

SpareBank 1 Boligkreditt Covered Bond Issuer



September, 2020





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SpareBank 1 Boligkreditt

Boligkreditt

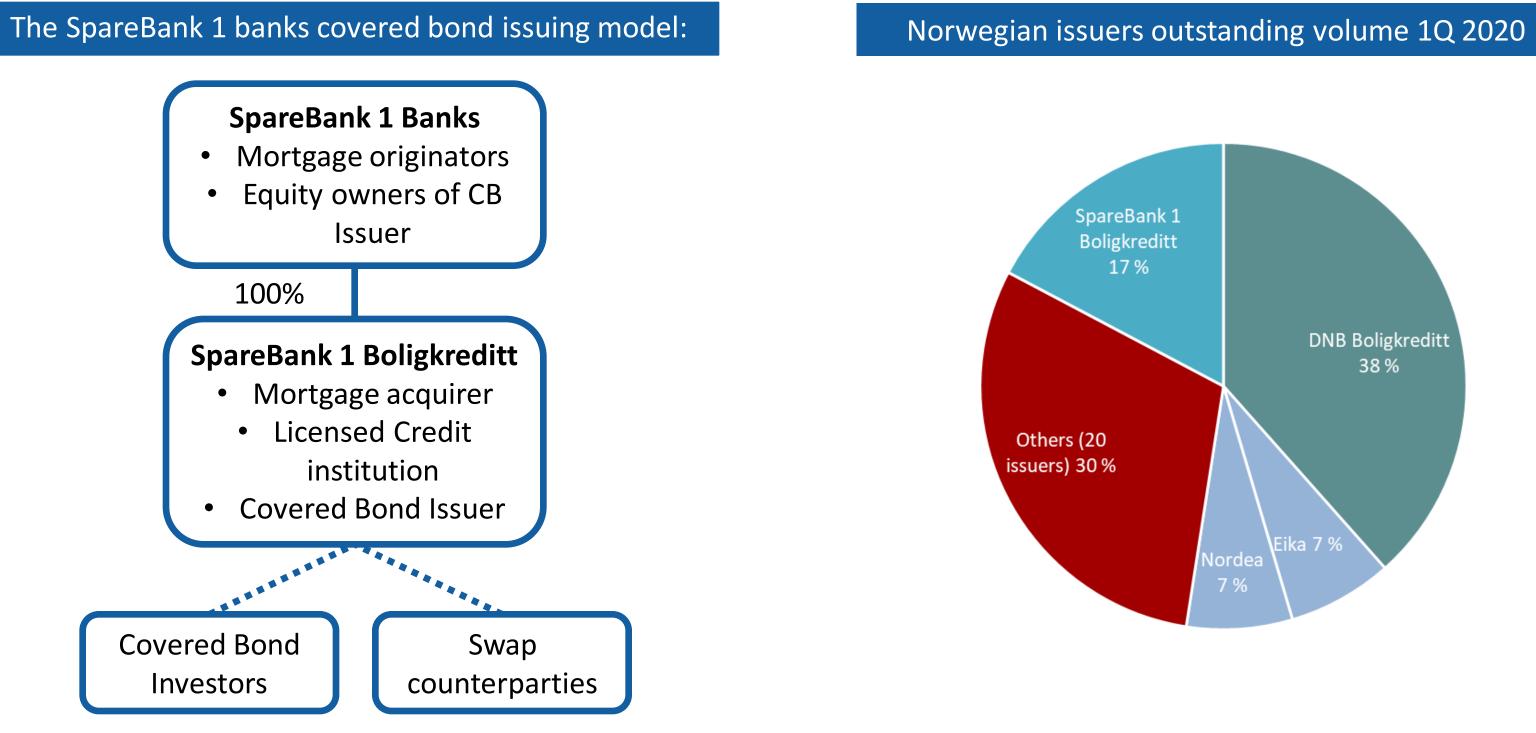
2nd Quarterly Report 2020





SpareBank 1 Boligkreditt

- Norway has specialized credit institutions issuing covered bonds under a CB law and regulations
- Issuers are called Boligkreditt; this signals that cover bond collateral is residential mortgage loans only
- Other issuing models (i.e. direct bank issuance or bank issuance guaranteed by an SPV) are not in existence
- Swaps hedge FX and interest rate risk which are limited by law





Moody's credit ratings and cover pool overview

Boligkreditt		SpareBank 1 owner banks unsecured ratings		Moody's Timely Payment Indicator (TPI)	TPI leeway
Aaa	A2	A1/Aa3*	A1	High	3

SpareBank 1 Boligkreditt Cover Pool overview Q2 2020					
Туре	Norwegian private resid				
Number of mortgages	137,427 mortgages with				
Average mortgage balance	NOK 1.47 mill. Kroner (E				
Total balance mortgages	NOK 202 billion				
Weighted average current LTV	52.6%				
Cover pool	NOK 245 bn; Residentia risk hedges 9%				

dential mortgages for all types of residences

h a weighted average interest rate of 2.1% 👢

EUR 140-150,000)

al mortgages 82%, Liquid Assets 9%, Market

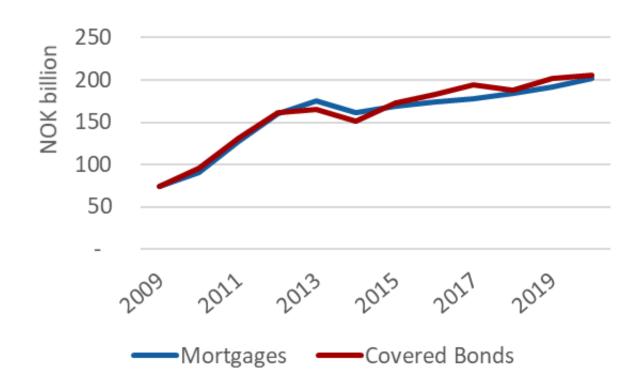
- SpareBank 1 banks senior ratings of A1/Aa3 form the starting point for Boligkreditt's Issuer rating, which determines the CB Anchor
- The Timely Payment Indicator of "High" is determined by several factors, including type of assets, legal framework and type of risk mitigation (i.e robust swap agreements with external counterparties)



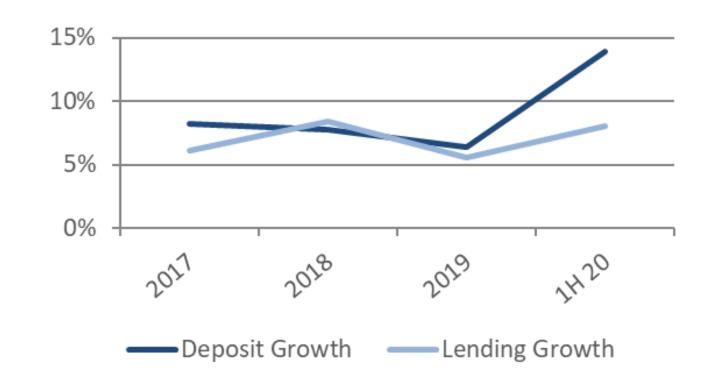


SpareBank 1 mortgages funding, loans & deposits



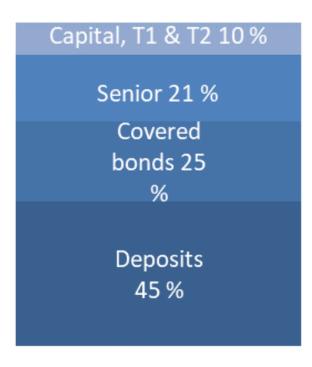


Alliance Banks lending and deposit growth (1H 20 annualized)*



* Weighted average four large Alliance Banks

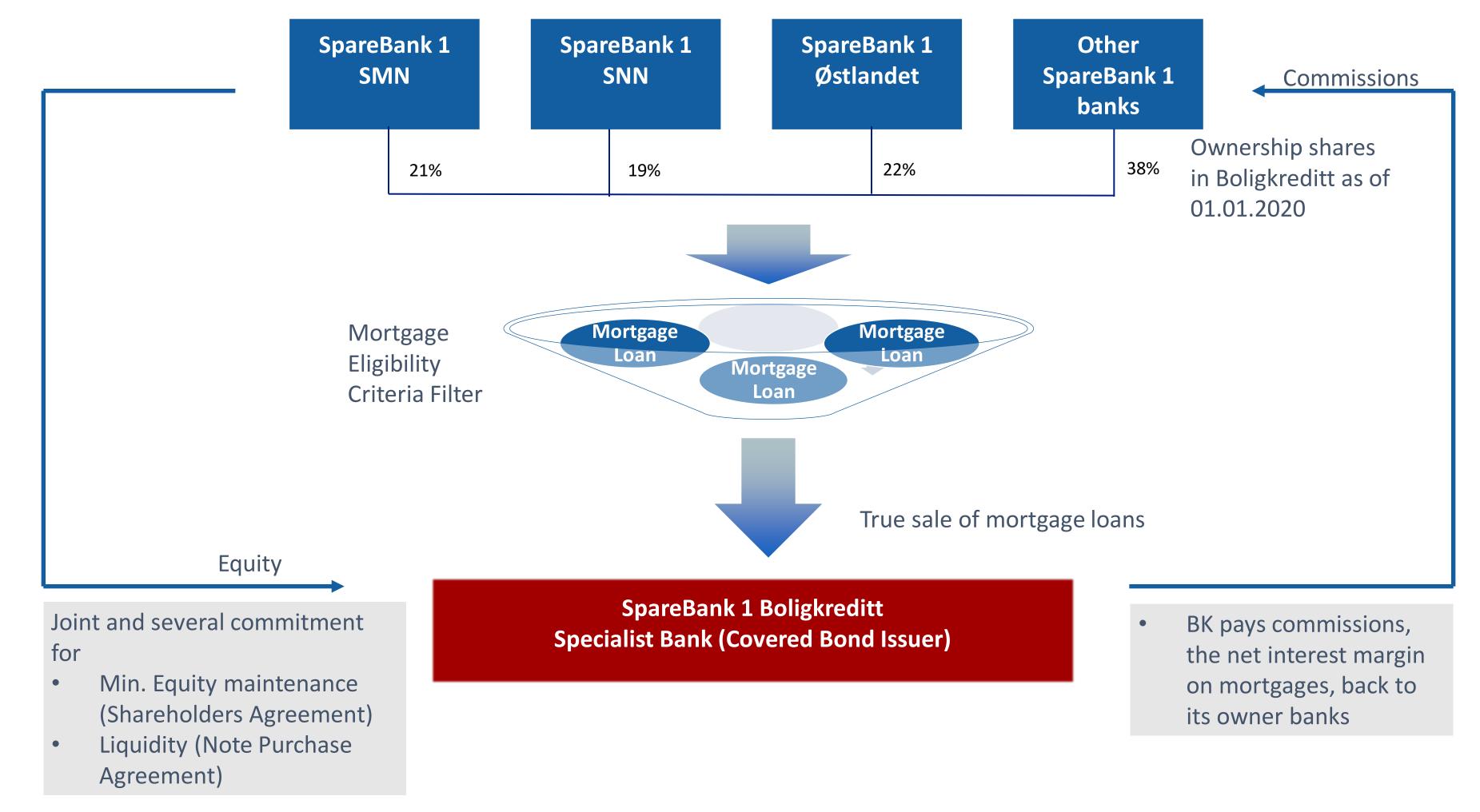
SpareBank 1 Alliance Banks funding sources, 1H 2020







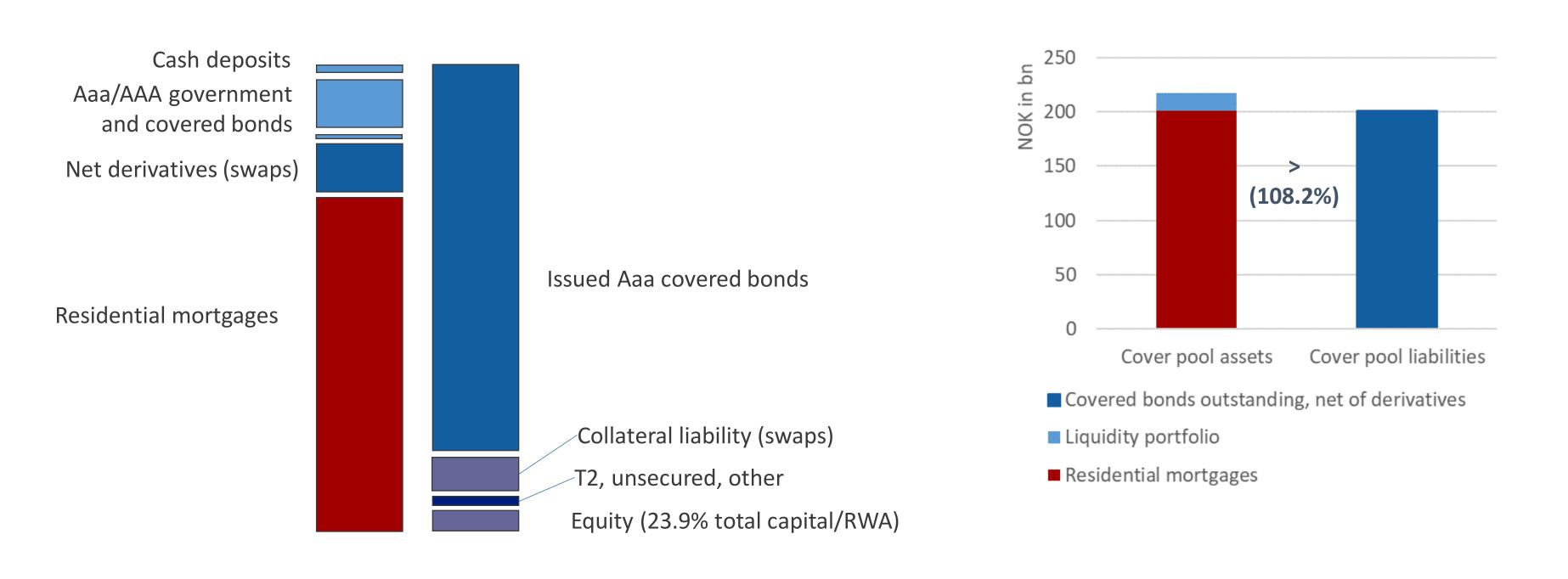
SpaBol structure and mortgage loans transfer





SpaBol balance sheet and cover pool

Relative balance sheet 30.06.2020



- The cover pool assets consist of mortgages and liquid assets
- expected maturities
- The minimum regulatory overcollateralization is 2%, while Moody's requirement is 2.5%



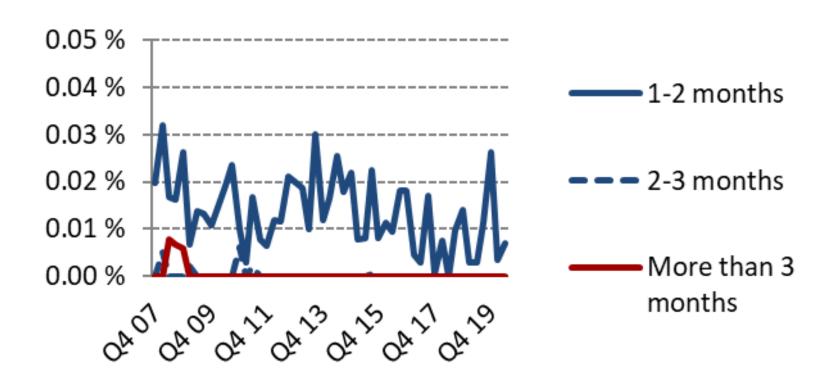
Liquid assets are held for liquidity risk management purposes only – bonds are soft bullet, but liquidity managed according to



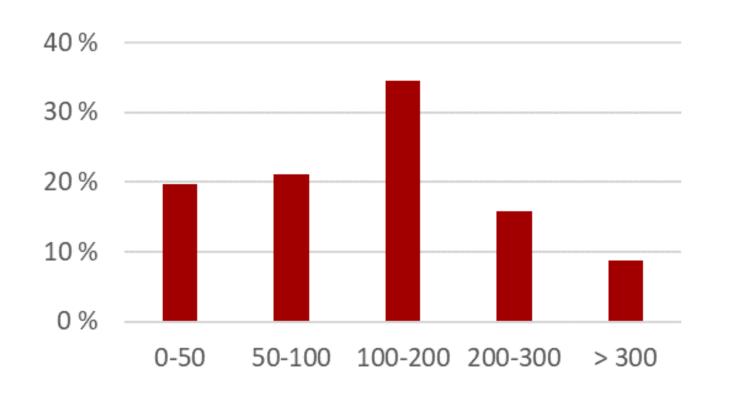
Cover pool mortgages of high quality



Mortgage loan arrears (in pct. of pool balance)

