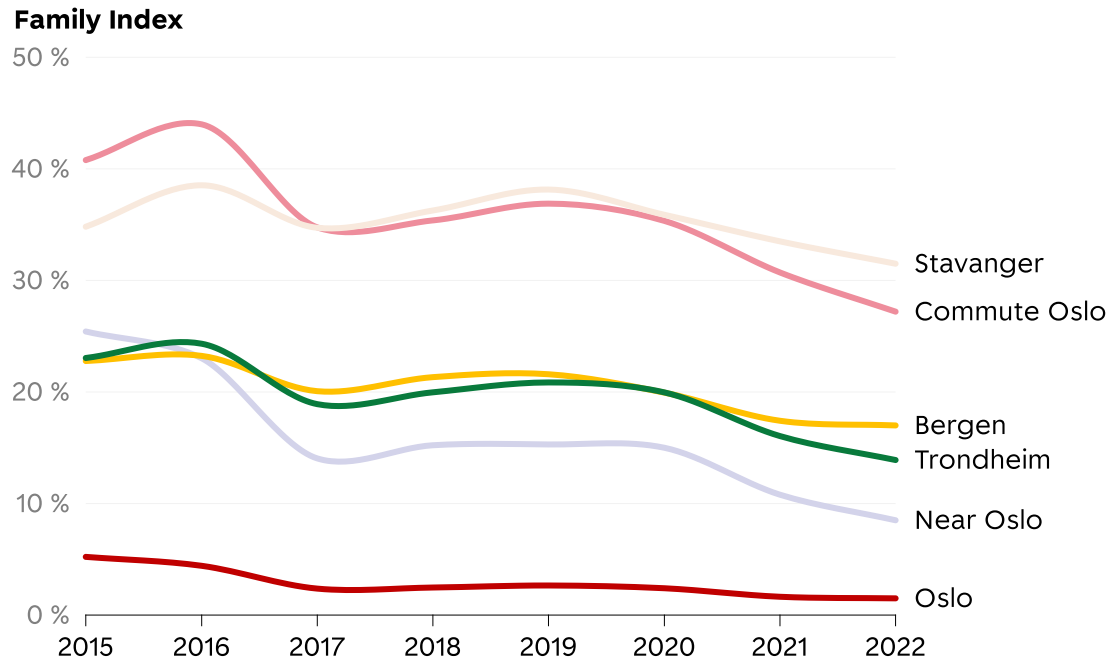


- Average house prices for Norway, as adjusted by HH after-tax income have increased since 2010, but remained flat since 2016/2017.
- Drivers of the increase is primarily the price development in Oslo, but also new building standards



## RESIDENTIAL REAL ESTATE MARKET

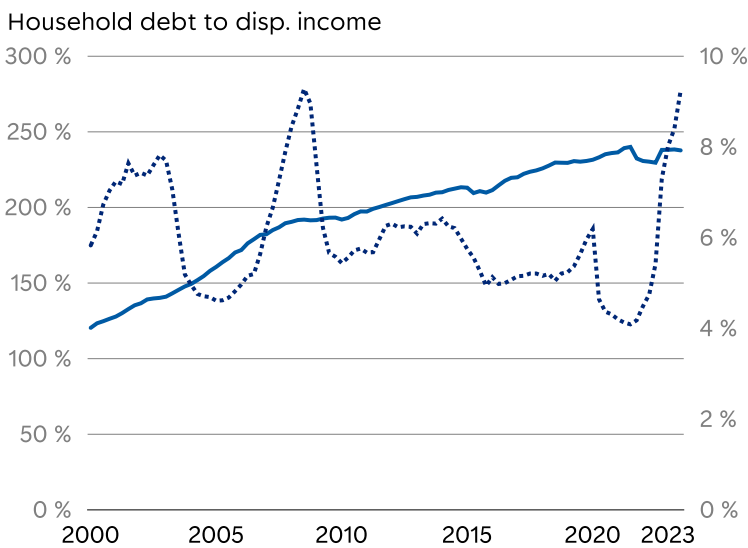
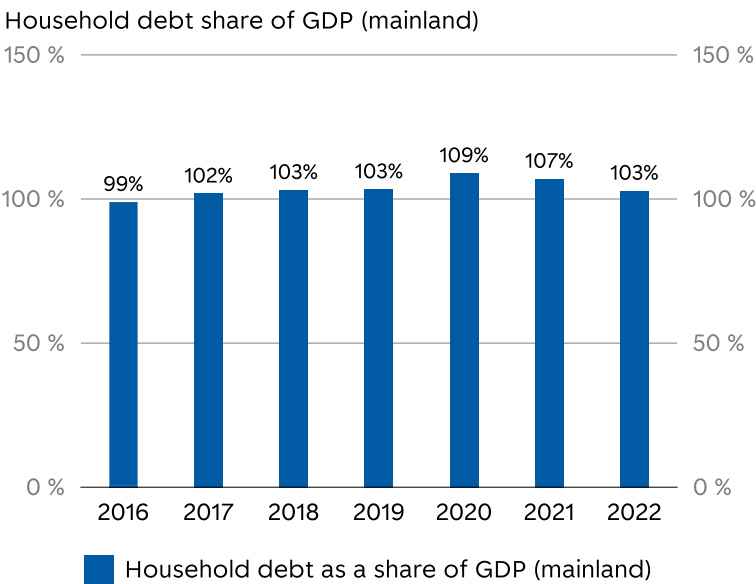
# Affordability



- The Family index shows which share of residential units are offered for sale that are affordable for a “standard” family
- It is based on a “normal” working household income with children and current mortgage market lending regulations
- Oslo has very few possibilities, but Commute Oslo is 30-40 min train commute from the city centre
- From 2023 the regulatory interest stress test is reduced, allowing for more purchasing possibilities

RESIDENTIAL REAL ESTATE MARKET

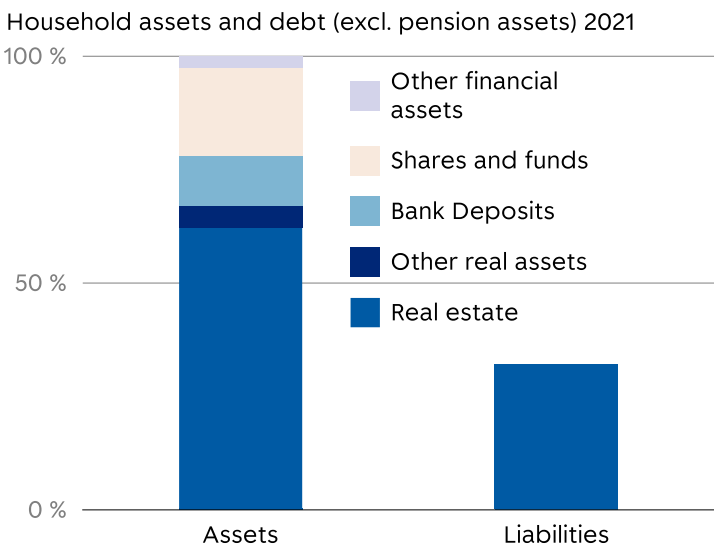
# Household Sector Debt



— Debt / income after tax and interest payments (left axis)

.... Interest / after-tax income (right axis)

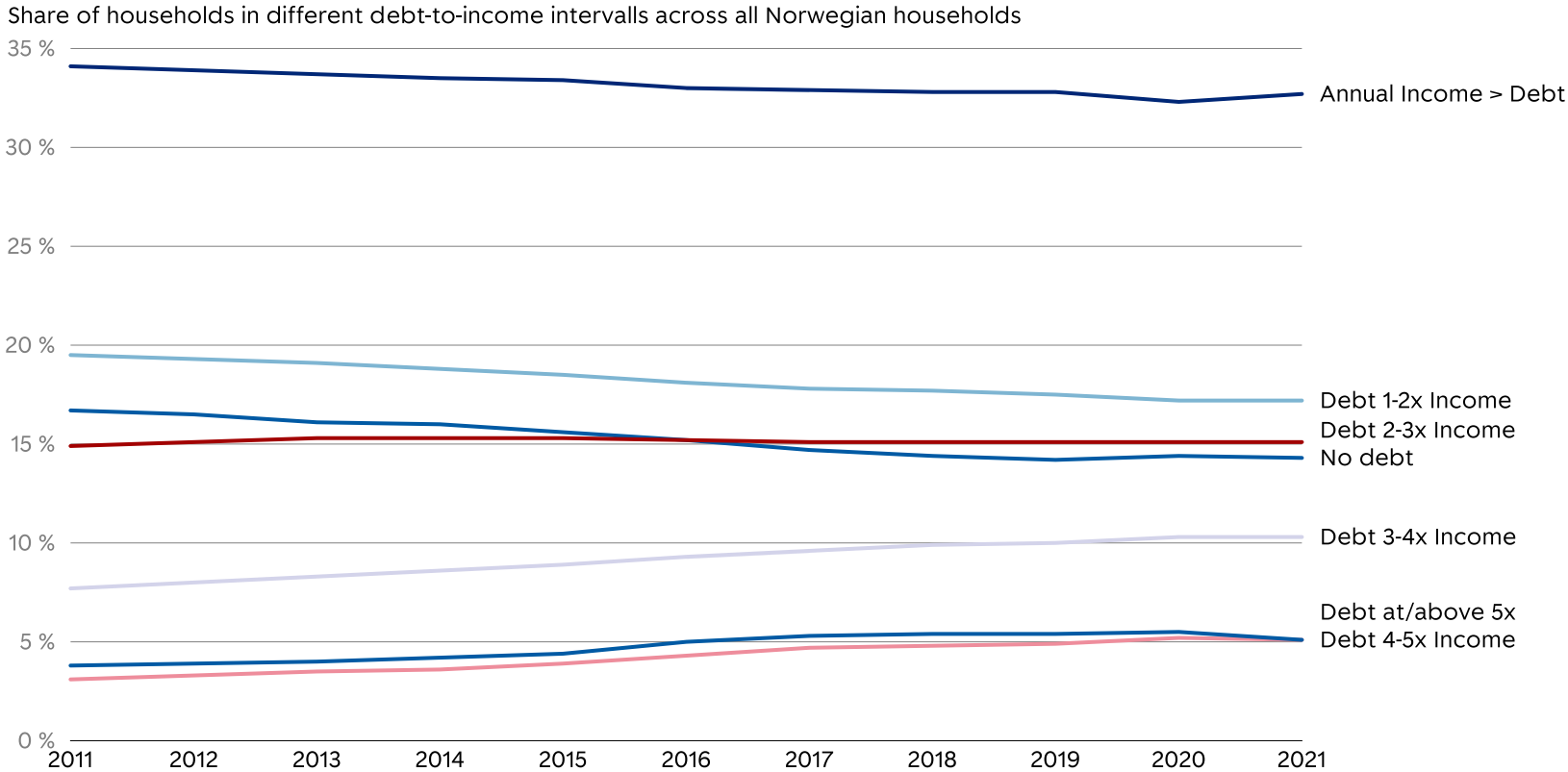
\* Disposable income is after tax and interest payments