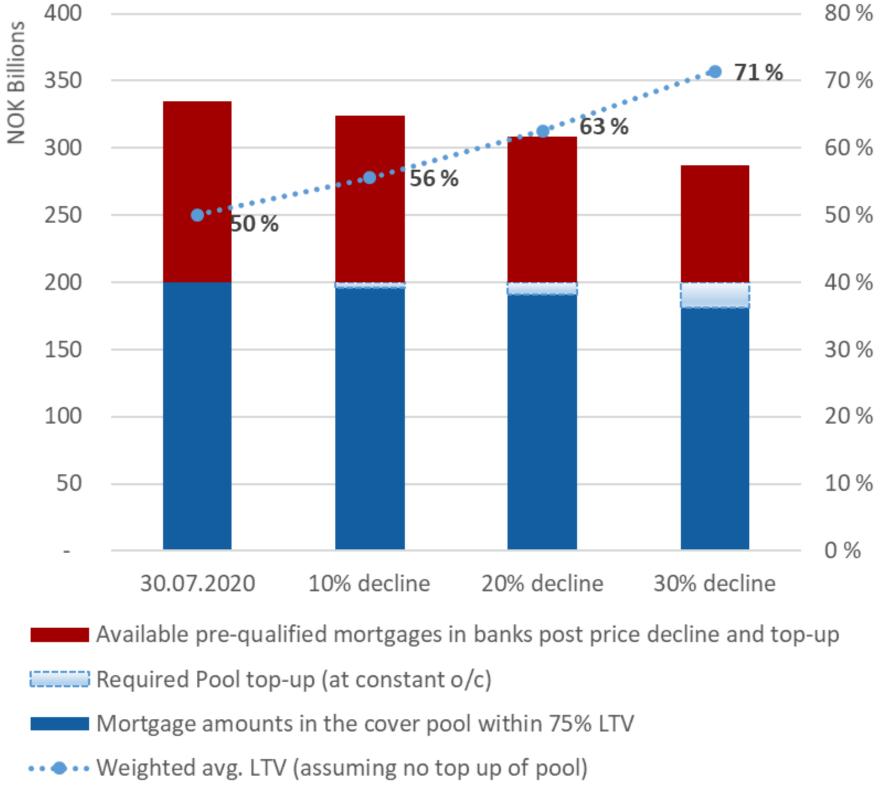


Granularity mortgages in cover pool (EUR in 1000)





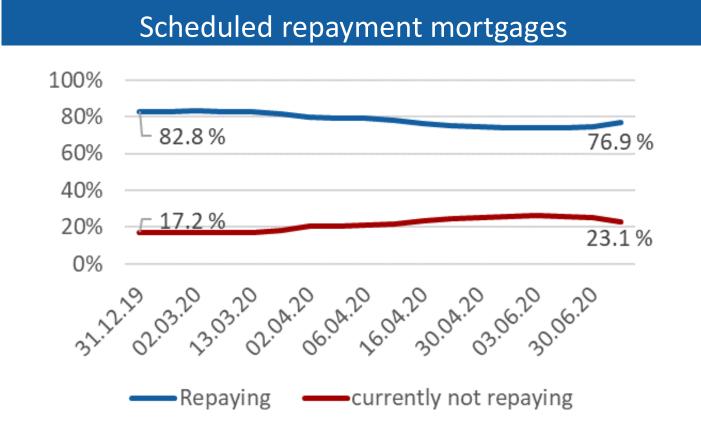
Stress Testing the cover pool – real estate valuation declines



- 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 needs 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

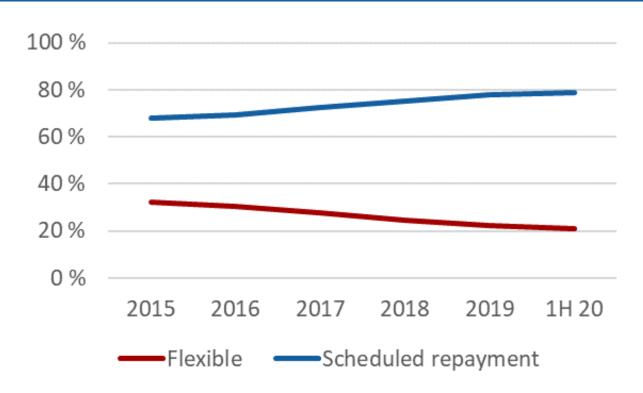


SpareBank 1 Boligkreditt – Covid 19 impact



- The corona crisis increased the share of mortgages with a repayment pause; up 5.9% in 2020 (July), approximately 11 bn NOK
- Mortgage holders could easily request an instalment pause of up to 6 months on their bank's website, for principal, as unemployment rose in March (increases the remaining monthly instalment payments)
- Customers may have an instalment free period in regular times, provided their LTV is below 60% (mortgage market regulation)

flexible repayment and scheduled repayment mortgages



- Flexible repayment loans are permissible when the mortgage loan is below 60% LTV
- Granted to the lower risk / low PD customers



SpareBank 1 Alliance Banks

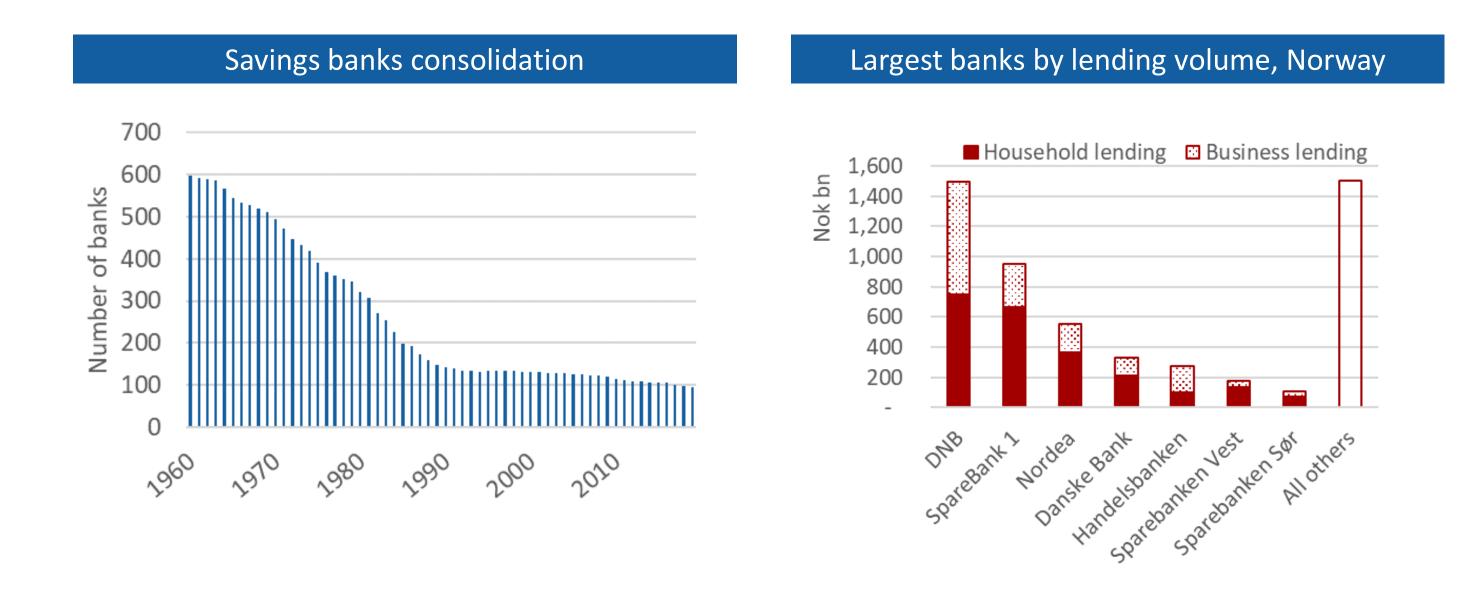


Banks in Norway



Savings banks (generic name: Sparebank): 96 banks (2020), 2 alliances and independent banks

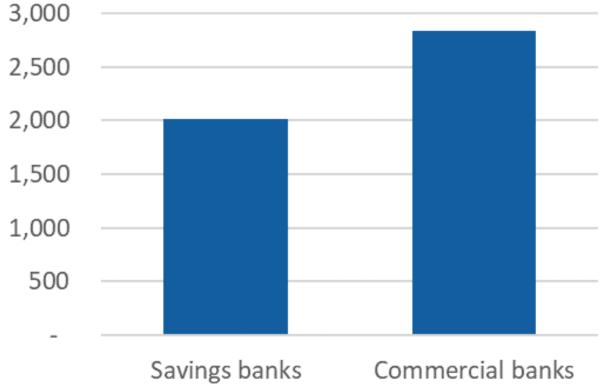
Commercial banks: larger Nordic banking groups and smaller lenders (incl. consumer banks)



- Banks compete for the same customer base, 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

Lending by type of bank

NOK bn





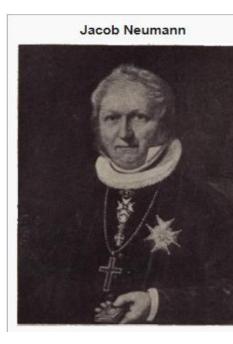
Norwegian Savings Banks Characteristics



Norway's first type of bank, founded in the 1820ies, retains local and regional character Savings banks are self-owned institutions, as well as investor owned Share of profits provided as gift annually (society dividend)







- Universal banks, but domestic lending only, concentrate on residential mortgage lending
- All larger savings banks' equity (capital certificates) are listed on the Oslo stock exchange



Jørgen Herman Vogt







SpareBank 1 Alliance: Local presence, joint and collaborative platform Alliance founded 1996; 14 Banks







Trondheim Moodys: A1

10 smaller banks in southern Norway

Hamar Moodys: Aa3

SpareBank 1 SR (1839) Stavanger Moodys: A1

SpareBank 1 Nord Norge (1836) Tromsø Moodys: Aa3



SpareBank 1 SMN (1823)

SpareBank 1 Østlandet (1845)

SpareBank 1 Østlandet and SpareBank 1 Nord Norge Upgraded to Aa3 March 2020





SpareBank 1 Alliance

Alliance Member Banks	SpareBank 1 SMN	SpareBank SR-Bank	terran terran			
	Retail and Corporate Banking; approx. 1					
Subsidiaries of		Life and Property Insurance (JV with DNB from 2019)				
the banks	BN Ba	ink	Odin Ass			
	Mobile	Pay	Cre			
	SpareBank 1 F Brok		Factoring Accounting for S			



1.000.000 retail and 65.000 SME customers in Norway

d Bond Funding ompanies

set Management

redit Cards

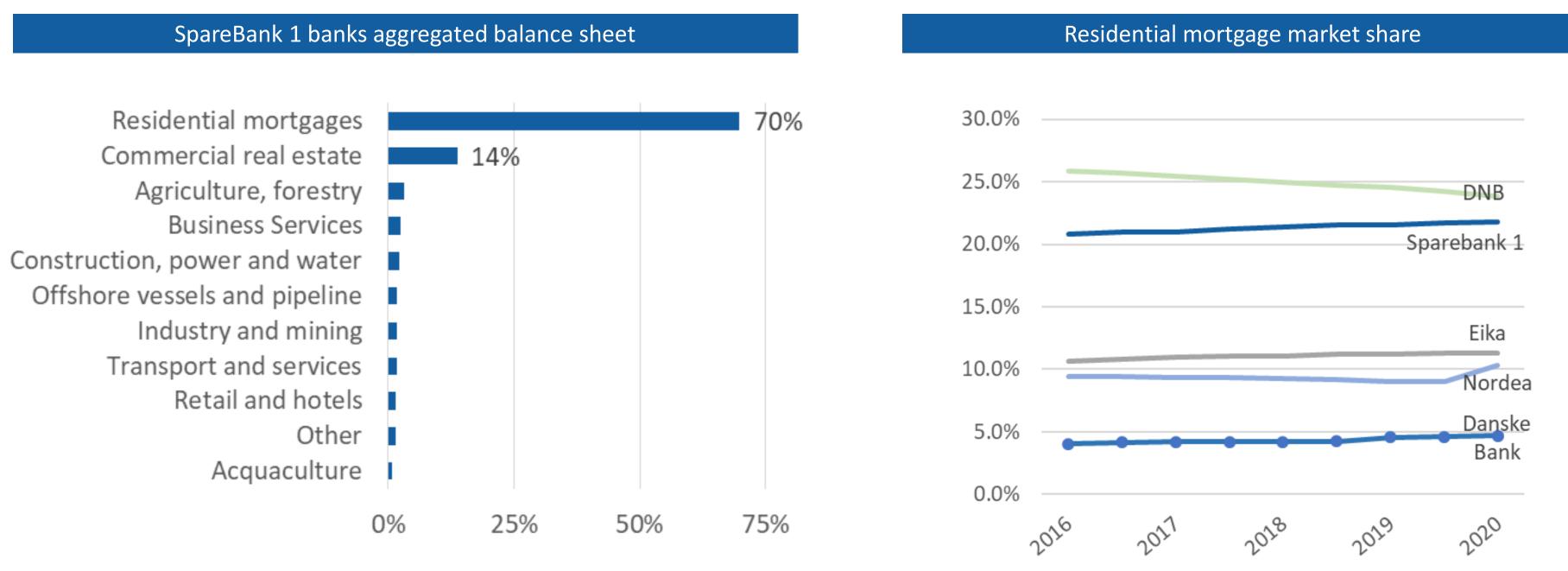
g and Collection, ng and Tax services SMEs, Other

SpareBank 1 Development (operational integration, business and competencies development)

Brand building and marketing, Procurement, IT systems & platforms, operational processes, credit models, Fintech/Bus. Development



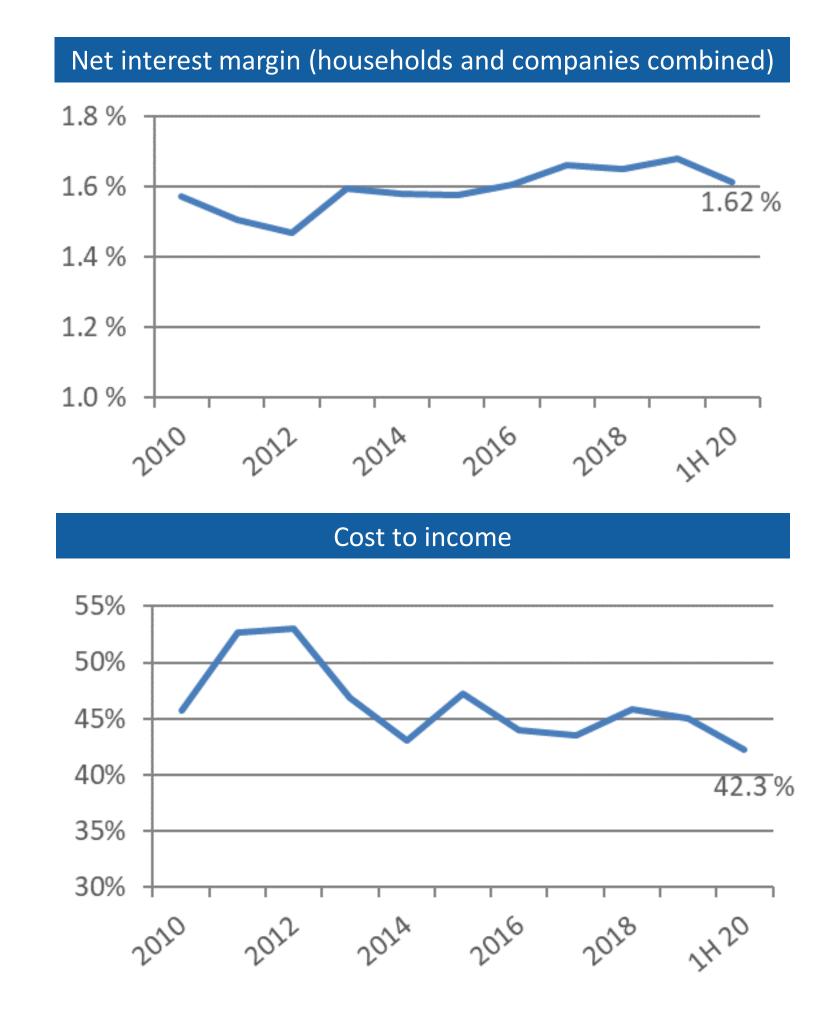
SpareBank 1 banks balance sheet and market share