Assets do not include any pension claims

RESIDENTIAL REAL ESTATE MARKET

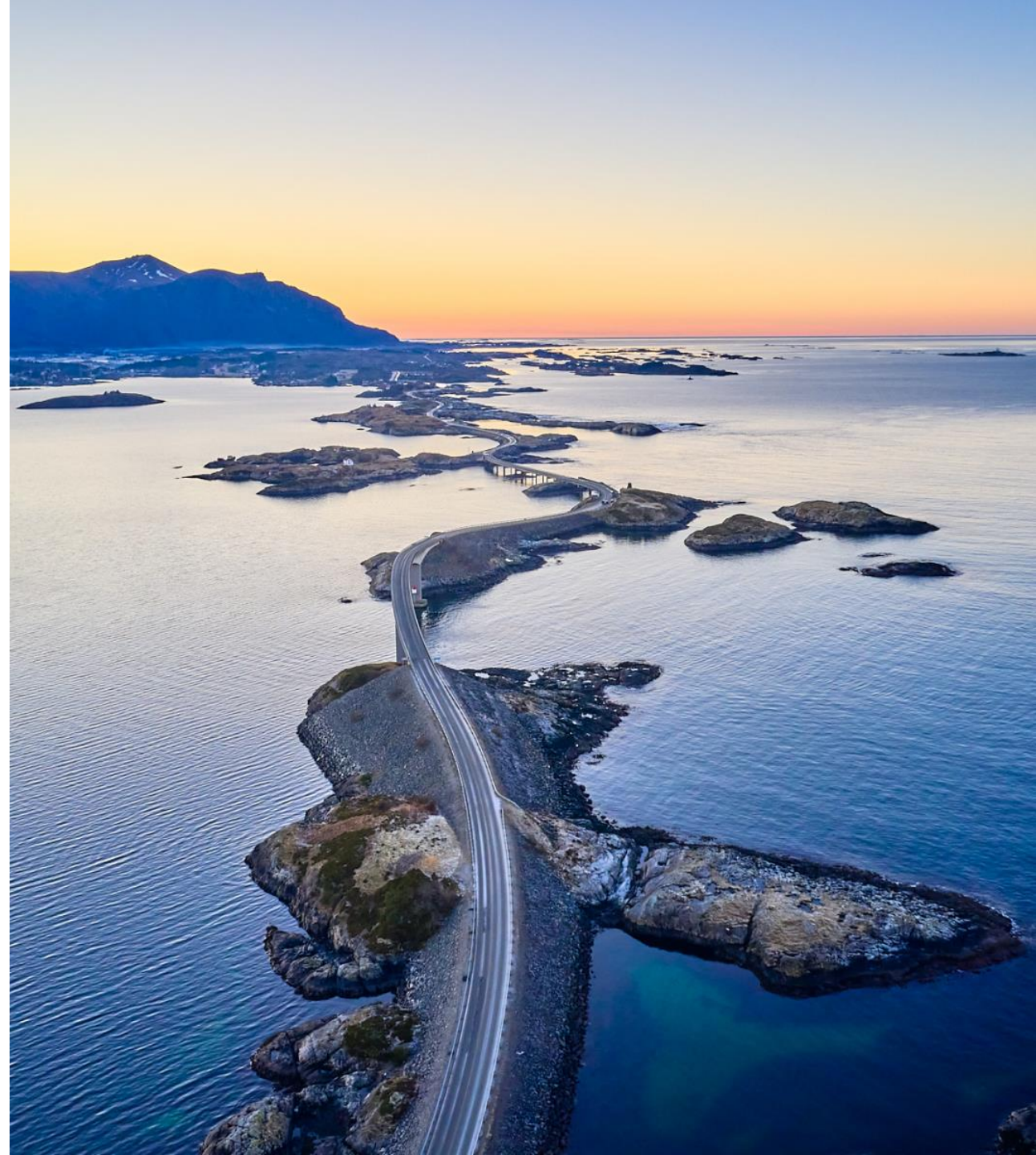
# Household Sector Debt



- In 2021 2.8 per cent of all households had interest expense of more than 15 per cent of total income
- In 2021 a total of 22 per cent of households had debt more than 3x annual total income
- This data is updated annually in December

# Table of contents

- |   |                                       |
|---|---------------------------------------|
| 1 | SpareBank 1 Alliance Overview         |
| 2 | Macroeconomic Overview Norway         |
| 3 | Boligkreditt - Covered Bond Structure |
| 4 | Residential Real Estate Market        |
| 5 | SpareBank 1 Banks Performance Review  |
| 6 | Covered Bond Funding                  |
| 7 | Appendix I: Green Covered Bonds       |

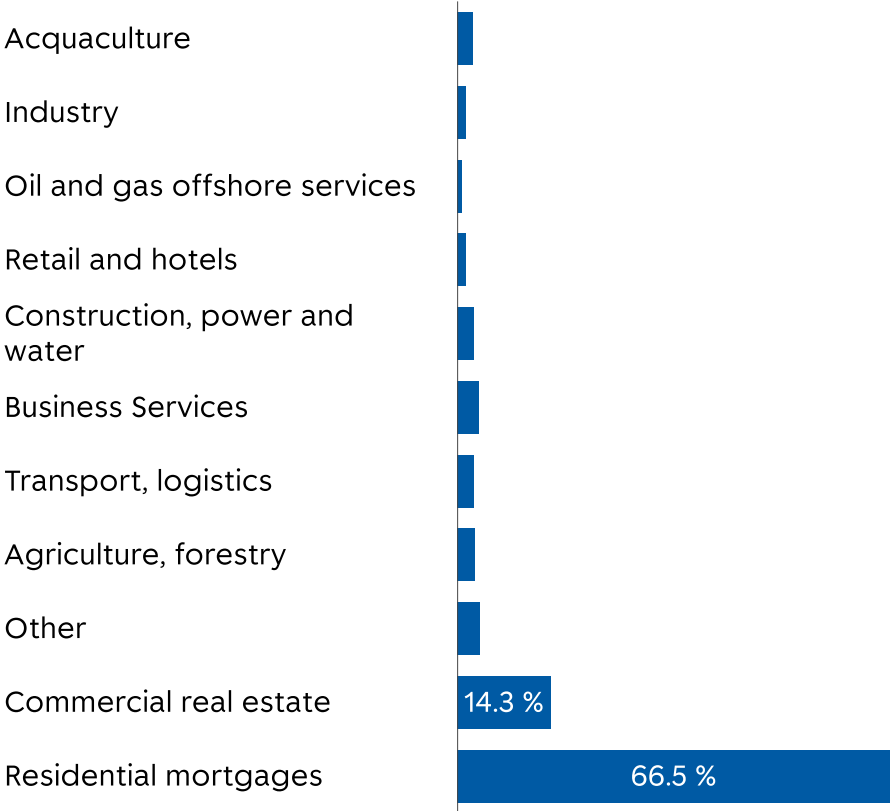




SPAREBANK 1 ALLIANCE BANKS

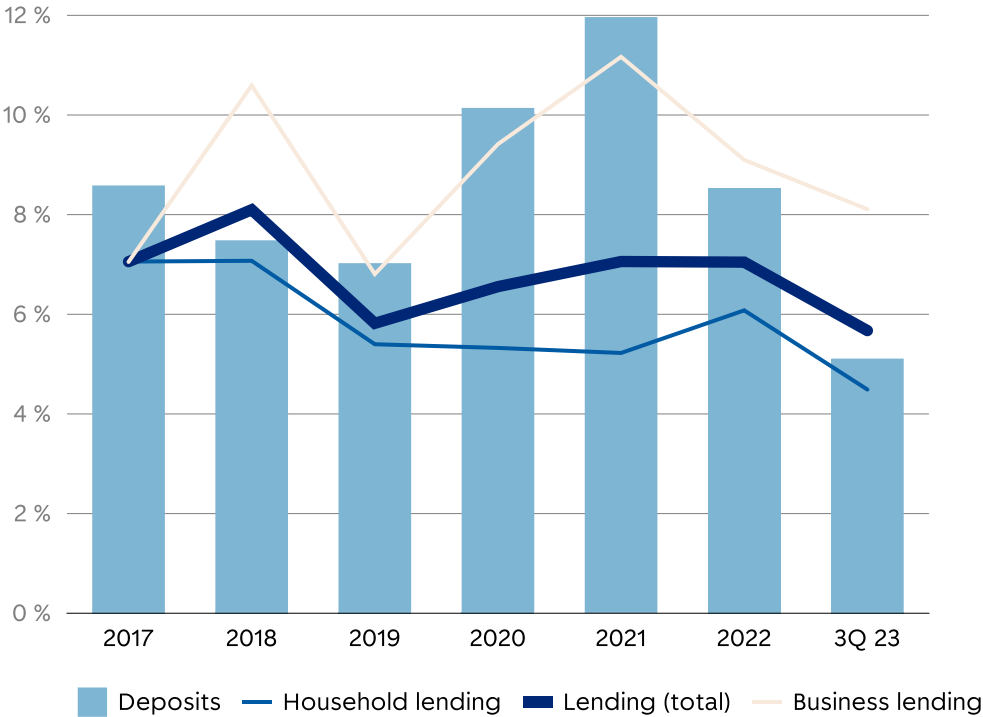
# Balance Sheet

Aggregated SpareBank 1 lending



Source: SpareBank 1 Banks financial reporting

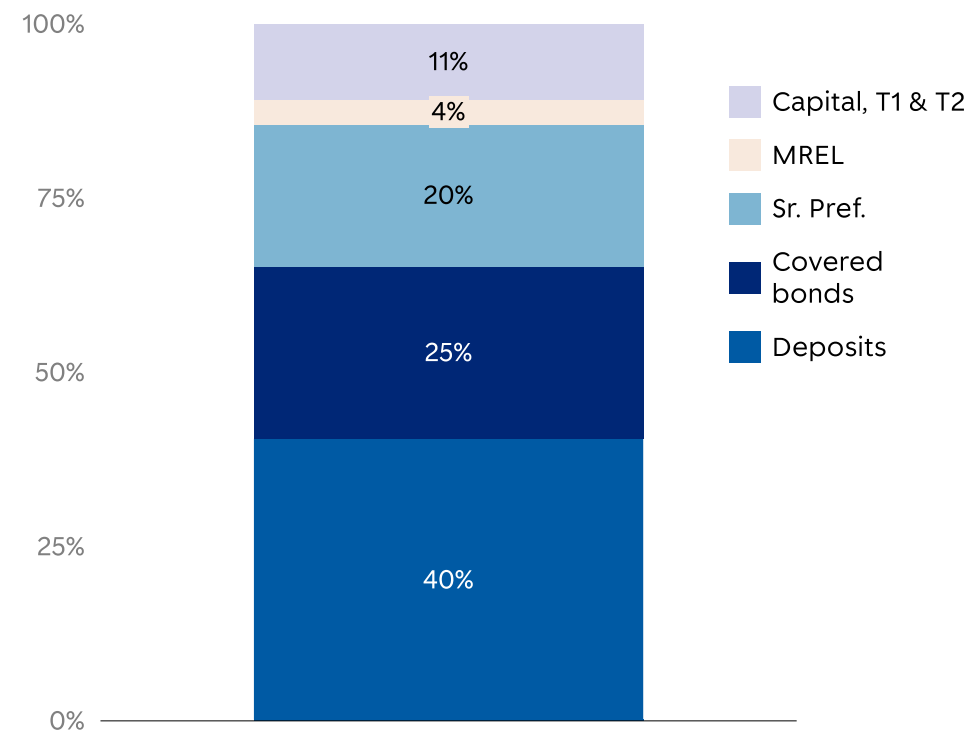
Aggregated SpareBank 1 lending and deposit growth