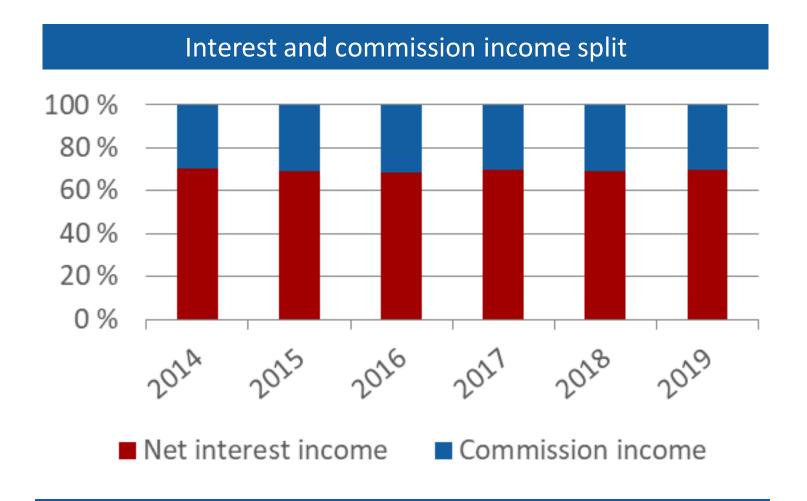


Source: Eiendomsverdi

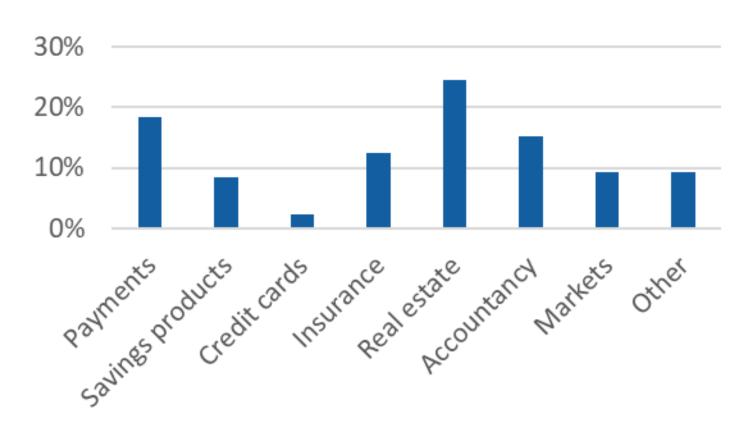


SpareBank 1 banks **Income and costs**



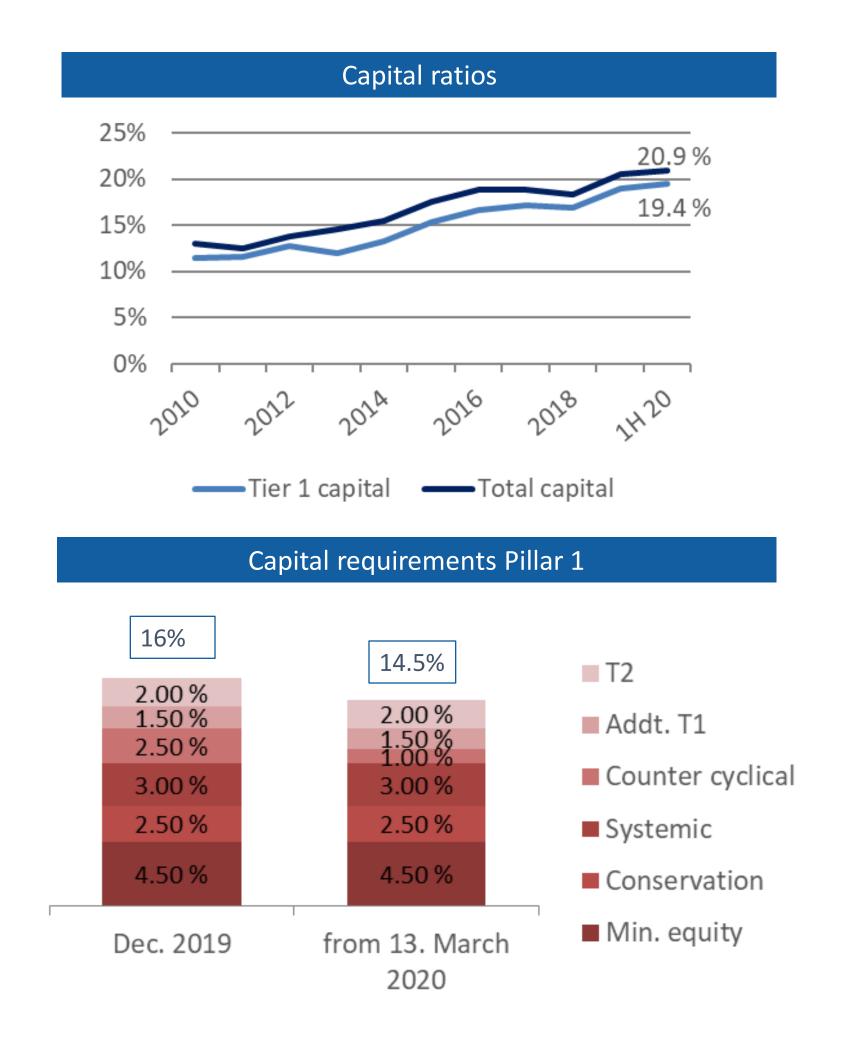


Commission income detail (2019)

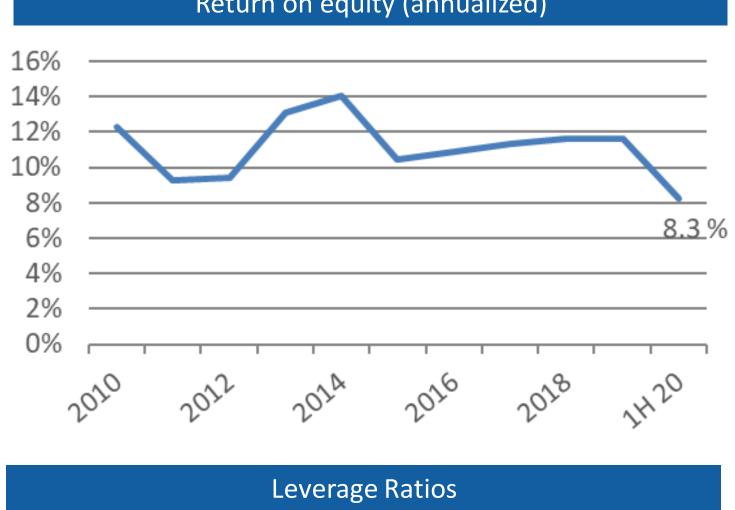


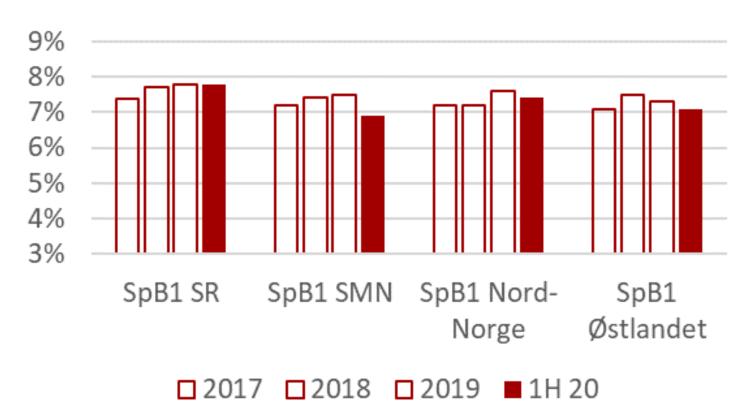


SpareBank 1 banks Capital and return



Source: banks financial reporting. Weighted averages.



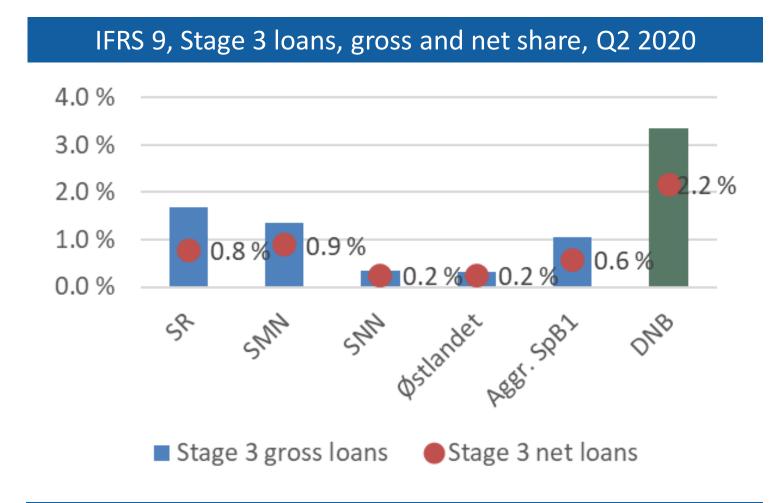


Return on equity (annualized)

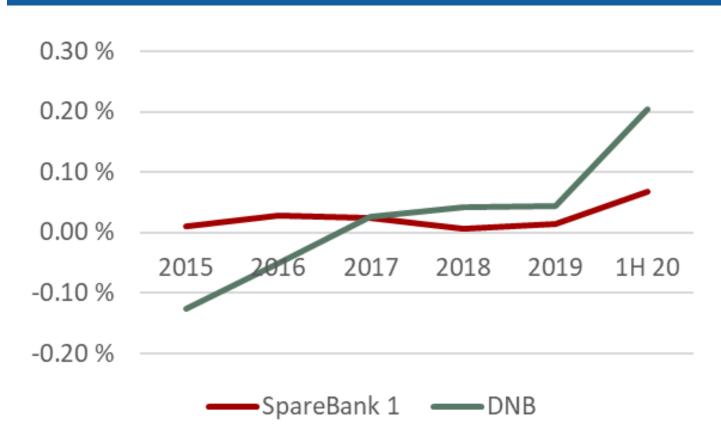
SpareBank 🚺



SpareBank 1 banks Credit quality

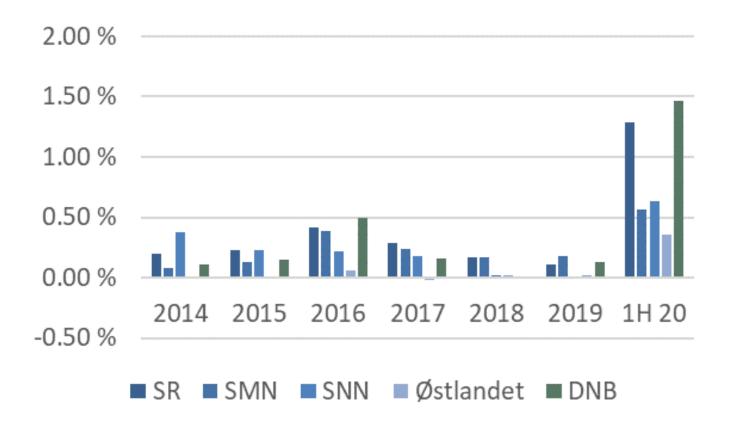


Loan write down (P&L charge): Loans to Households (1)

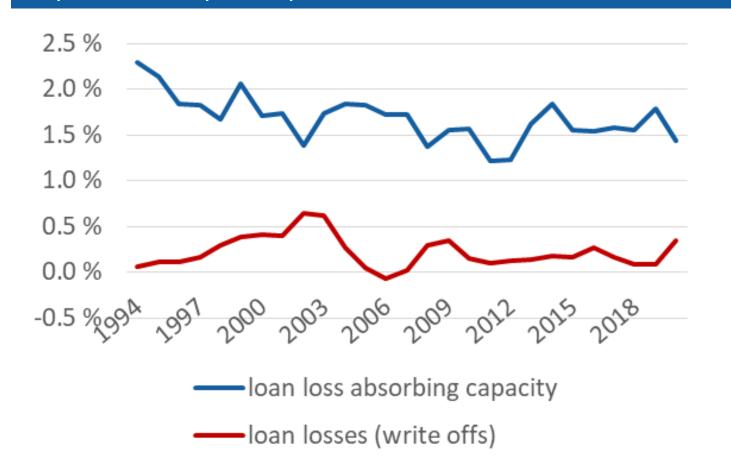


Source: banks financial reporting. Weighted averages.

Loan write down (period P&L charges): all lending (1)



SpareBank 1: profits pre loss & financials vs. credit losses





SpareBank 1 banks **Summary of Key figures for the Alliance banks**

As of June 30, 2020	Sparebank 1	All other	Alliance				
Figures in NOK mill.	SMN	SNN	Østlandet	SR	BV	SB1 banks	Aggregate
Moodys' Issuer/Sr. rating	A1	Aa3	Aa3	Al	A2	NR	
Total assets (incl. covered bond loans)	234,957	155,632	192,772	282,913	53,934	253,701	1,173,909
Gross loans	175,100	126,184	157,956	218,630	45,601	214,102	937,573
of which used in covered bonds	44,473	37,310	45,575	81,191	13,440	71,363	293,352
Deposits	94,289	73,081	85,481	111,170	25,948	113,325	503,294
NPLs	2,370	440	826	3,649	247	1,094	8,626
CET 1 Equity	20,320	14,181	16,244	25,203	5,381	24,121	105,450
CET 1 ratio	18.9 %	18.4 %	18.2 %	19.9 %	20.3 %	19.8 %	
Total capital ratio	21.1 %	20.2 %	20.1 %	21.8 %	22.3 %	21.6 %	
NPL ratio	1.4 %	0.3 %	0.5 %	1.7 %	0.5 %	0.5 %	
Cost to income ratio	46.0 %	39.2 %	46.6 %	37.9%	46.0 %	44.0 %	
RoE	10.3 %	12.9 %	11.0 %	3.7 %	9.8%	8.4%	