Partial year periods are annualized

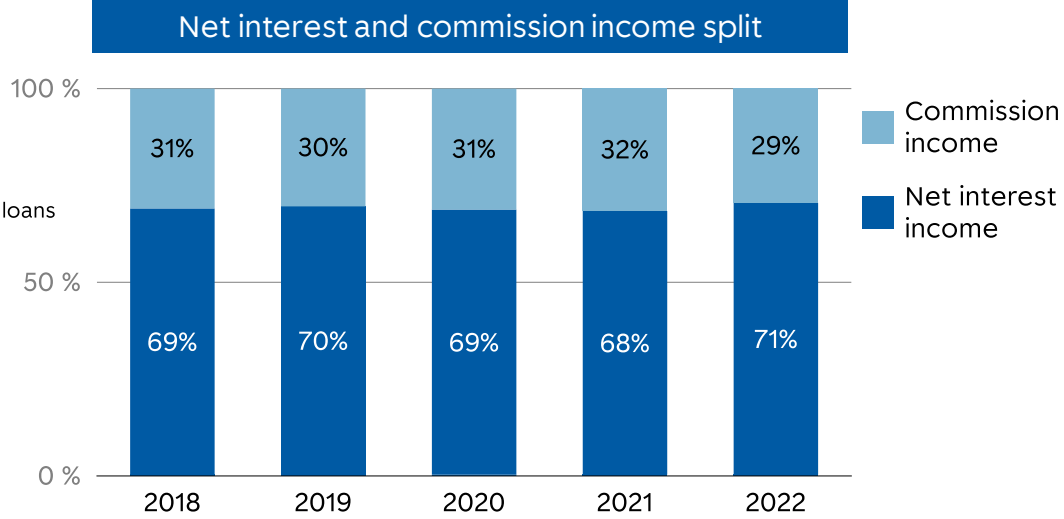
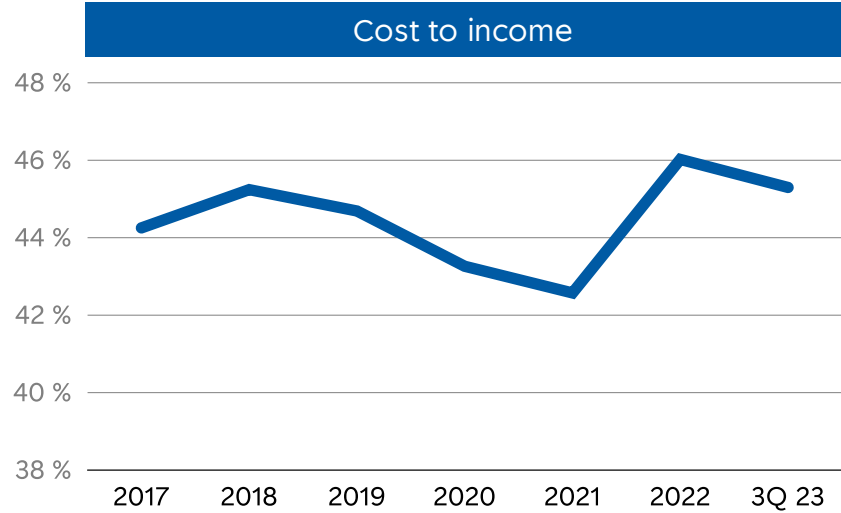
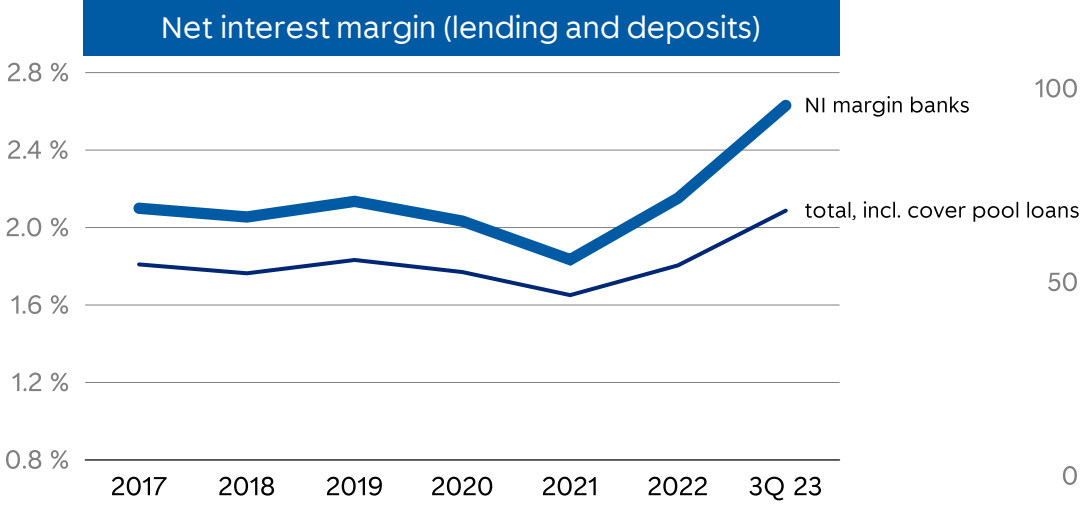
# Financing of the SpareBank 1 banks

Liabilities and capital of SpareBank 1, 3Q 2023



SPAREBANK 1 ALLIANCE BANKS

# Income and costs

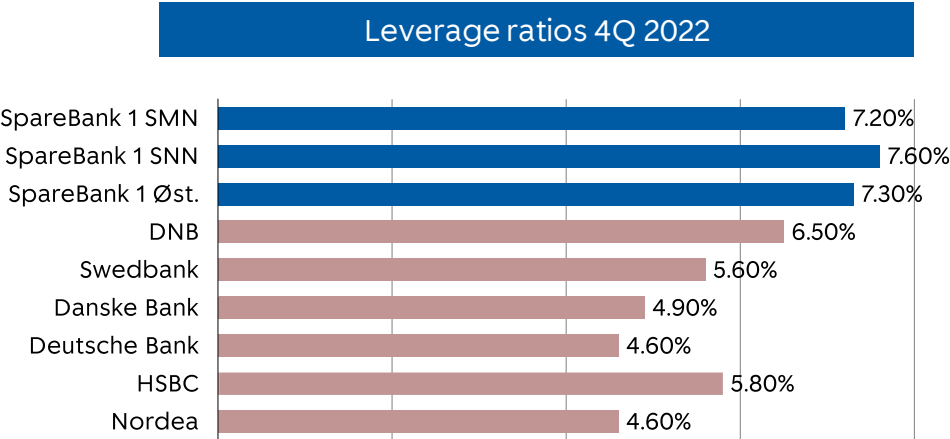
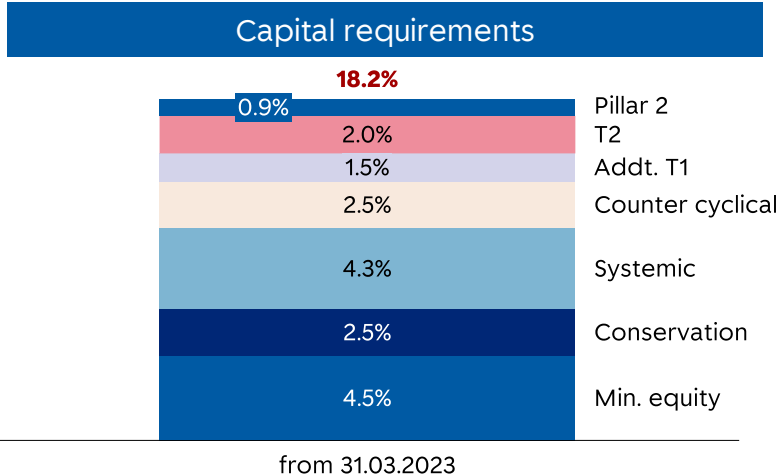
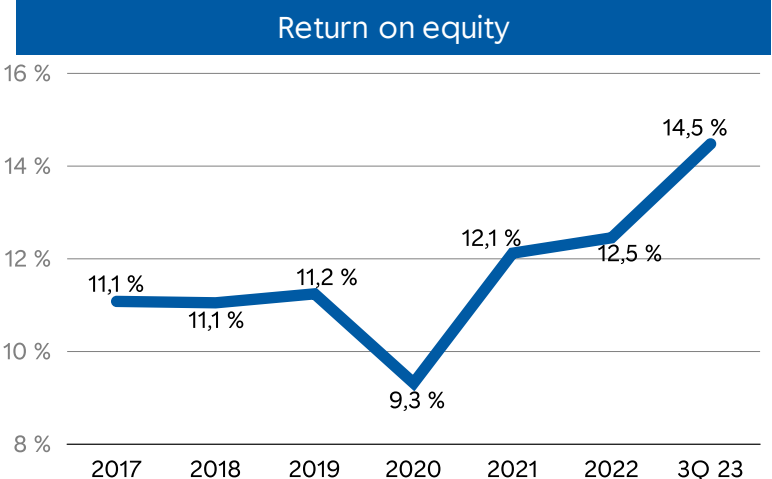
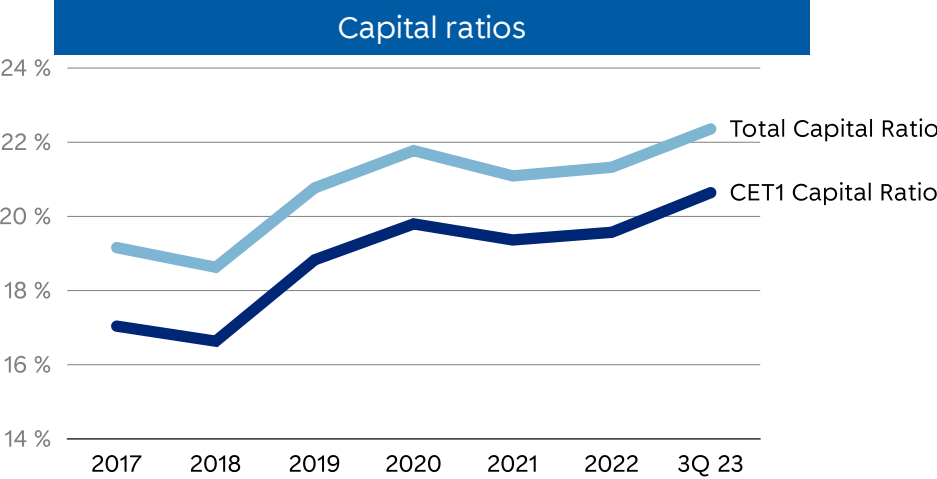


Commission (non-lending) income is stable and comes from:

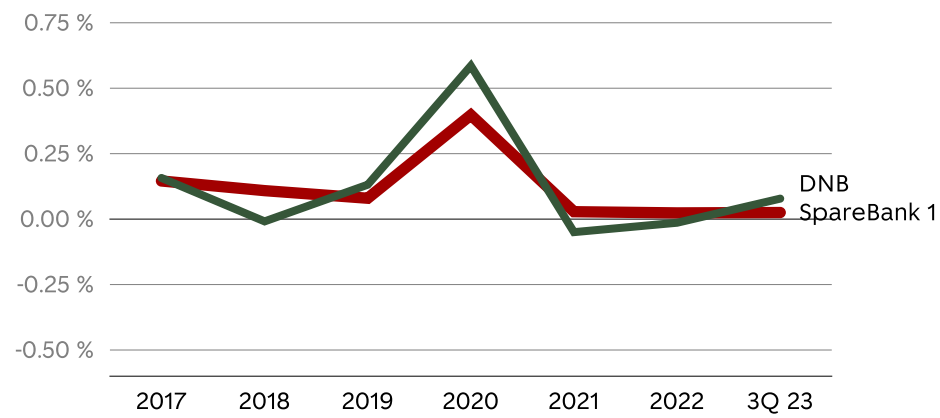
- Property and casualty insurance
- Savings products and mutual funds
- Real estate agency
- Accountancy services
- Markets (SpareBank 1 Markets)
- Credit cards

SPAREBANK 1 ALLIANCE BANKS

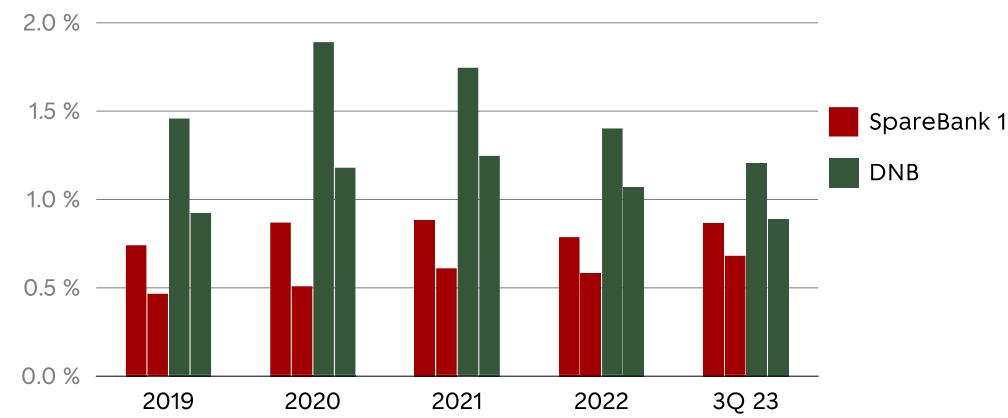
# Capital and return



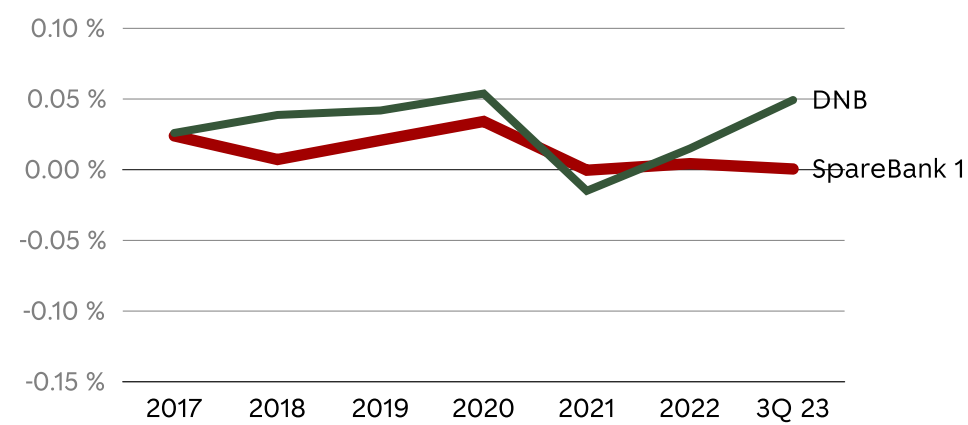
Loan P&L write down charge: all lending <sup>(1)</sup>



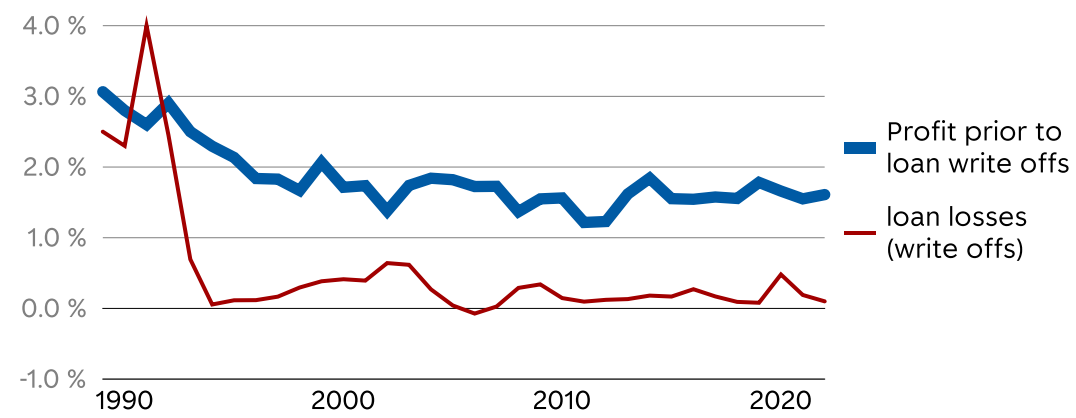
IFRS 9, Stage 3 of all lending (NPL): gross and net



Loan P&L write down: lending to households <sup>(1)</sup>



SpareBank 1 pre-loss results vs. credit charge



# Balance sheet size and key figures

As of June 30, 2023

Figures in NOK mill.

	SpareBank 1 SMN	SpareBank 1 SNN	SpareBank 1 Østlandet	SpareBank 1 SR	SpareBank 1 Sørøst	All other SB1 banks	Alliance Aggregate
<i>Moodys' Issuer/Sr. rating</i>	<i>A1</i>	<i>Aa3</i>	<i>Aa3</i>	<i>A1</i>	<i>A2</i>		
Total assets (incl. covered bond loans)	314.087	170.186	238.745	361.765	124.273	271.697	1.604.434
Gross loans	232.100	141.904	194.110	264.882	104.641	238.351	1.175.988
<i>of which used in covered bonds</i>	65.281	40.348	63.296	94.300	32.881	70.085	366.191
Deposits	140.164	85.952	105.881	150.748	57.172	128.099	668.016
NPLs	1.800	487	1.325	1.580	482	1.057	6.731
CET 1 Equity	26.975	15.599	19.865	29.740	12.825	27.224	132.228
CET 1 ratio	21,0 %	18,7 %	19,2 %	19,9 %	20,3 %	20,1 %	20,0 %
Total capital ratio	23,5 %	20,4 %	20,9 %	21,9 %	22,0 %	22,0 %	21,9 %
NPL ratio	0,8 %	0,3 %	0,7 %	0,6 %	0,5 %	0,4 %	0,6 %
Cost to income ratio	42,0 %	34,5 %	39,3 %	39,6 %	41,5 %	39,9 %	39,7 %
RoE	13,9 %	16,9 %	12,9 %	13,5 %	11,3 %	10,2 %	15,3 %

## Notes

1. Covered bonds are issued through the Alliance's banks SpareBank 1 Boligkreditt and SpareBank 1 Naeringskreditt.

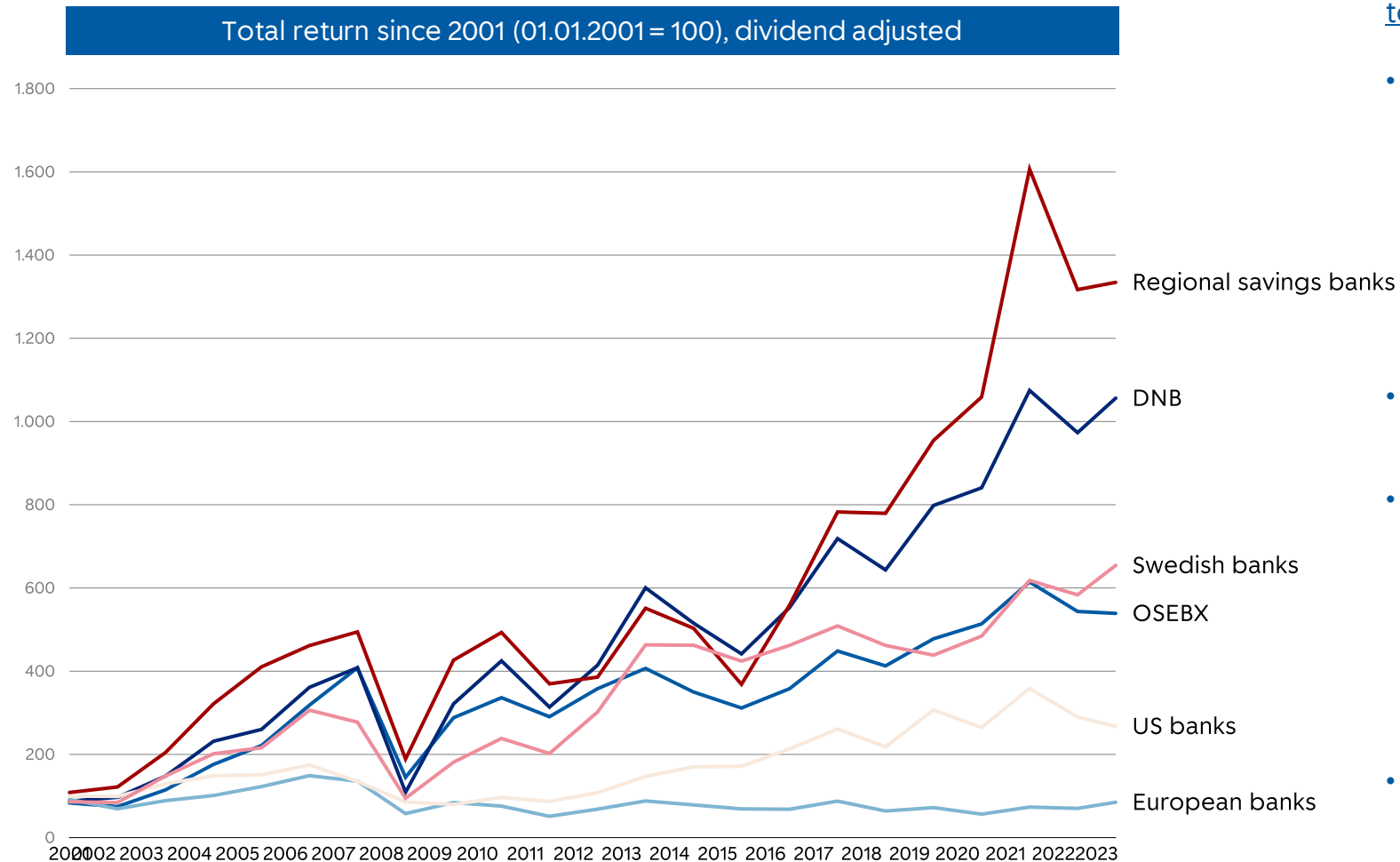
The exception is SR bank, which uses its own issuer.