Notes

1. Covered bonds are issued through the Allliance'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

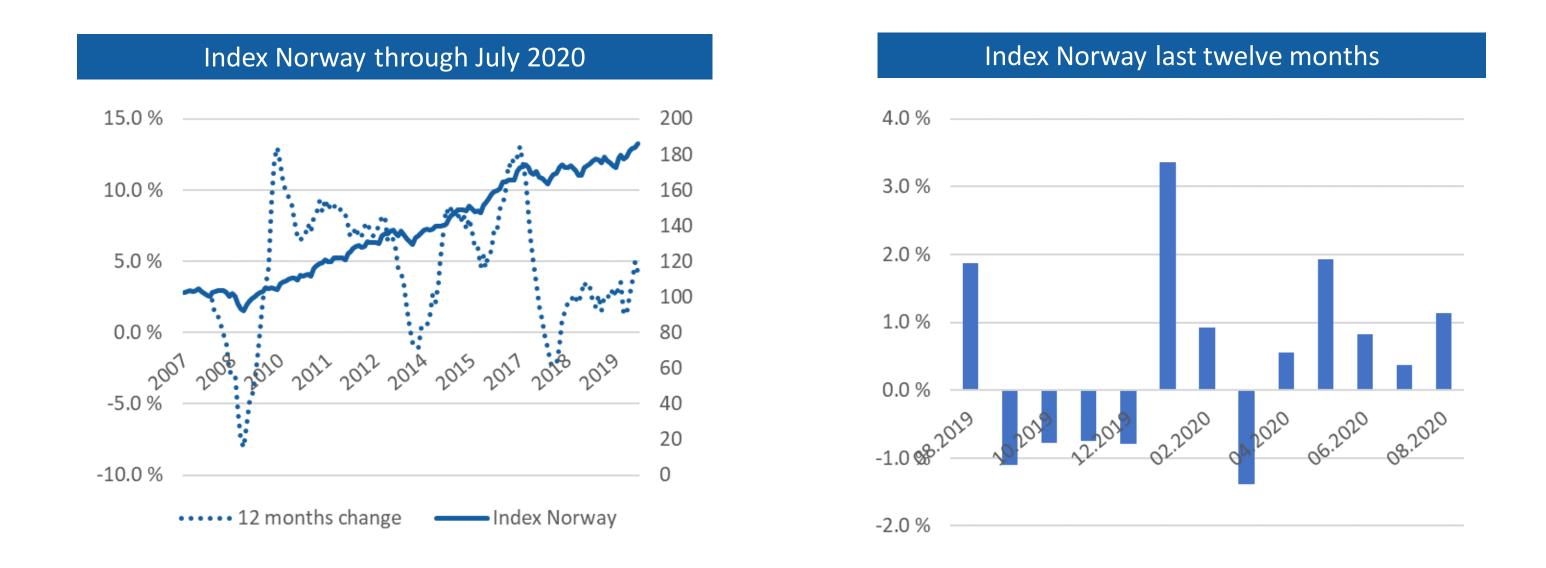
3. The ratios in the All other SB1 banks column are weighted averages



esidential real estate market

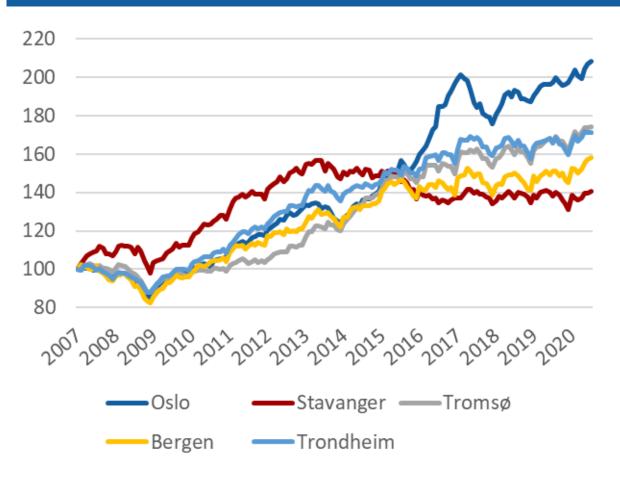


Residential real estate market Price development



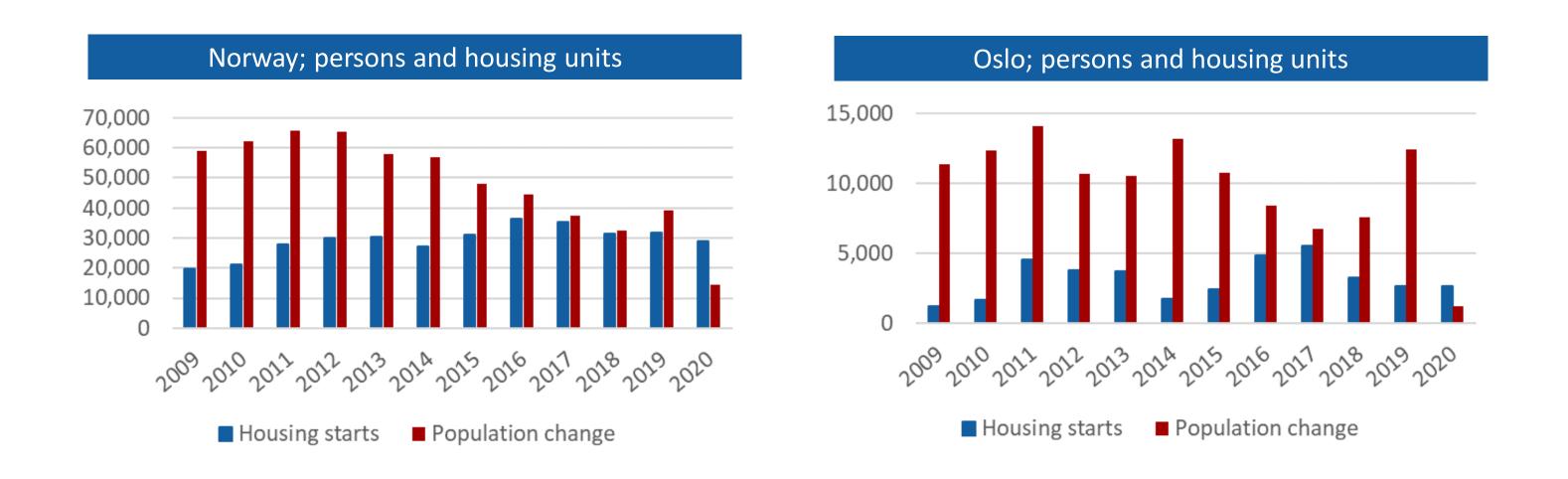
- House price index growth has been moderate since 2017 microprudential measures for mortgage lending play a role
- The market has shown (surprising) strength through the Corona crisis
- Oslo continues to show price appreciation, despite high price level
- Oil-region around Stavanger relatively inexpensive

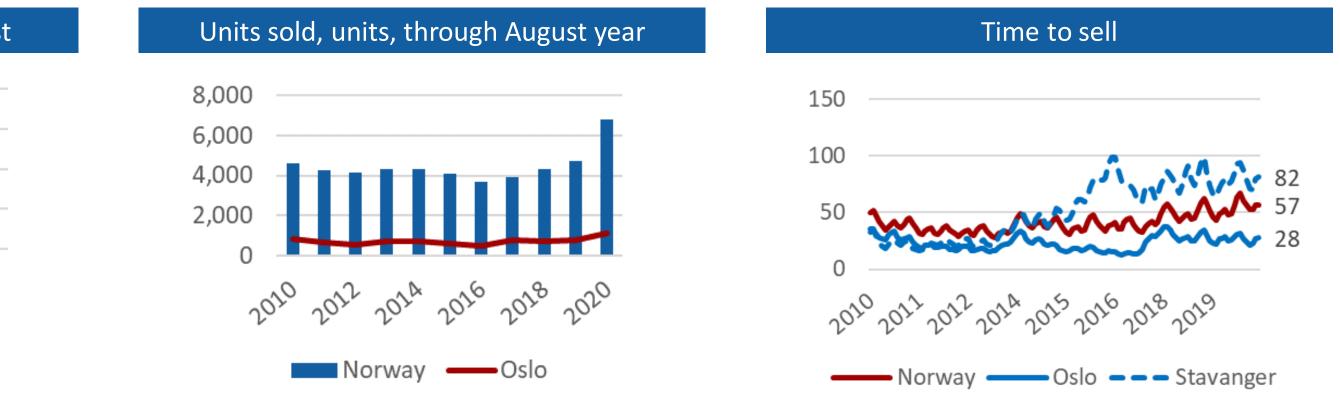
Largest cities indexes



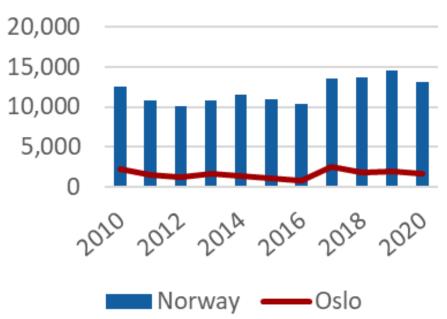


Residential real estate market Volumes





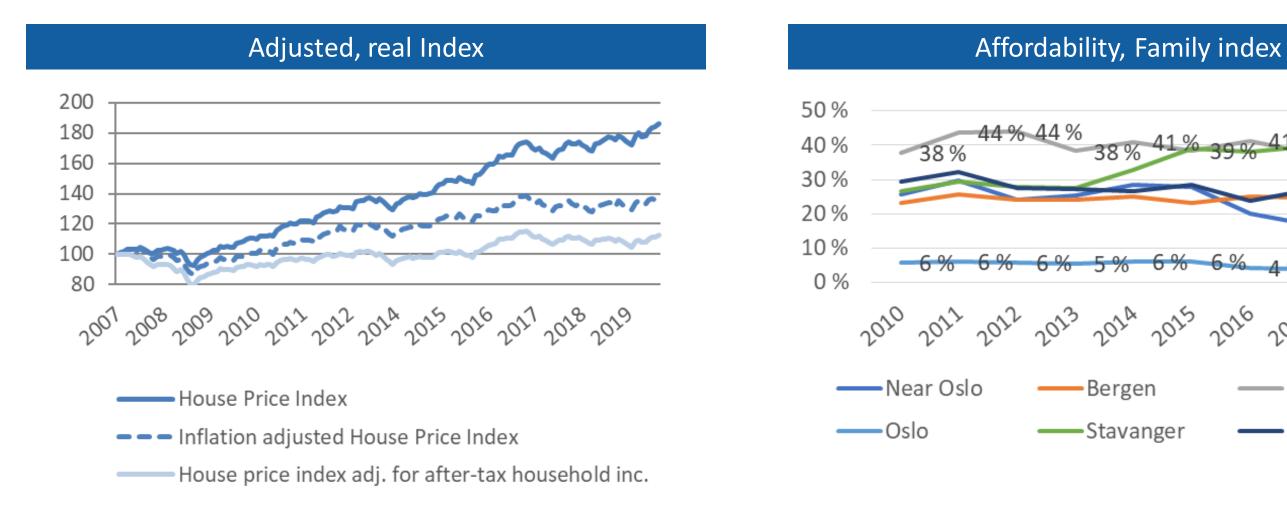
Unsold supply, units, through August



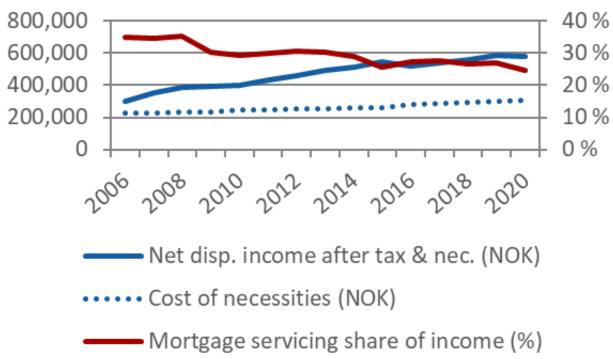
- Housing starts in Norway are high compared to population growth last few years
- Housing starts in Oslo have been low compared to population growth, this supports price growth in the capital
- Oslo, with 13% of Norway's population, is the largest city, and a bellwether for the real estate market and the residential price index

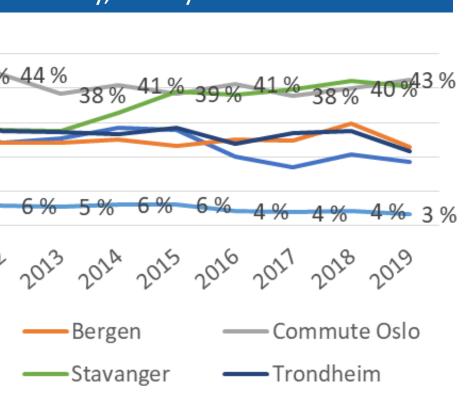


Residential real estate market Affordability

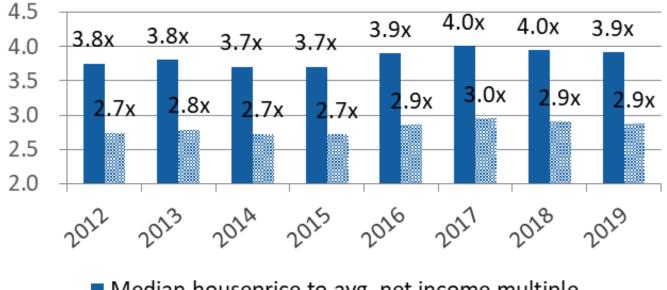


- Average real house prices for Norway, as adjusted by income growth are not much above 2007 levels
- The Family index shows affordability under all current mortgage rules for normal/median incomes from employment
- Mortgage service costs is between 20 and 30% of income after tax and necessities





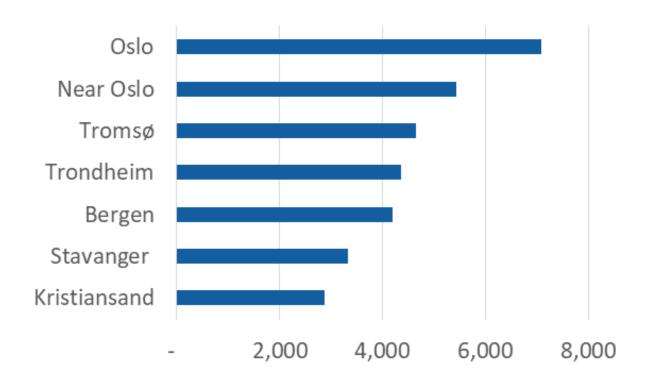
Median house price to income multiple



Median houseprice to avg. net income multiple Median houseprice to avg. gross income multiple

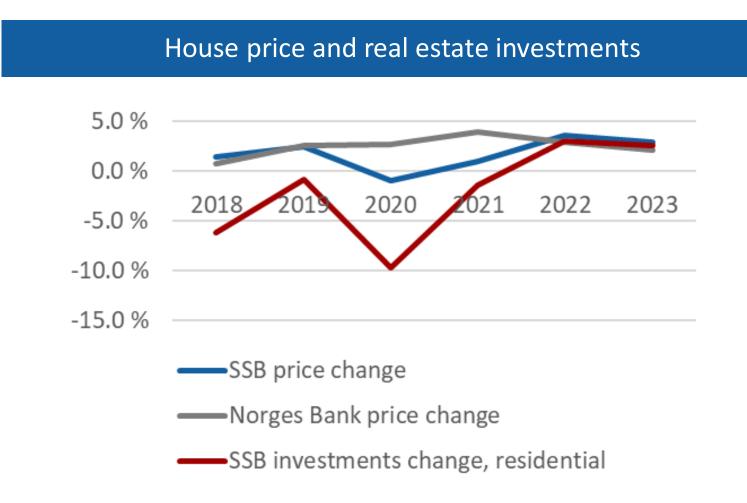
Mortgage service, 25 years, 85% LTV

Sq.m prices residential real estate (in EUR)





Residential real estate market Projections



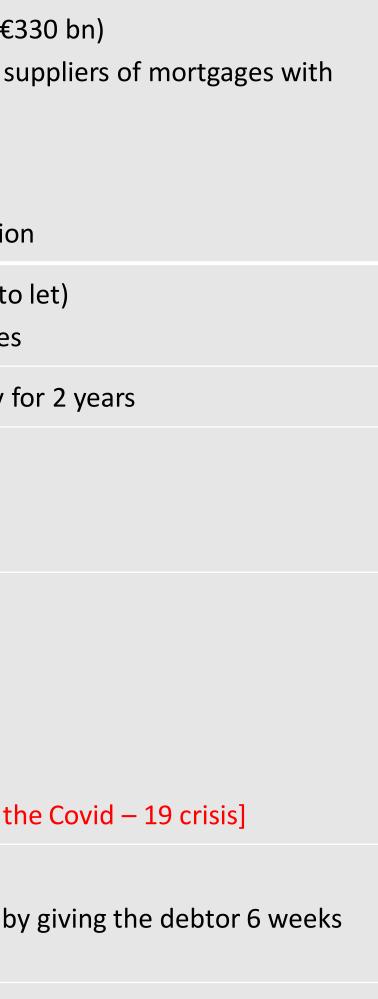
Forecasts from June, 2020, after decreases in policy rate • and mortgage rates across the banking landscape

- Norges Bank estimates closer to actual observed price change through July 2020
- Expectations amongst analysts vary widely, but the two ۲ main "official" sources agree on moderate price appreciation from 2021

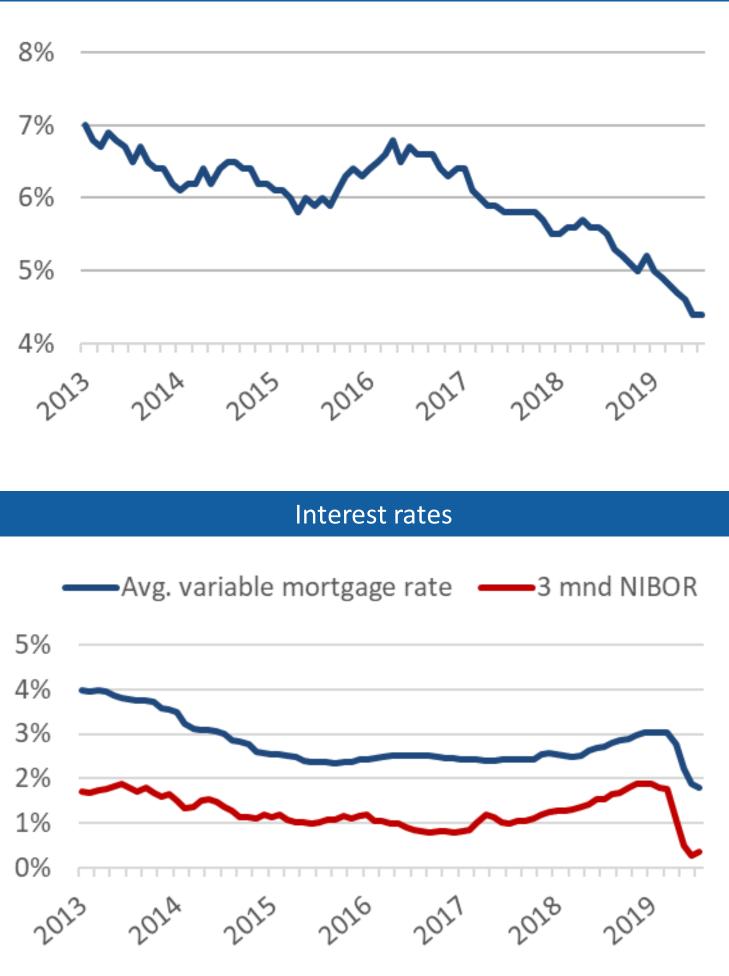


Mortgage market key characteristics

Mortgage Market	 Total size approximately NOK 3,250 billion YE 2019 (€330 bn) Private banks (incl. savings banks) are the dominant suppliers of moreover 95% market share Scheduled repayment mortgages: ca.85% Typical maturity: 25 years First priority security market, thorough documentation
Home Ownership	 Over 80% of households owner occupied (little buy to let) Between 50 and 60% are detached one-family houses
Social safety	 Unemployment benefits represents ca 60% of salary for 2 years
Personal Liability	 Borrowers are personally liable for their debt Swift foreclosure regime upon non-payment Transparent information about borrowers
Mortgage Market Regulation	 Loan to value: 85% (75% legal limit for cover pool) Flexible repayment mortgages: max 60% LTV 5% mortgage interest rate increase as stress test Maximum 5x debt / gross income for borrowers Repayment minimum 2.5% p.a. when LTV > 60% Exemptions 10% / 8% for Oslo [increased to 20% in the Covid – 19 cr
Interest Payments	 90-95% of mortgages are variable rate Interest rates can be reset at the banks's discretion, by giving the deb notice
Тах	 22% of interest paid is tax deductible (equal to the basic rate of tax) Owner occupied residence at 25% of market value for wealth tax



Household 12 month credit growth rate



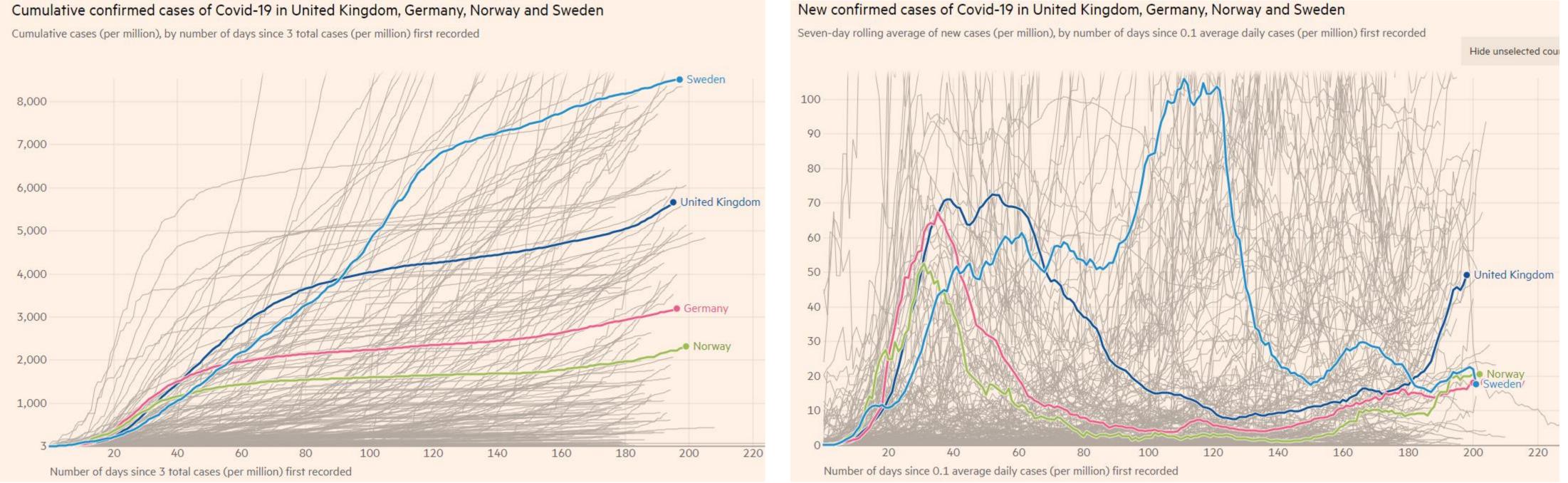




Macroeconomic overview



Status of the pandemic



Source: Financial Times and the European Centre for Disease Prevention and Control, Sept 17, 2020

New confirmed cases of Covid-19 in United Kingdom, Germany, Norway and Sweden



Which measures have been introduced to mitigate impact?



Unemployment: unemployment benefits extended; 60% of pay, capped



Tax measures (reductions, delays) for companies, people and municipalities



Government bond investment fund: Buying Investment Grade and High Yield Bonds – last active during the 2008-09 financial crisis



Cost covering payments for companies that had to closed or lost revenue



Government loan guarantees for companies of all size

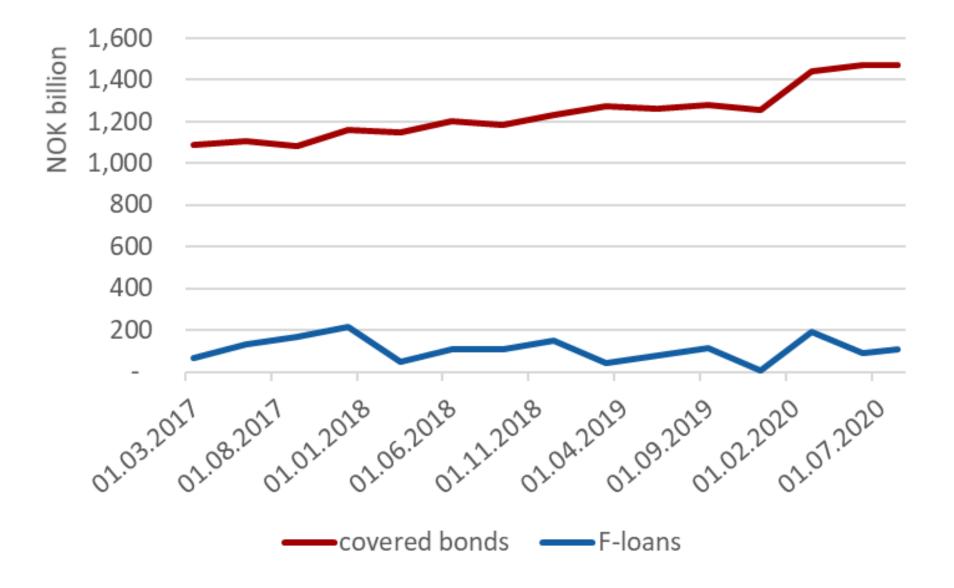


Central bank

- 12 month tenor liquidity loans against covered bond collateral. 30 bps above policy rate, also available in USD. Unlimited.
- Policy rate 0% (from 1.5%)



Take-up of central bank lending not material



- Take up of 12 months tenor central bank loans peaked at ٠ NOK 200 billion
- Outstanding covered bonds (market issuance) above ٠ NOK 1,400 bn
- SpareBank 1 Boligkreditt issued covered bonds of NOK 6.4 bn during Q1, and NOK 13.4 bn during Q2 and NOK 3.2 bn into the F-loans central bank facility

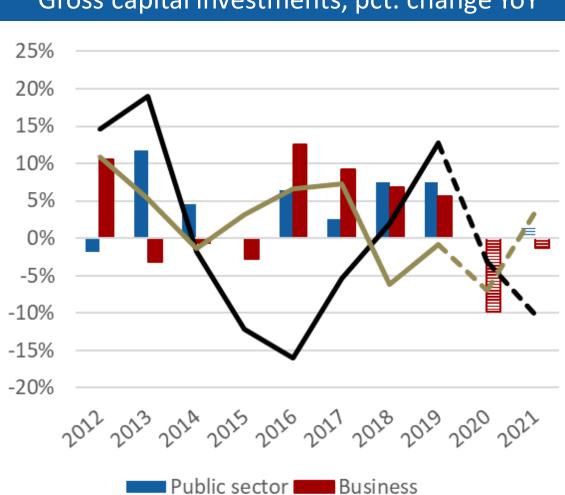




Norwegian economy overview



• Investments, which are 1/3 of GDP decline in 2020. • Housing investments, which have been negative for a few years has a recovery in 2021 (low interest rates and demand). • Business investments are still negative in 2021 after a number of prior strong years • Oil sector investments continue to drop in 2021 • The public sector is not expected to increase investmentsbut is growing consumption and cash

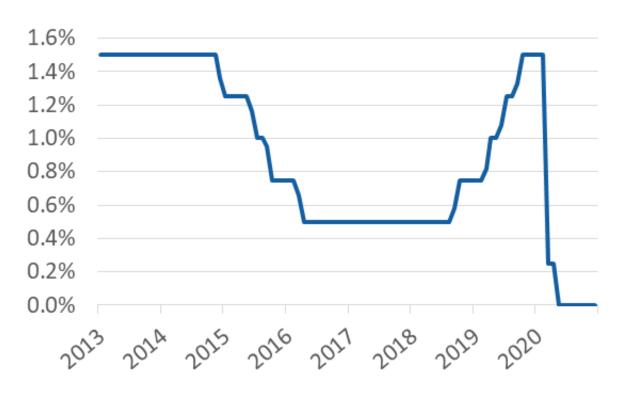


Source: Statistics Norway, Norges Bank

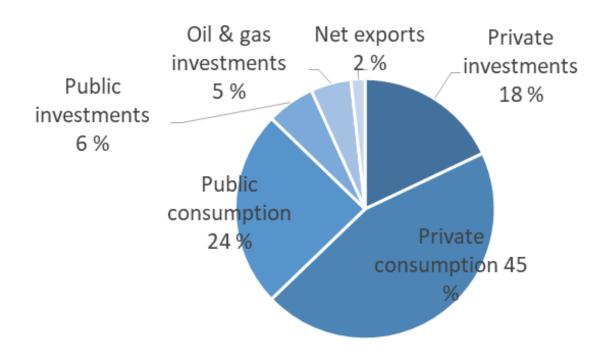
injections into the private sector

-Oil & gas -Housing

Central bank monetary policy rate

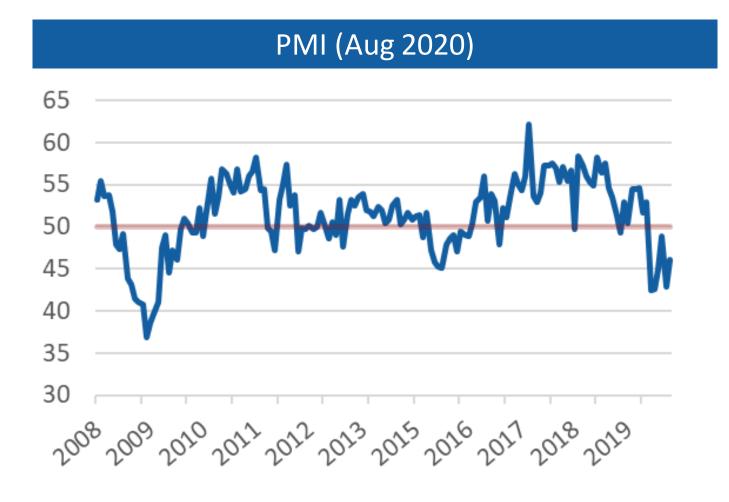


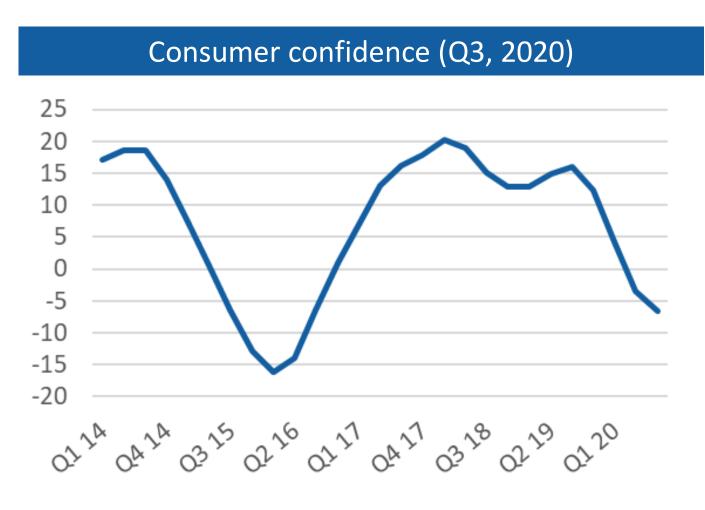
Norwegian economy structure (2019)





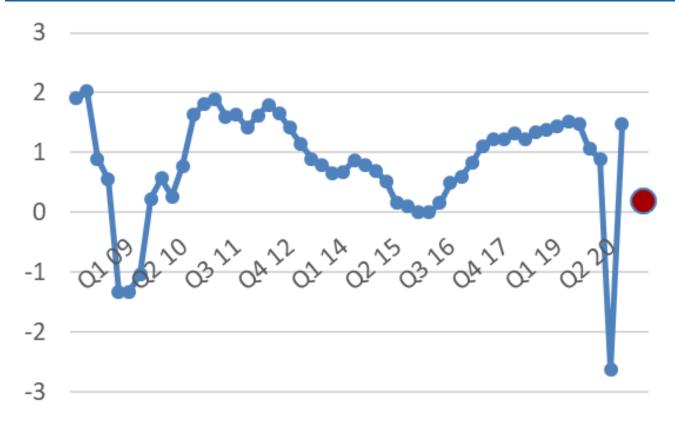
Outlook indicators



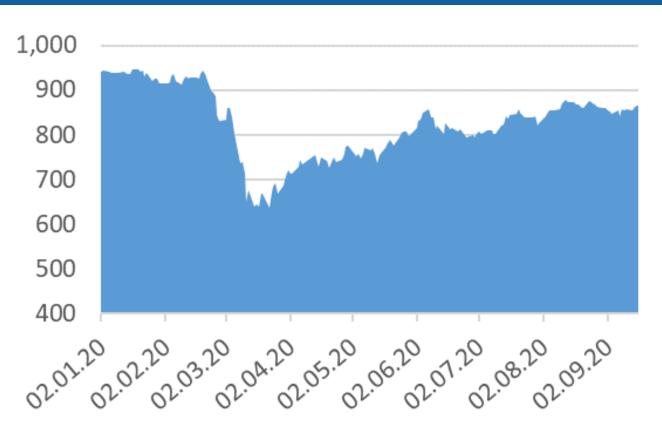


- PMI shows an ongoing negative sentiment in business
- Consumer confidence for Q3 2020 (published Aug 13) remains low
- The central bank business survey of industry shows actual growth the 3 months through August positive, while significantly less positive 6 months ahead