2. NPL means loans in Stage 3, IFRS 9, which include payment defaulted and loans at risk of default

3. The ratios in the All other SB1 banks column are weighted averages



# SpareBank 1 Banks equity total return



Results of the regional savings banks (SpareBank 1 Alliance banks) performance due to:

- Continued improvements in cost efficiencies (low cost to income)
  - Fewer bank branch employees, more customer interaction via technology
  - Number of bank physical branch offices reduced
  - Saving banks are consolidating
- No expansion – or failed expansions – outside of Norway
- Well capitalized banks
  - Pursuing core business
  - Offering full palate of financial services to the customer base
  - Sufficient capacity to cover potential losses – and low actual losses
- A strong Norwegian economy with credit growth, low bank losses and increased asset (real estate) values

# Table of contents

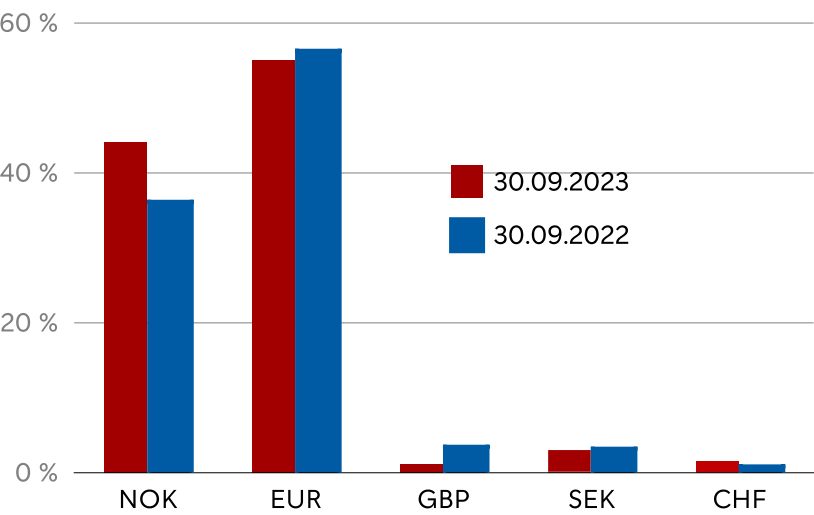
- |   |                                       |
|---|---------------------------------------|
| 1 | SpareBank 1 Alliance Overview         |
| 2 | Macroeconomic Overview Norway         |
| 3 | Boligkreditt - Covered Bond Structure |
| 4 | Residential Real Estate Market        |
| 5 | SpareBank 1 Banks Performance Review  |
| 6 | Covered Bond Funding                  |
| 7 | Appendix I: Green Covered Bonds       |



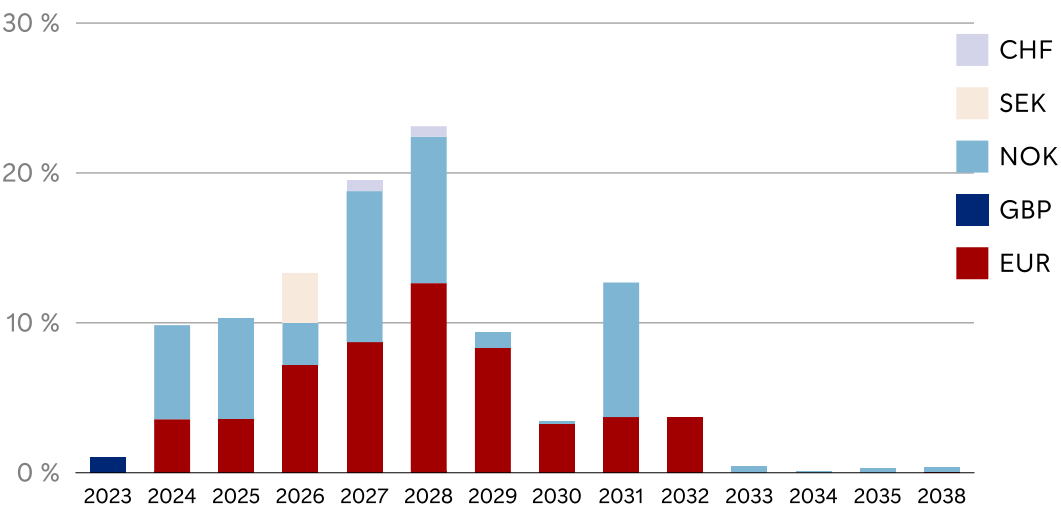
COVERED BOND FUNDING

# SpareBank 1 Boligkreditt Covered Bonds

Currency split



Maturity profile

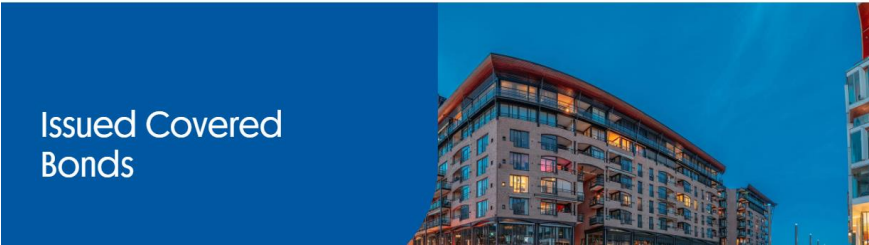


Further information at  
[spabol.no](https://spabol.no)

[HOME](#) [ABOUT US](#) [PARENT BANKS](#)

**SpareBank 1 Boligkreditt** [Search](#) [Contact us](#)

[Issued Covered Bonds](#) [Cover Pool Statistics](#) [Financial Reports](#) [Green Bonds](#) [Programme Documents](#)



# SpaBol benchmark covered bonds (excl. NOK)

Number	Issue date	Size (mill.)	Tenor (years)	Maturity date	Coupon	Spread at issuance	Green Bond
<b>EUR</b>						<b>Mid swaps+ bps</b>	
1	Aug 2016	1,000	10	30.08.2026	0.25%	4	
2	June 2017	1,000	7	26.06.2024	0.375 %	0	
3	Jan 2018	1,000	7	30.01.2025	0.50%	-6	✓
4	Jan 2019	1,250	10	30.01.2029	1.0 %	23	
5	May 2019	1,000	7	14.05.2026	0.125 %	2	
6	Nov 2019	1,000	10	05.11.2029	0.125 %	10	
7	Sept 2020	1,000	7	22.09.2027	0.10%	7	✓
8	May 2021	1,000	10	12.05.2031	0.125 %	3	
9	Nov 2021	1,000	7	03.11.2028	0.05%	3	
10	Jan 2022	1,250	6	20.01.2028	0.125%	0	
11	May 2022	1,000	10	11.05.2032	1.75%	11	
12	Aug 2022	1,250	4.75	25.05.2027	1.75%	9	
13	May 2023	750	7	19.05.2030	3.00%	25	✓
14	Oct 2023	1,000	4.75	31.07.2028	3.625%	36	
<b>GBP</b>						<b>LIBOR+ bps</b>	
15	Apr 2018	250	5.25	18.12.2023	1.75%	42	
<b>SEK</b>						<b>STIBOR + bps</b>	
16	June 2020	8,500	5	02.06.2025	Stibor + 75 bps	35	✓
<b>CHF</b>						<b>Mid swaps+ bps</b>	
17	March 2022	210	5	06.04.2027	0.5075%	15	
18	Oct 2023	160	5	23.10.2028	1.8675%	18	

# COVERED BOND FUNDING

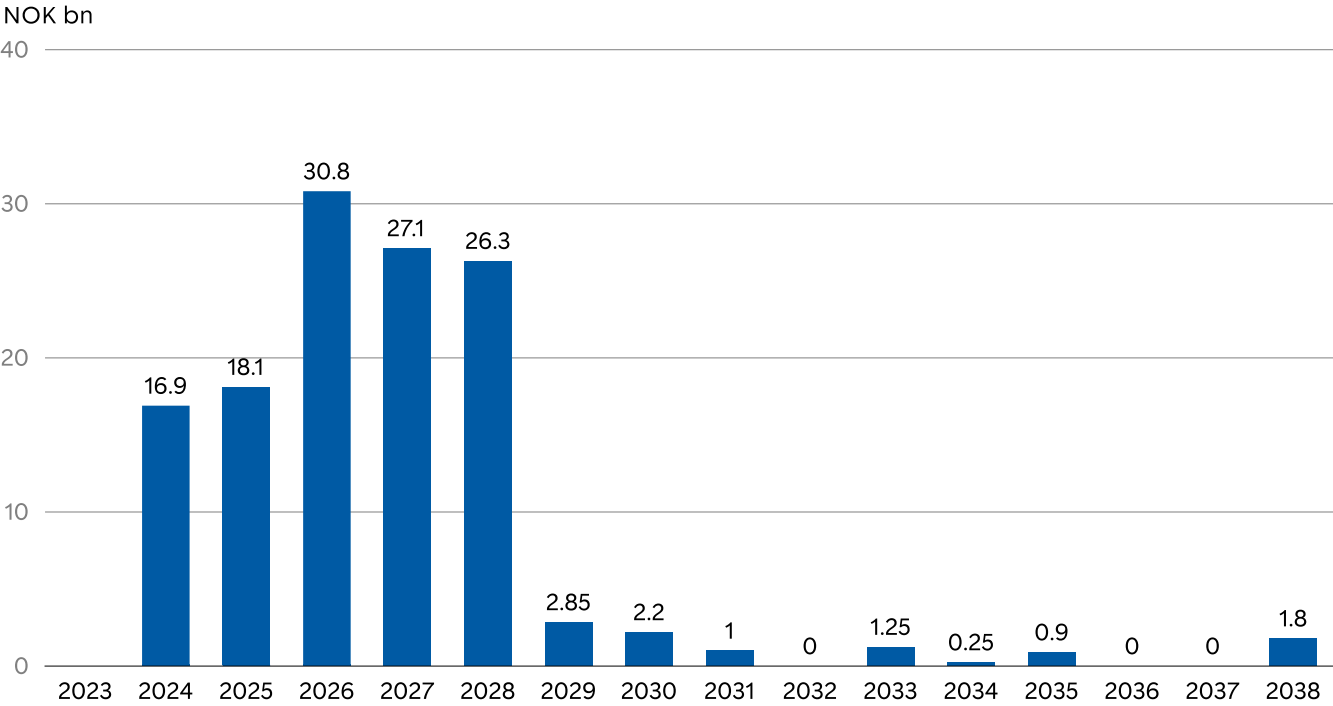
## SpaBol NOK covered

Number	Issue date	Size (mill.)	Tenor (years)	Maturity date	Coupon
<b>NOK FRN</b>					<b>3M NIBOR +</b>
1	Aug 2019	12,200	6	15.05.2024	0.24%
2	Feb 2020	18,120	5	17.02.2025	0.25%
3	Nov 2021	24,450	4.25	19.01.2026	0.75%
4	Apr 2022	16,150	5	15.03.2027	0.38%
5	Sept 2022	9,870	5	26.09.2027	0.58%
6	Jan 2023	12,400	5.25	13.03.2028	0.48%
7	Sept 2023	10,600	5	05.09.2028	0.56%
<b>NOK fixed rate</b>					
1	Nov 2011	1,650	15	05.10.2026	4.75%
2	Mar 2016	3,300	12	22.06.2028	2.38%
3	Nov 2016	5,000	10	25.11.2026	2.10%
4	Oct 2018	4,700	6	17.10.2024	2.45%
5	Oct 2019	2,850	11	23.10.2029	2.10%
6	Feb 2021	1,000	10	19.02.2031	1.73%
7	Feb 2022	250	12	16.02.2034	2.50%
8	Feb 2023	1,250	10	14.02.2033	3.45%
9	May 2023	500	7	29.11.2030	4.00%
10	June 2023	600	12	14.06.2023	3.96%
11	June 2023	800	15	22.06.2038	3.92%
12	Oct 2023	1,000	15	05.10.2038	4.40%

COVERED BOND FUNDING

# SpaBol NOK covered bonds

- Bonds are regularly tapped to target LCR cat. 1 size
- Floating and fixed series available
- Maturity profile NOK covered outstanding:





# Table of contents

- |   |                                       |
|---|---------------------------------------|
| 1 | SpareBank 1 Alliance Overview         |
| 2 | Macroeconomic Overview Norway         |
| 3 | Boligkreditt - Covered Bond Structure |
| 4 | Residential Real Estate Market        |
| 5 | SpareBank 1 Banks Performance Review  |
| 6 | Covered Bond Funding                  |
| 7 | Appendix I: Green Covered Bonds       |

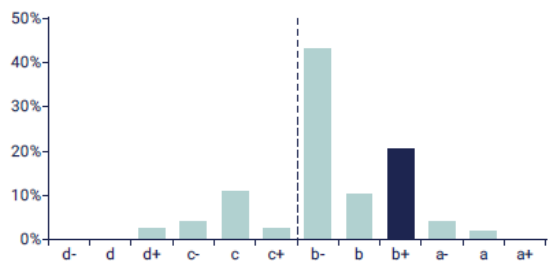




# SpareBank 1 Boligkreditt Green Bond Rating

## ISS – Oekom Green Bond Rating

492 bonds in total



### Strengths and Weaknesses

- + clear and conclusive eligibility criteria
- + comprehensive external assurance of bond framework
- + reasonable structures for the management of proceeds
- + clear sustainability strategy of the issuer
- no comprehensive approach regarding specific social risks of residential mortgages

## Moody's Green Bond Rating

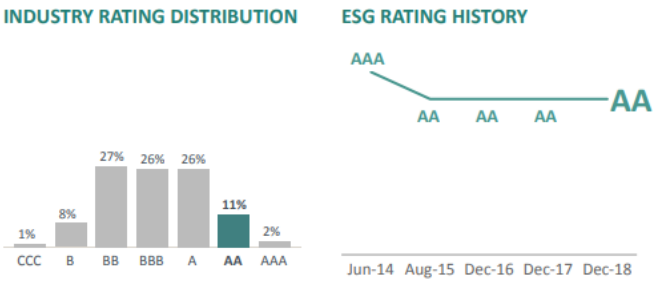
Green Bond Assessment - January 2018 issuance

### Summary analysis

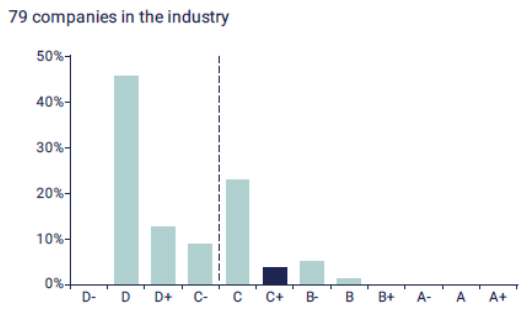


# SpareBank 1 Boligkreditt ESG Rating

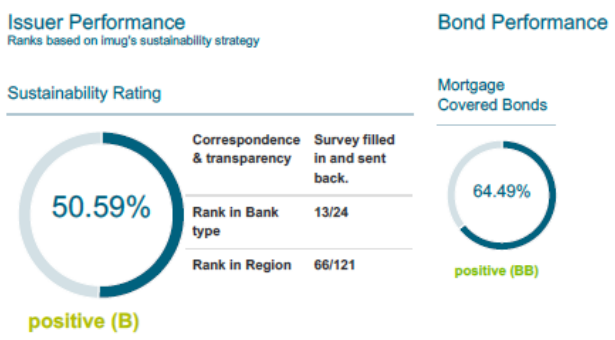
## MSCI ESG Rating



## ISS – Oekom ESG Rating



## IMUG



# ESG in the SpareBank 1 banks

Founding Signatory of:



WE SUPPORT



- ESG is an important strategic focus in the banks' business, driven by dedicated teams and is inclusive in the credit modelling and lending decision process
- SpareBank 1 Banks are foundational members of the **UN Environmental Programme Principles of Responsible banking** (which implements the Paris Agreement in the financial industry) and of the **UN Global Compact** (which targets the overall UN sustainability goals)
- SpareBank 1 Banks have created climate accounts (Scope 1-3) and have set goals
- SpareBank 1 banks are offering green mortgages to customers, are issuing green senior bonds and are working with SpaBol regarding green covered bonds

# Green covered bonds: selection of Norwegian mortgages

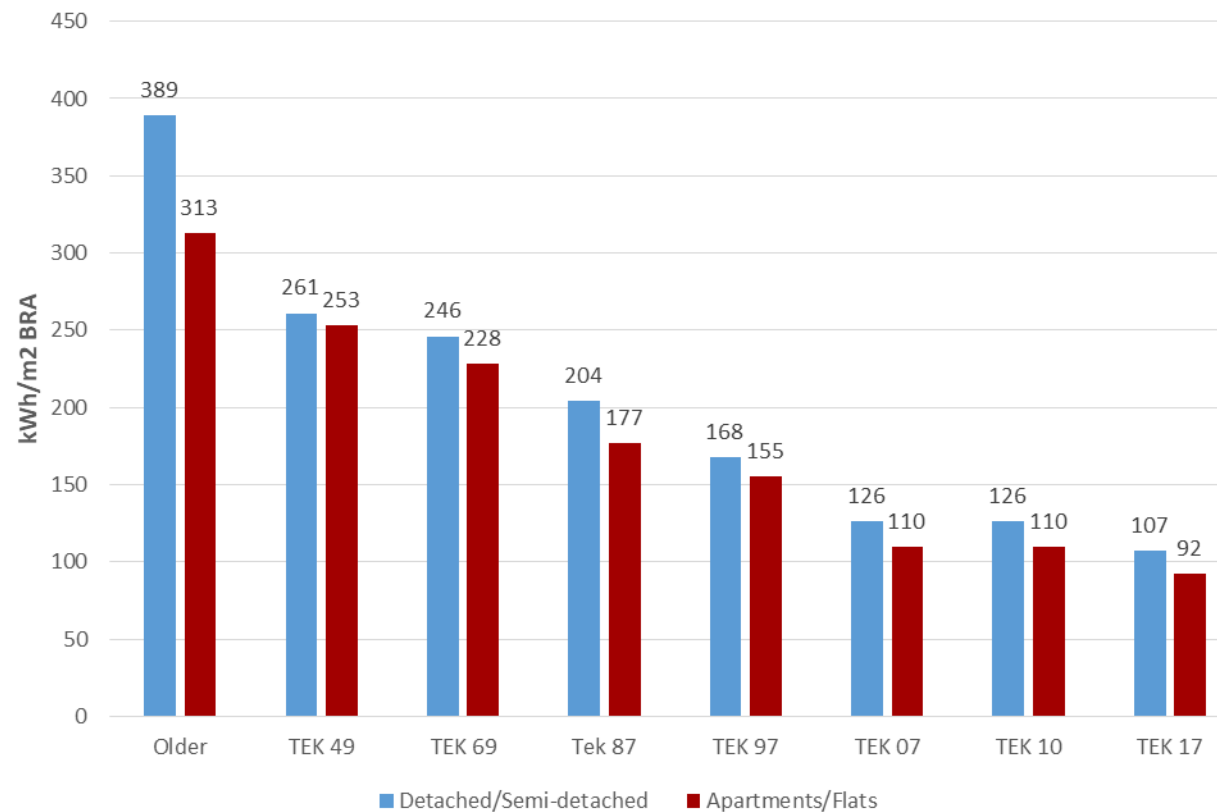
	Top 15% energy efficient	EU Taxonomy	Portfolio (NOK)
1. Most recent building codes (> TEK 10, correlates with EPC A and B)	✓	✓	35 Mrd.
2. EPC A and B from prior years (<TEK 10)	✓	✓	5.6 Mrd.
3. Refurbished buildings (30% energy efficiency improvement)	✗	✓	--
4. NZEB new building code from 2022	✓	✗	--
5. 10% better energy efficiency than the NZEB building code (delivered energy*)	✓	✓	--
6. Conventional (non-green) mortgages	✗	✗	204 Mrd.

- The Near Zero Energy Building (NZEB) concept has just been established in Norway (Feb 2023)
- SpaBol expects to implement this new selection approach (NZEB -10%) as part of an updated Green Bond Framework, which is expected to be concluded later in 2023

Notes: 1. TEK = technical building requirement

\* Corresponds to the EU Taxonomie from 2020. Could be possible to achieve and calculate (with renewable energy playing a role) in the context of the new final building code