Central Bank business survey (Sept 15, 2020)

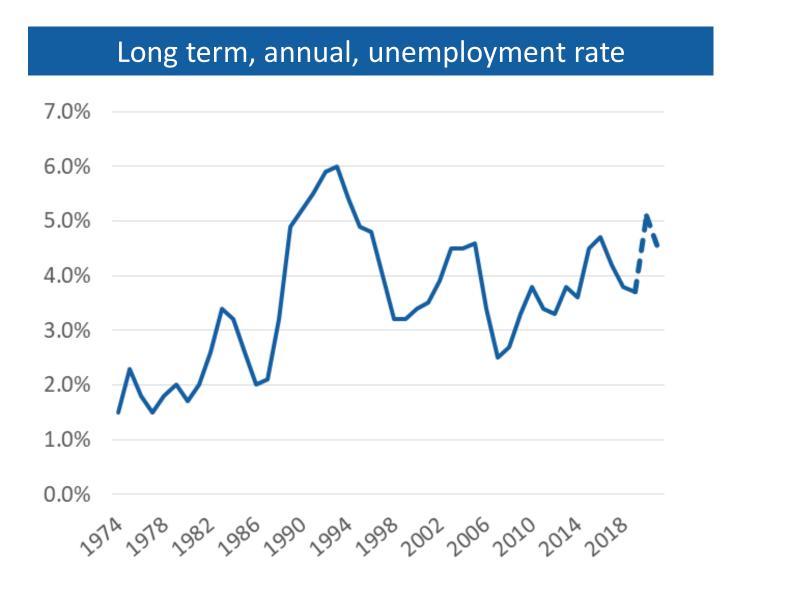


Oslo OSEBX main stock market index

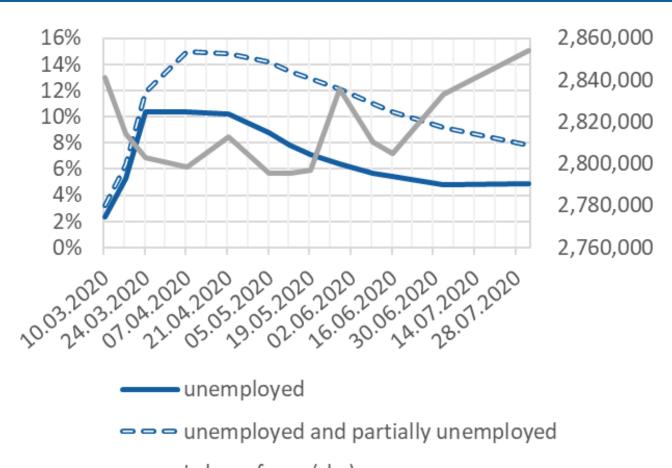




Employment



- SSBs forecast for the unemployment rate (unemployment survey) shows a 6.1% unemployment rate for 2020 and 4.5% for 2021
- This is a quicker recovery in the unemployment forecast for 2020 and 2021 than initially expected, and builds on the weekly statistics in the chart to the right

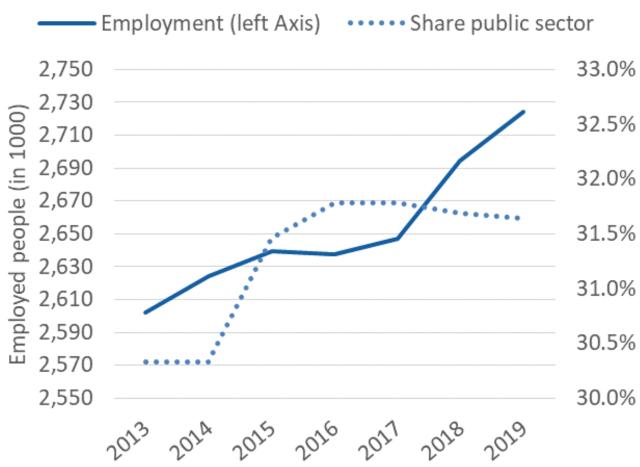


• The unemployment rate (registered employment seekers fully unemployed) went down from 10% in April to below 5% in July

Unemployment and labour force

- —— Labour force (rhs)

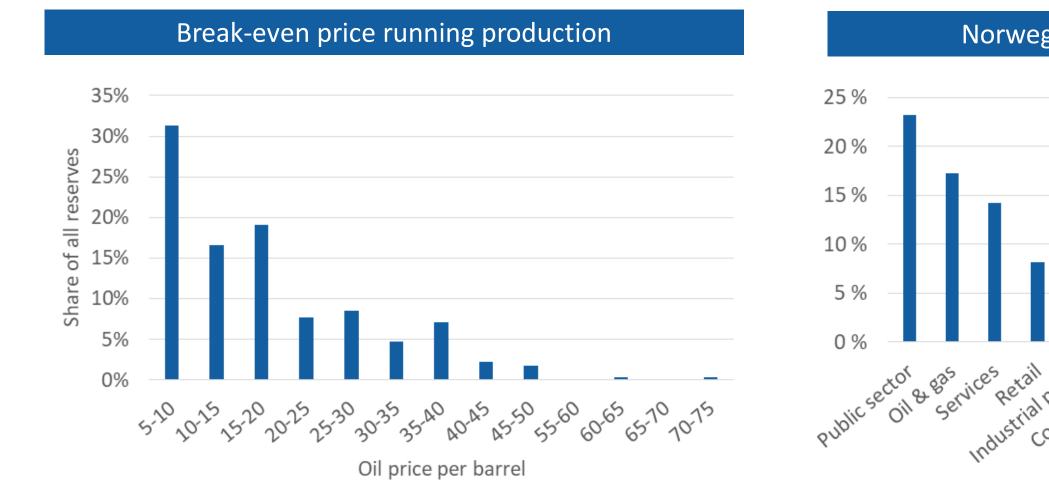
Sector employment



• The public sector is a large employer and absorbs employment in stressed times

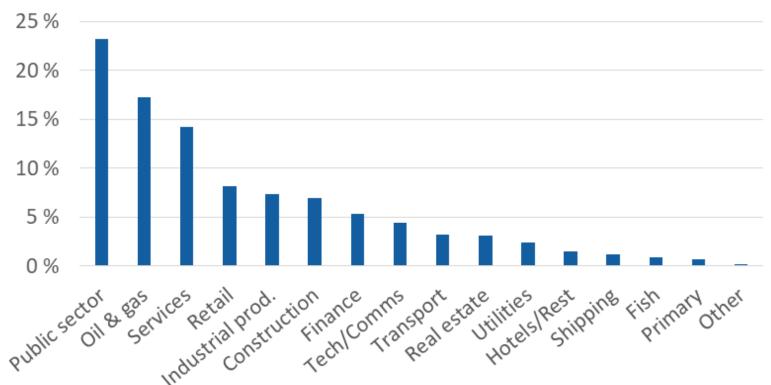


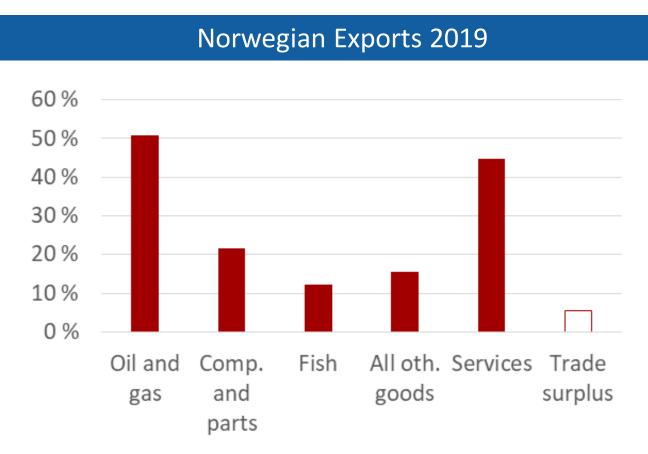
Oil sector



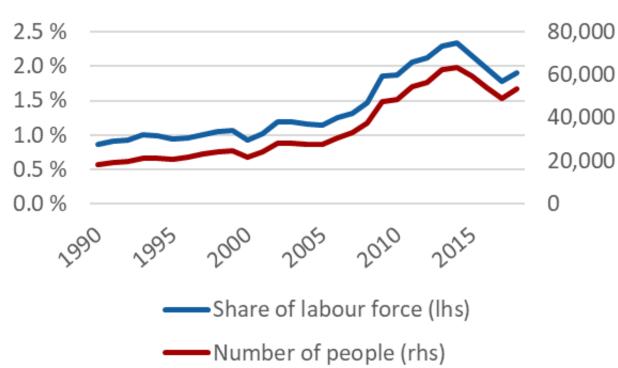
	Lower oil and gas share of GDP (real terms) ⁽¹⁾	
• 2/3 of all production is profitable at an oil price	35 % 30 %	
below USD 20 / barrel	25 % 20 %	
 Oil & gas is an important industry, but has reduced in relative size as a share of gross product 	$ \begin{array}{c} 15\% \\ 10\% \\ 5\% \\ 0\% \\ 19^{10} 19^{15} 19^{80} 19^{85} 19^{90} 19^{95} 20^{0} 20^{05} 20^{10} 20^{15} \end{array} $	

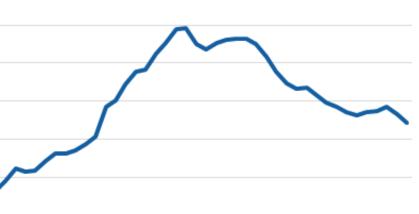














SpareBank

80,000 60,000 40,000



Norway has a good starting point for a crisis

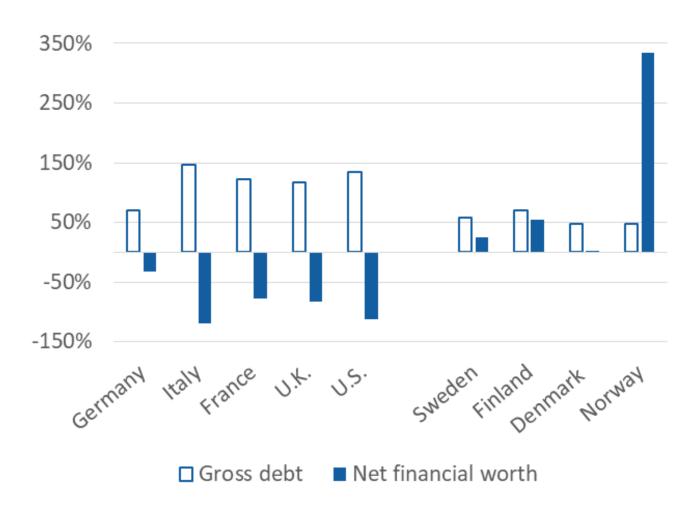


Sound public finances

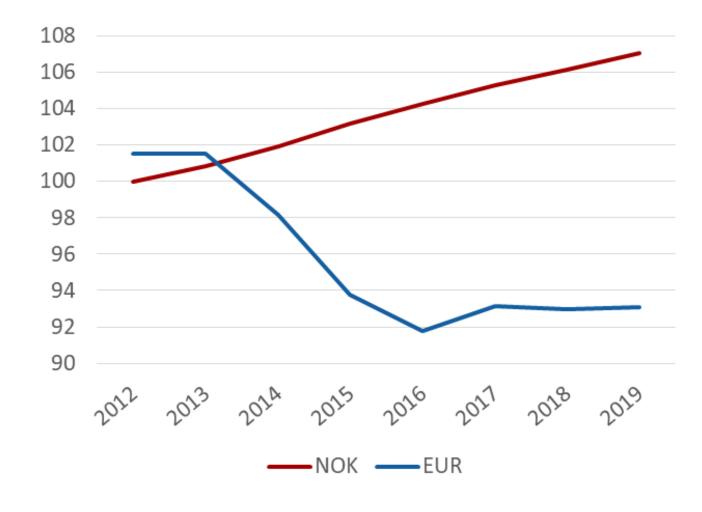
Low unemployment

Floating exchange rate

Public debt, 2018/2019

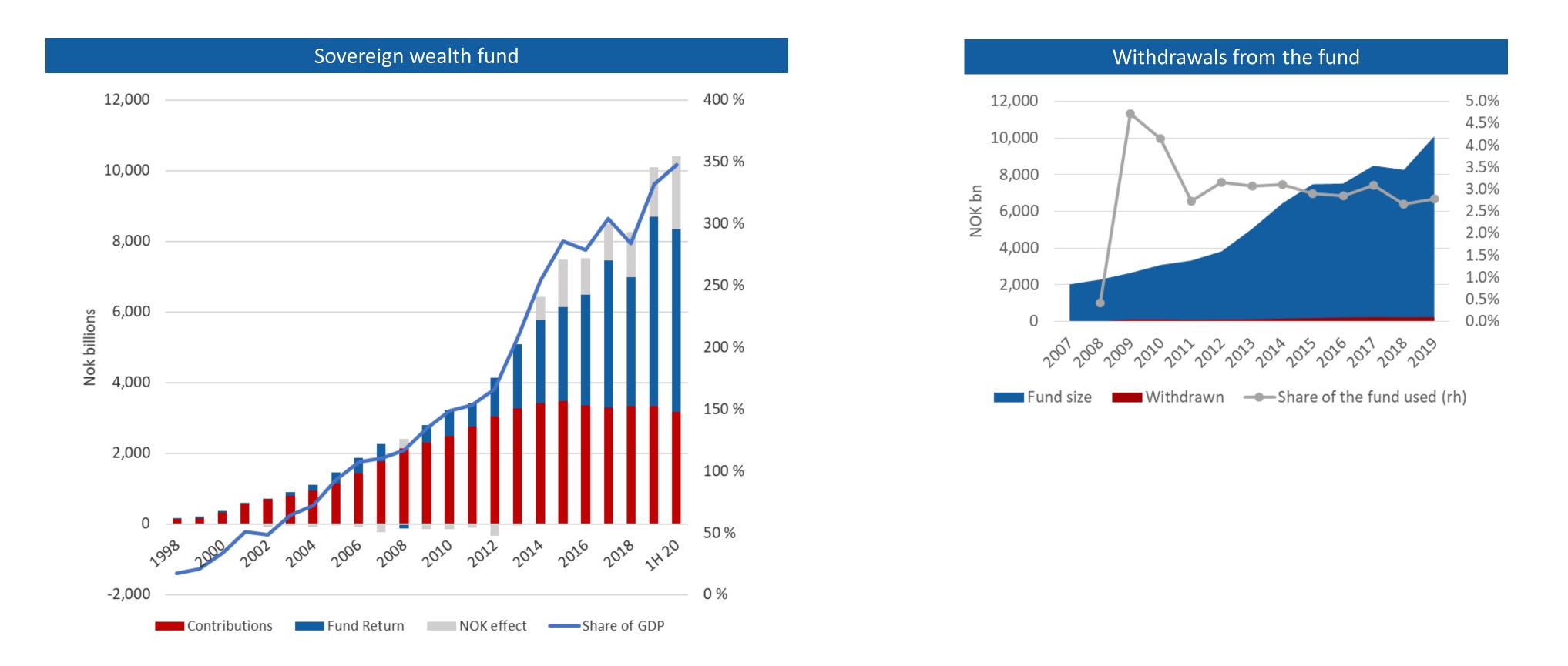


Index of industry wage unit costs





Sovereign Wealth Fund





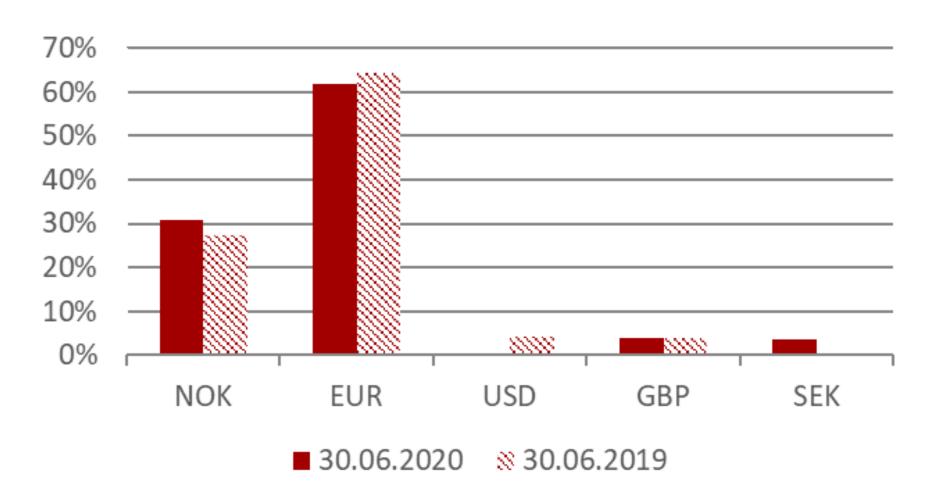






SpareBank 1 Covered Bonds

SpareBank 1 Covered Bonds by currency



25% 20% 15% 10% 5% 0% 2022 2022 2023 2024 2025 2026 2021 2028 2029 2038 ■ EUR ■ GBP ■ NOK ■ SEK

Covered bond maturities



Spabol EUR, GBP and SEK covered bonds

Issue Date	Size (mill)	Tenor (years)	Maturity	Spread at issue (basis points)
EUR (fixed rate)				EUR fixed rate, issue MS+
Feb 2011	1,000	10	2/2021	60
Sept 2011	1,000	10	9/2021	65
Aug 2015	1,000	7	9/2022	8
Mar 2016	1,000	7	3/2023	23
August 2016	1,000	10	8/2026	4
January 2017	1,000	5	1/2022	0
June 2017	1,000	7	6/2024	0
January 2018 (green bond)	1,000	7	1/2025	-6
June 2018	1,000	5	6/2025	2
Jan 2019	1,250	10	1/2029	23
May 2019	1,000	7	5/2026	2
November 2019	1,000	10	11/2029	10
<u>GBP</u>				<u>Sterling</u>
Nov 2017	500	5	11/2022	FRN L+27
April 2018	250	5.75	12/2023	Fixed issued L+33 bps
<u>SEK</u>				
June 2020 (green bond)	8,500	5	6/2025	FRN S+35 bps