# Building codes and energy use

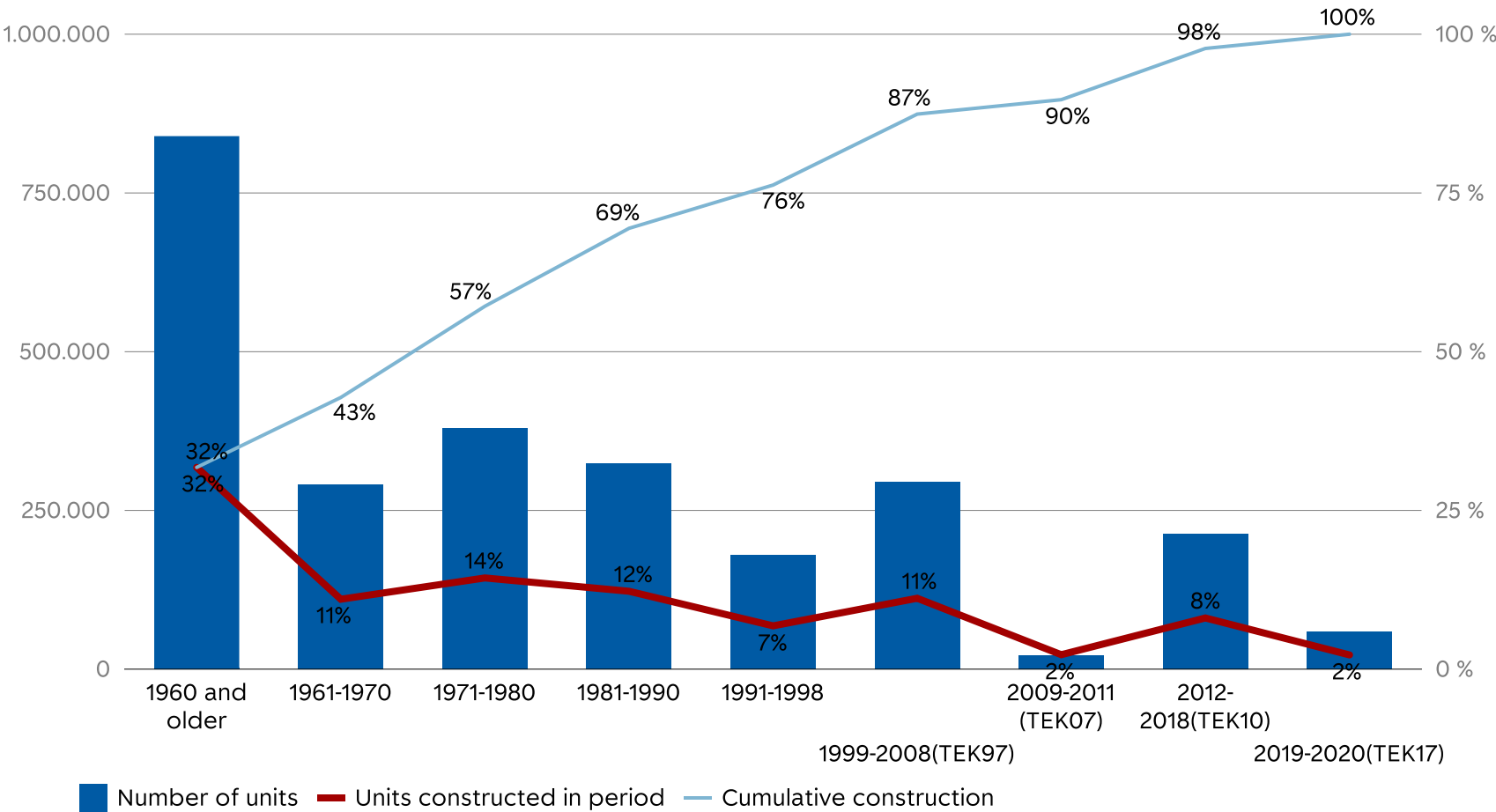


*Development in calculated specific net energy demand based on building code and building tradition, (source: Multiconsult)*

# EU Taxonomy Assessment

EU Enviro. Objective	EUT Economic Activity: 7.7 Acquisition & Ownership of Buildings			
	EUT Criteria		SpaBol Green Bond	Alignment
1. Mitigation	Technical Screening Criteria	i. Built <2021: EPC A or Top 15% approach ii. Built ≥2021: NZEB –10%	<b>Eligibility criteria = Top 15% approach (via Building code / EPC label)</b>  i. No relation to fossil fuels iii. All Norwegian new builds have EPC labels	<b>Partial Alignment</b> <ul style="list-style-type: none"> <li>• Built &lt;2021: 94.9% (Aligned)</li> <li>• Built ≥2021: 5.1% (Out of scope) <sup>1</sup></li> </ul>
	Do No Significant Harm	i. Building not directly related to fossil fuels industry ii. Built <2021: At least EPC C or within Top 30% iii. Built ≥2021: At least NZEB standard & EPC label in place		
2. Adaptation	Do No Significant Harm	i. Reducing material physical climate risks ii. Supporting system adaptation iii. Monitoring adaptation results	i. Green buildings are aligned with Norwegian environmental legislations via the building code, where an environmental risk assessment is conducted at the planning stage and relevant measures are applied to reduce identified risks ii. Green buildings do not increase the risks of adverse climate impact on other stakeholders and align with national adaptation efforts iii. Adaptation results can be monitored and measured → <a href="#">TEK10 &amp; TEK17 Building Code Regulation</a> (= SpaBol Green Bond Criteria) ensures new buildings are not prone to significant Physical Climate Risks e.g. Flooding; Storm Surges, Landslides.	Aligned
1. Mitigation 2. Adaptation	Minimum Social Safeguards	i. OECD Guidelines on Multinational Enterprises ii. UN Guiding Principles on Business and Human Rights iii. ILO Core Labour Conventions	i. Not applicable. SpaBol operates only in Norway and not overseas ii. Norway applies a <a href="#">National Action Plan</a> for the implementation of the UN Guiding Principles. In addition, SpaBol's due diligence processes ensures alignment and compliance iii. All 8 ILO Core Labour Conventions are enshrined in <a href="#">Norwegian law</a>	Aligned
				Green Bond Portfolio Alignment: <b>94.9% aligned</b>

# Building stock and green share thereof (newbuilds from 2012)

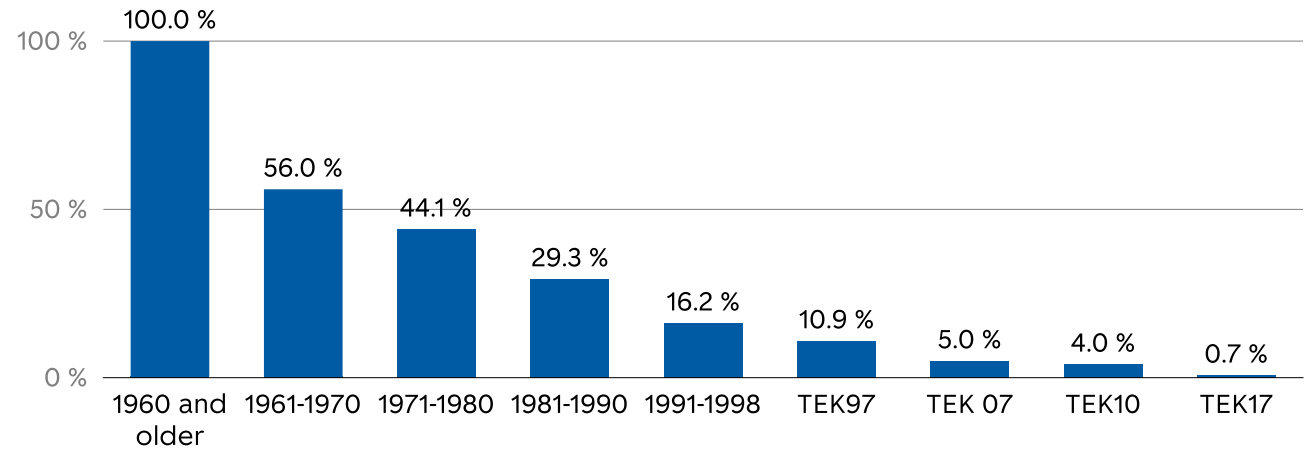


- The light blue line shows that 10% of properties in Norway were constructed from 2012
- These 10% of residences make up most of the universe for the green portfolio (built from 2012)
- Additionally A and B EPC properties constructed before 2012
- In total, the green universe is <15% of all residential properties

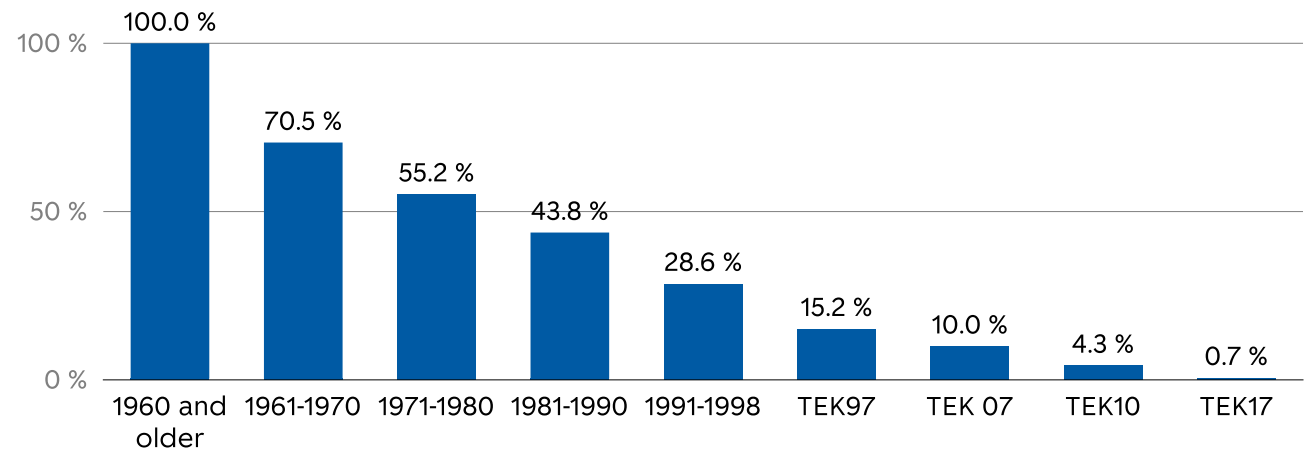


# Building codes, energy, CO<sub>2</sub> emissions

Cumulative share of residential energy heating demand from building year

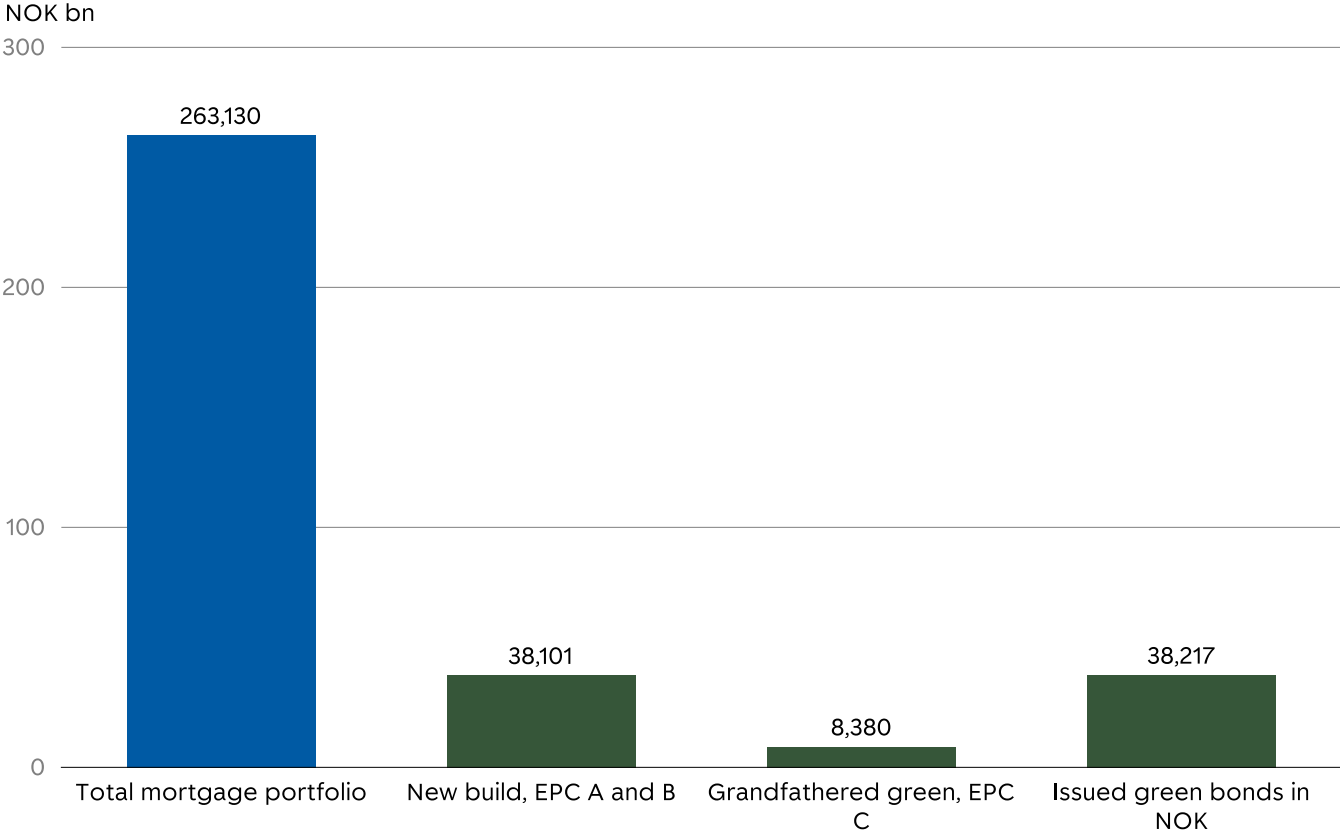


Cumulative share of Co2 of the residential energy demand



- The SpaBol green Portfolio eligible building stock is 10% of dwellings (previous page)
- That 10% corresponds to 4.0% of energy use, which is the cumulative energy use of all properties constructed from TEK 10 and onwards in the top chart
- This corresponds to 4.3% of residential estimated CO<sub>2</sub> emissions in the bottom chart