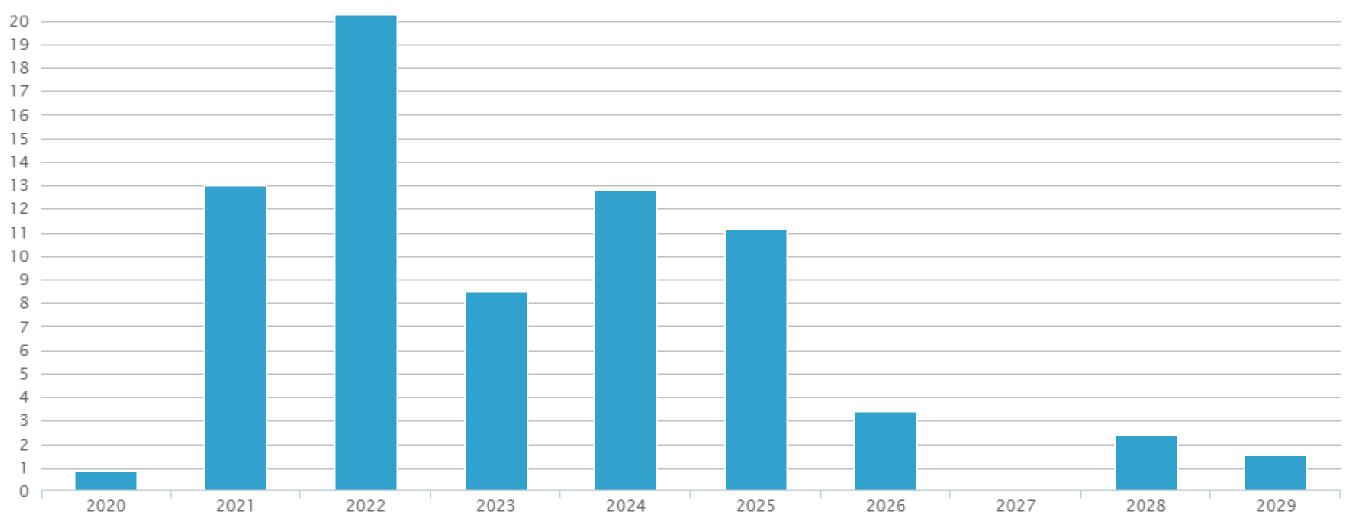
SpareBank 🚺



Spabol NOK covered bonds

- A tap market
- Floating and fixed series available
- Spabol 10/24, 11/26, 06/28 fixed rate bonds increase by 1.15 bn in January 2020

Balance in billions NOK



• Spabol NOK 02/25 (FRN) issued 5.25 bn on Feb 17, 2020; increased to 11.12 bn during April 2020





Appendix: green covered bonds

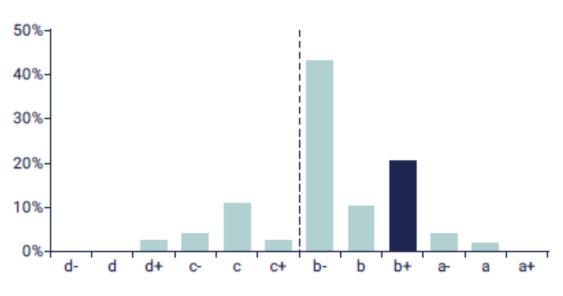




SpareBank 1 Boligkreditt Green Bond rating

ISS – Oekom Green Bond Rating

492 bonds in total



Moody's Green Bond Rating

Green Bond Assessment - January 2018 issuance

Summary analysis





- + 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





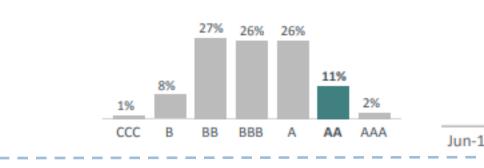


SpareBank 1 Boligkreditt ESG Rating

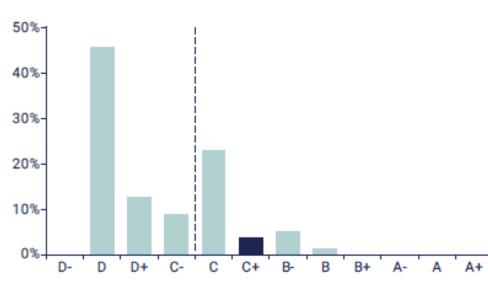
MSCI ESG Rating

INDUSTRY RATING DISTRIBUTION

AAA



ISS – Oekom ESG Rating



79 companies in the industry

<u>IMUG</u>

Issuer Performance Ranks based on imug's sustainability strategy

Sustainability Rating



ESG RATING HISTORY



Jun-14 Aug-15 Dec-16 Dec-17 Dec-18



ESG in SpareBank 1 banks

Dedicated ESG department / function in each bank









- Green bonds and green mortgage programmes

Signed UN Environmental Programme Principles of Responsible banking

Reports on climate risk / produces Scope 3 climate accounts

Comprehensive ESG strategy with goals and reporting; GRI reporting, Task force on climate related disclosures, integration of UN sustainability goals

SpareBank 1 Judged by Norwegian consumers to be the leading bank in sustainability



Draft EU-GBS and EU Taxonomy

	EU Taxonomy	
EU Environmental Objectives	• The sole UoP category addressed in SpaBol's Green Framework is in line with EU Environmental Objection Climate Change Mitigation	
Use of Proceeds	 SpaBol's eligibility criteria comply with the recommendation of the EU Taxonomy for the acquisition of / new builds "considering as a minimum benchmark the performing 15% of the stock as represented best level of energy and resource efficiented achieved in a local context" 	
	EU Green Bond Standards	
	Lo Green Bond Standards	
Green Bond	• The role of the Green Bond Framework (GBF) is for	
Framework	 Project selection in line with the EU Ta Rationale for issuing 	
Framework	 Project selection in line with the EU Ta Rationale for issuing 	



Alignment

Bond tive (1): Specifically, Objective 1.b:

- Substantial contribution to Climate Change Mitigation:
 - Improving energy efficiency in all sectors -> i.e. buildings

nendation of ings: he <u>top</u> ntative of the ncy that can be **CBI compliant methodology for the top 15% proxy in Norway**



	Alignment			
formalised: axonomy	 Taxonomy - compliant top 15% threshold Rationale - SpaBol hopes to contribute to additionally via its green bond offerings, where green mortgage products are facilitated in part through green covered bond funding. This, as well as SpareBank 1's broader commitment to sustainability and the green bond market, encompasses the main rationale for issuing green covered bonds 			
h EU-GBS (by stribution per nature of	 SpaBol reports on allocation and impact after/at the time of new green bond issuance Annual auditor assurance on the green mortgage portfolio 			



Evaluating and selecting eligible green assets

Criteria 1: Building codes (building year as of 2009/2012)

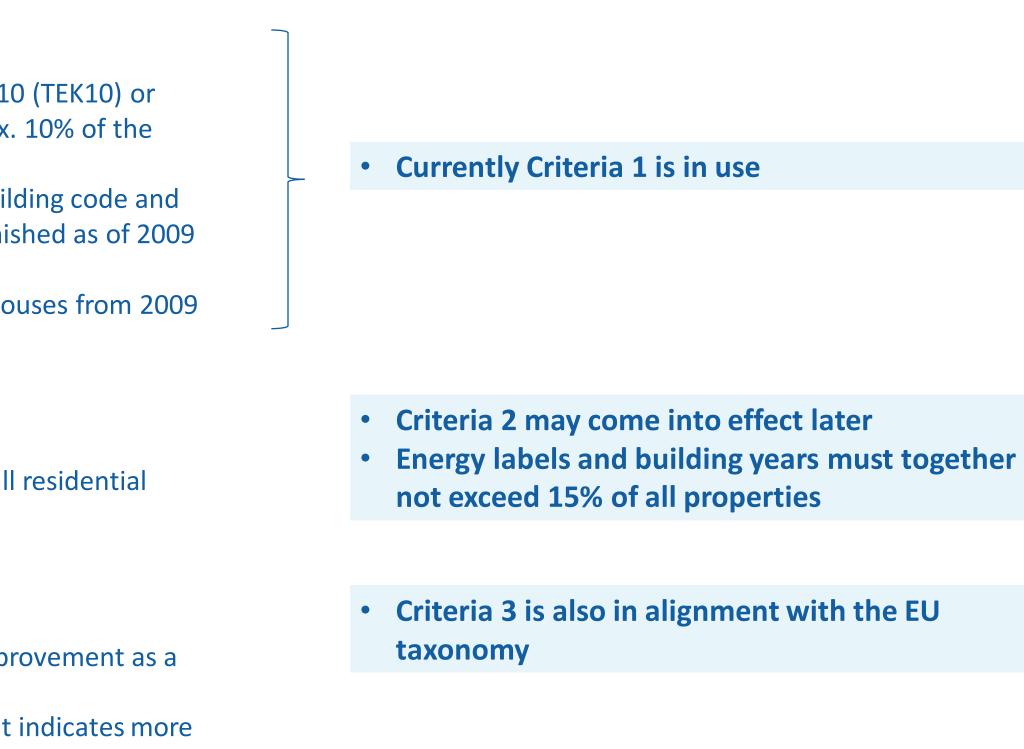
- Residential buildings that have building codes of 2007 (TEK07), 2010 (TEK10) or 2017 (TEK17) have better energy standards and account for approx. 10% of the residential building stock
- A conservative two year lag between implementation of a new building code and the year of the building being built is assumed, hence buildings finished as of 2009 are eligible for the green portfolio
- Apartments are eligible with a building year from 2012 (TEK 10), houses from 2009 (TEK 07)

Criteria 2: EPC energy labels

• Properties with energy labels A, B and C are a smaller fraction of all residential properties

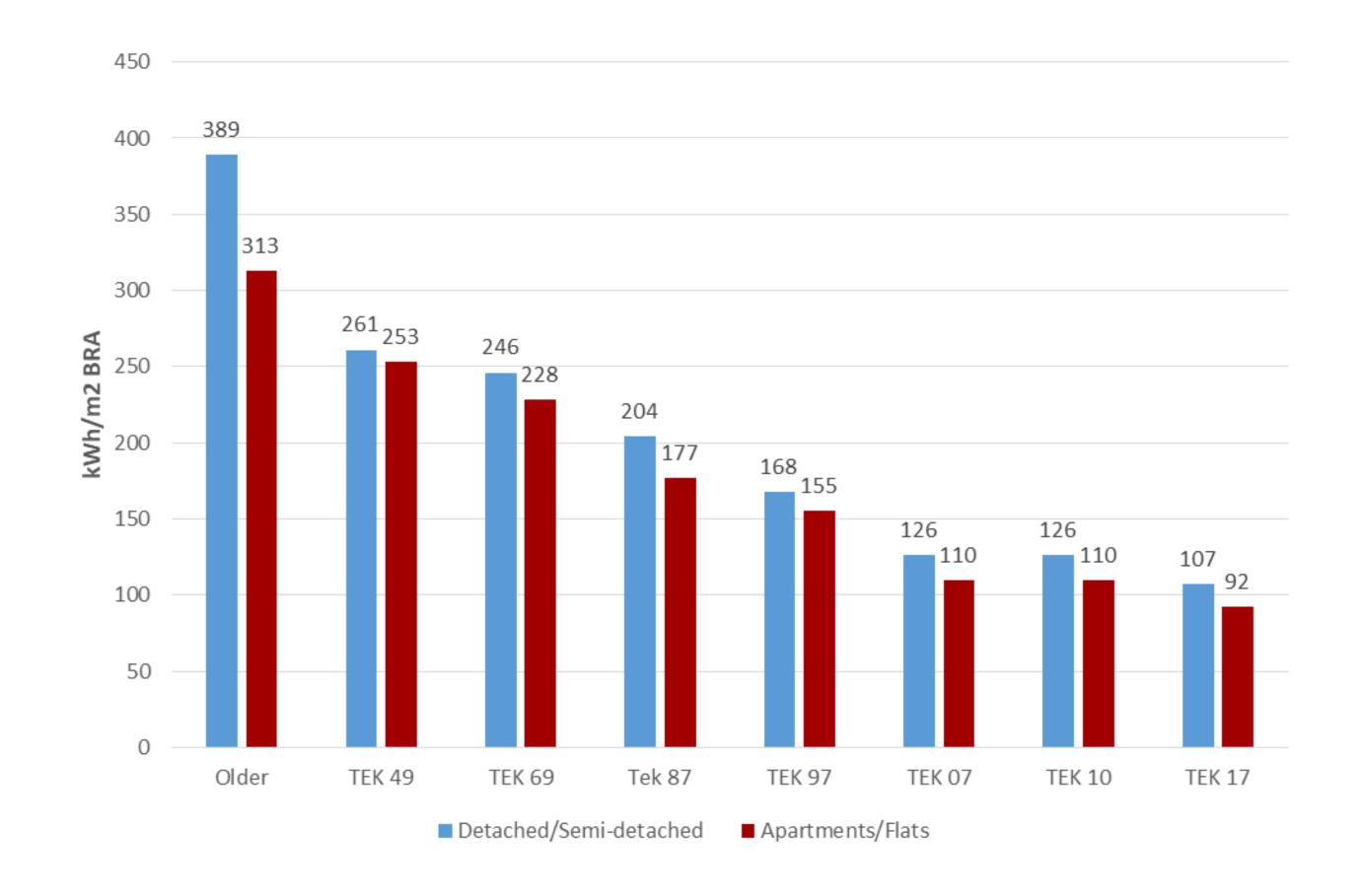
Criteria 3: Refurbished buildings

- Additionally, homes that have realised a 30% energy efficiency improvement as a result of refurbishment will also qualify
- Multiconsult has calculated that a two step EPC label improvement indicates more than a 30% improvement in energy efficiency