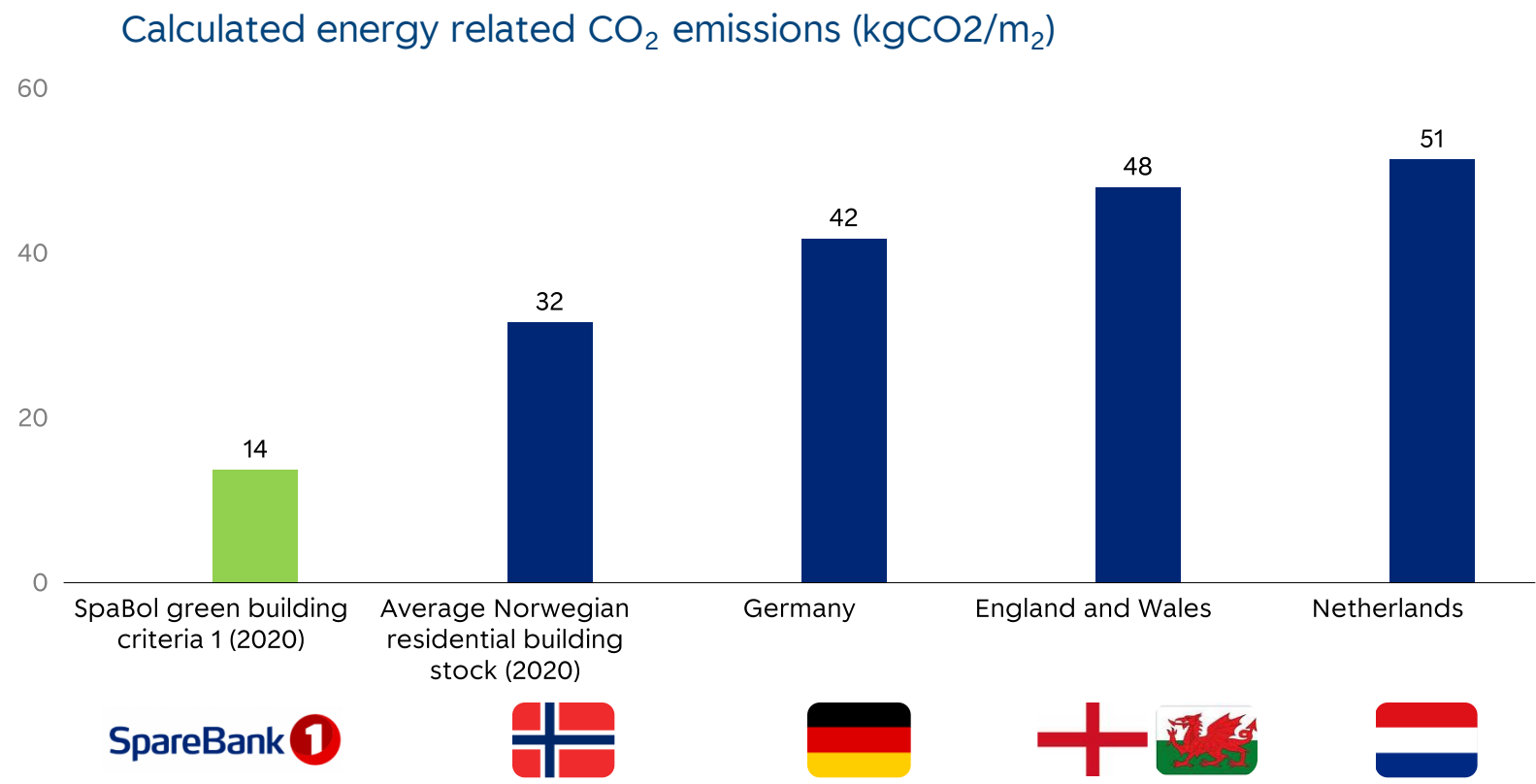
# SpaBol green mortgages portfolio



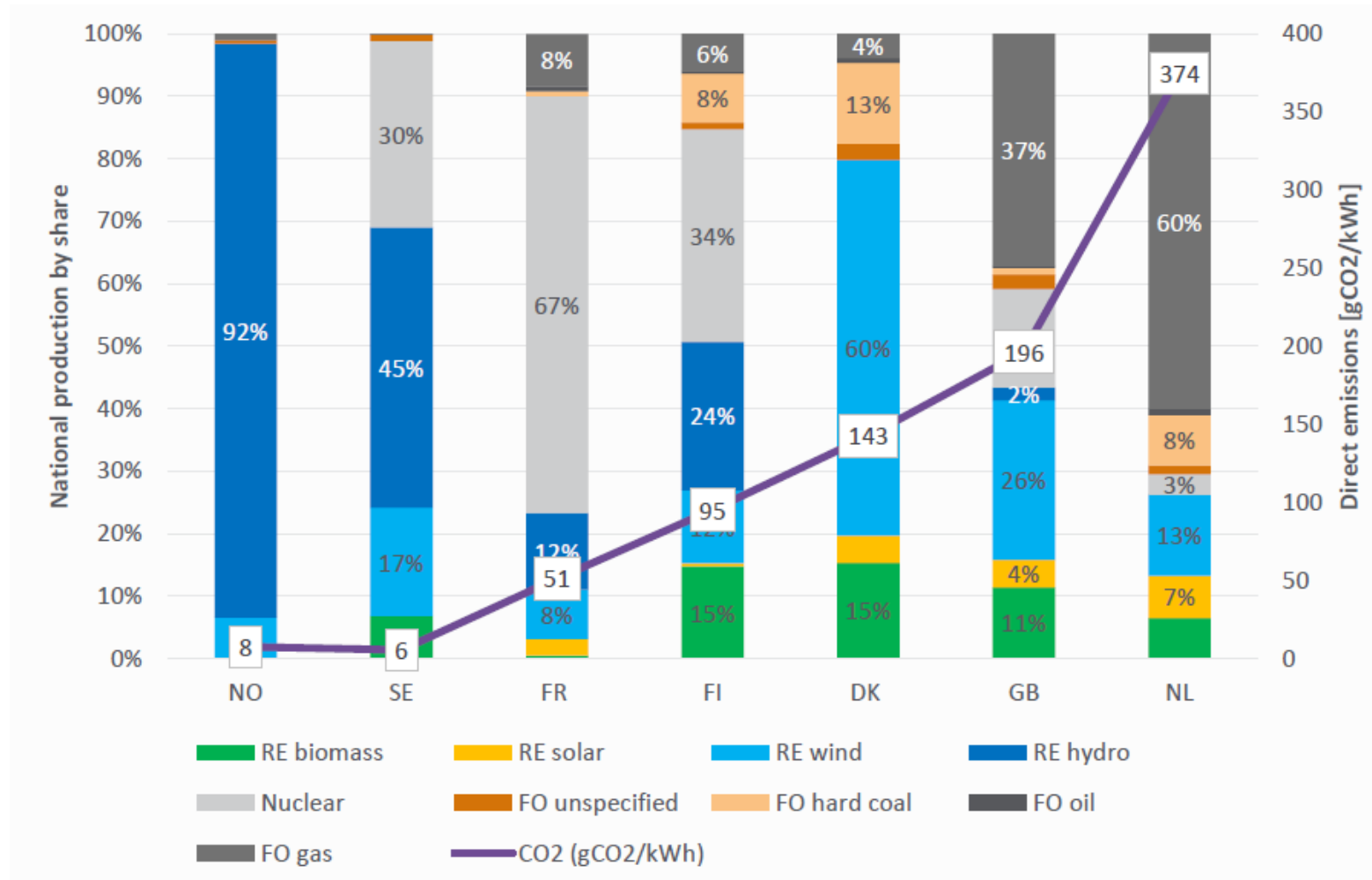
- Green volume of approx. NOK 47 bn.
- Overall portfolio 263 bn, Green Ratio 17.4%
- EUR 2.75 bn and SEK 8.5 bn green covered bonds have been issued

- Building years 2009-2011 and EPC C were categorized as green until June 2021 («grandfathered volume»)
- Building years 2021 and 2022 are also according to top 15%, NZEB-10% not yet available/implemented

# Green bond impact



# Green bond impact – national electricity production mix



# New green mortgages offered



**Increase energy efficiency in existing buildings**

**Refurbishment of older buildings**

**Construction of new energy efficient buildings (EPC A and B)**

	Green Mortgage Terms	Interest savings
SpareBank 1 banks	<ul style="list-style-type: none"><li>• Mortgages financing A and B EPC labels residential properties always qualify as a green mortgages</li><li>• Project criteria overlaps with ENOVA (gov energy efficiency agency) criteria for increasing energy efficiency measures</li></ul>	Generally / average 40 bps savings on a green vs. conventional mortgage (may range from 25 to 50 bps in individual SpareBank 1 banks)

# SpareBank 1 Boligkreditt webpage & contact info



**Bengt Olsen**

Chair of the Board of Directors Boligkreditt  
CFO SpareBank 1 SNN

[Bengt.olsen@snn.no](mailto:Bengt.olsen@snn.no)



**Arve Austestad**

Managing Director / CEO  
Mobile: +47 95 03 9769

[arve.austestad@sparebank1.no](mailto:arve.austestad@sparebank1.no)



**Eivind Hegelstad**

Director, CFO / Investor Relations  
Mobile: +47 95 41 3379

[eivind.hegelstad@sparebank1.no](mailto:eivind.hegelstad@sparebank1.no)

SpaBol website for bond issues, cover pool statistics, programme document and more  
<https://spabol.sparebank1.no>