Building codes and energy use

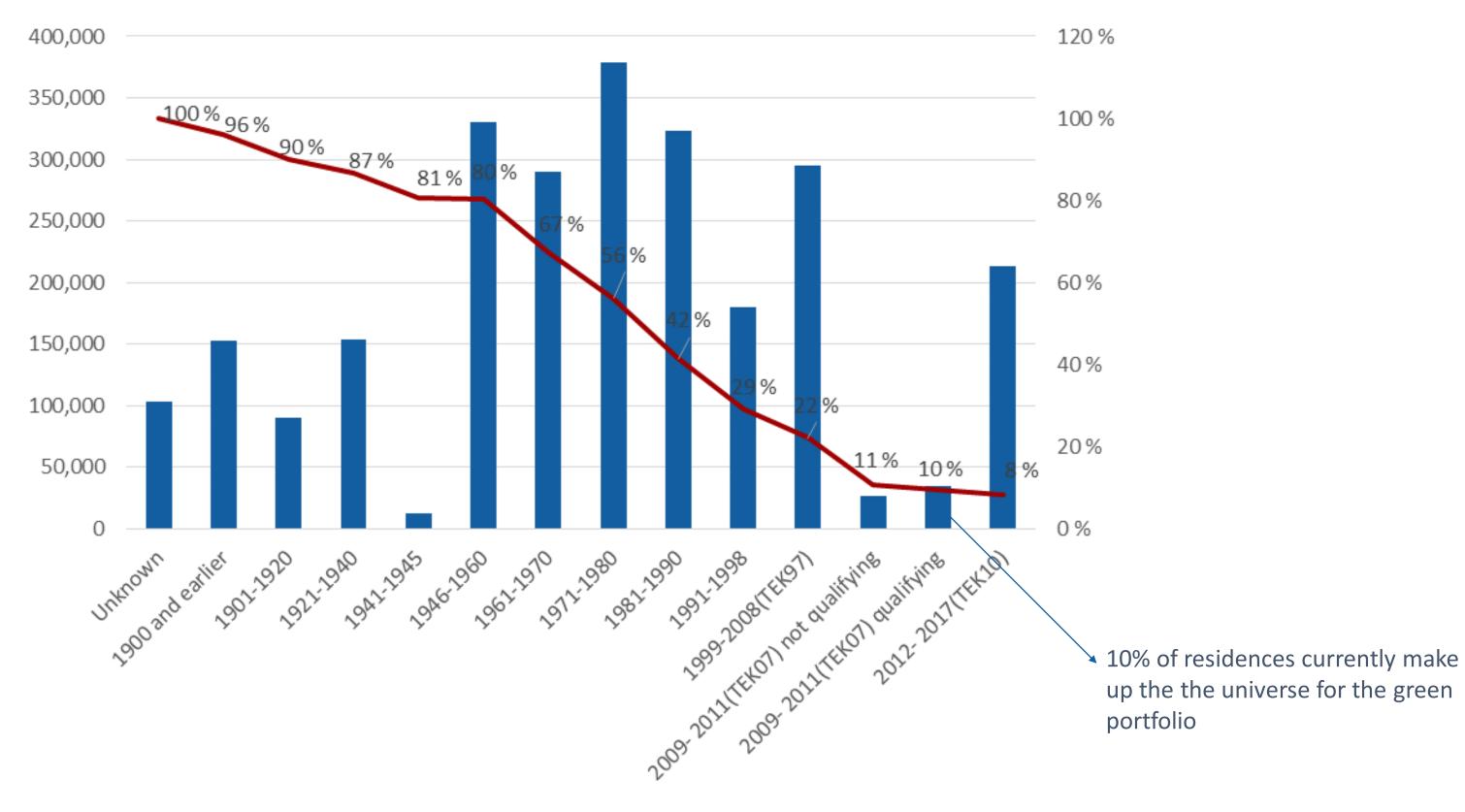




Development in calculated specific net energy demand based on building code and building tradition, (Multiconsult, simulated in SIMIEN)



Building stock share within criteria 1



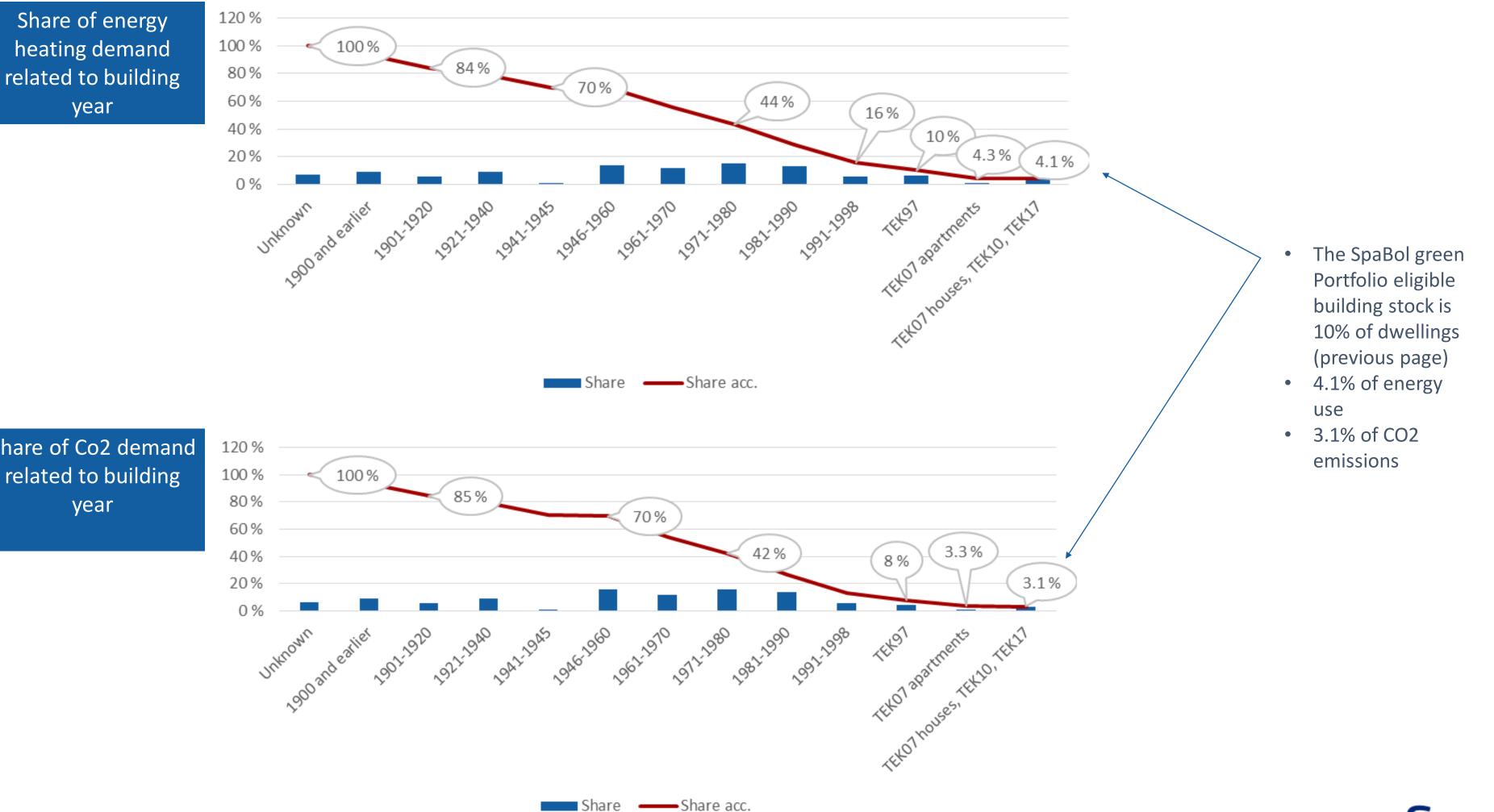
As of September 2019

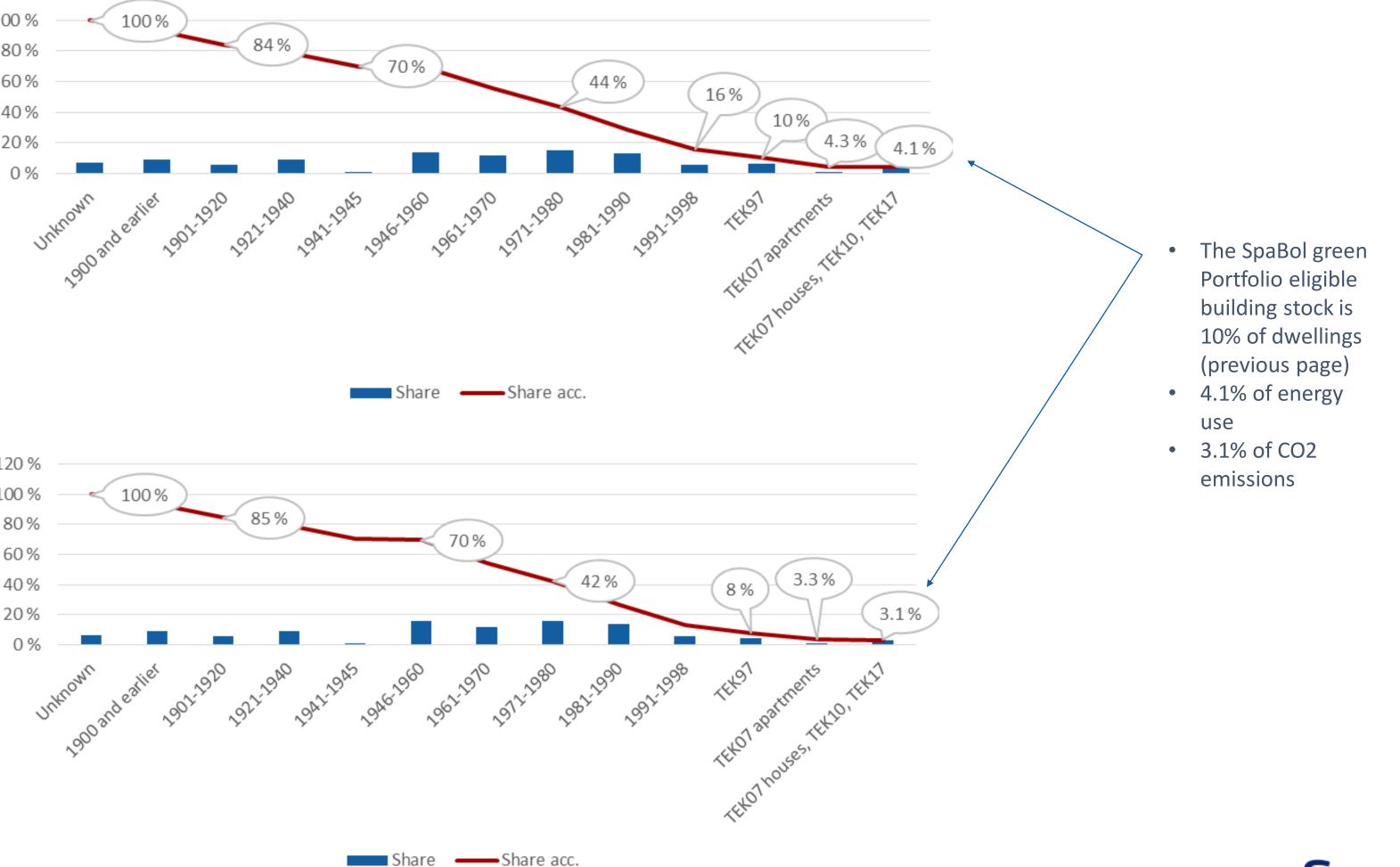
Series1 —— Share acc.





Building codes, energy use and Co2 emissions



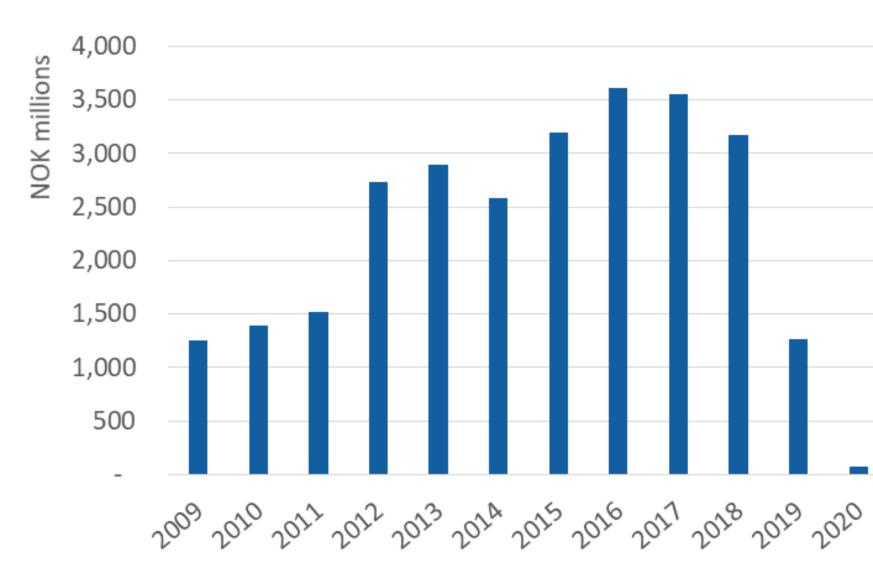


Share of Co2 demand related to building year



Spabol green mortgage portfolio

Mortgage volumes according to building completion year in mill. NOK

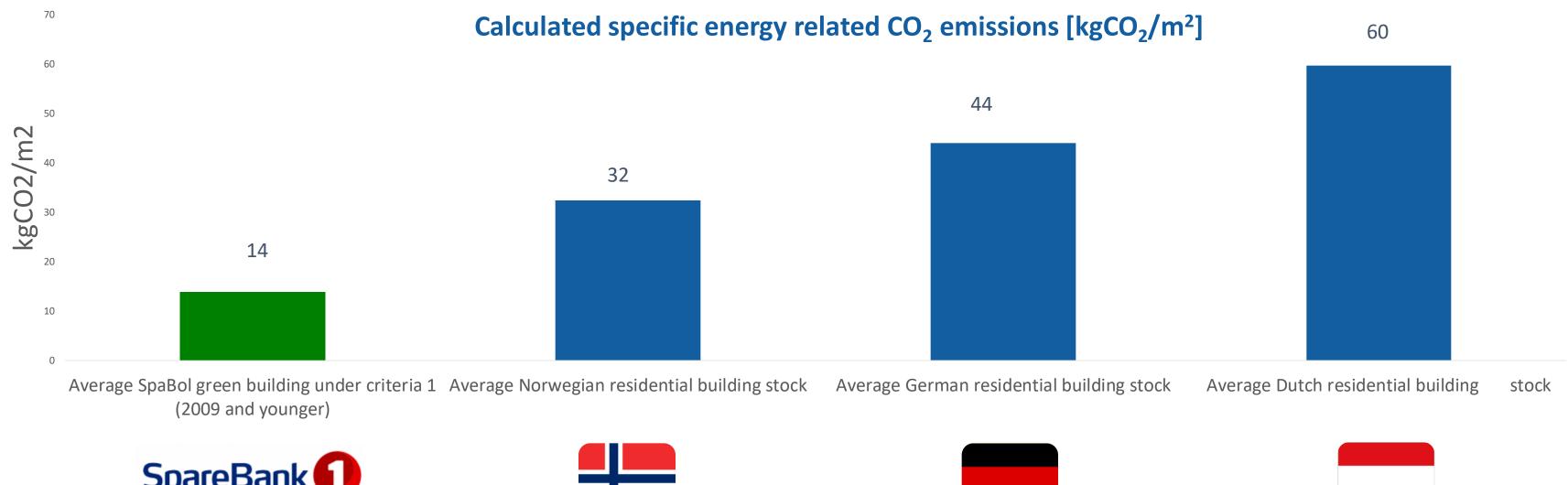




- In total there are approx. NOK 27.2 bn of mortgages within criteria **1** for green assets
- 1 bn EUR green covered bond outstanding



Impact of the green covered bond







Source: Multiconsult

- Green buildings under criteria 1 emit 57% less CO₂ than the average Norwegian residential building (saving of 26,558 tons CO₂)
- Green buildings under criteria 1 emit 73% less CO₂ than the average Western European¹ residential building (saving of 34,012 tons CO₂)





Example new green mortgage products



Increase energy efficiency in existing buildings

buildings

Bank	Terms	Criteria
SpareBank 1 SMN	30 bps reduction in standard interest rate	Energy label A, B, C for upgraded buildings, A and B for new buildings
SpareBank 1 Østlandet	 Zero interest rate for a portion of the loan Step up in interest rate each year over 4 years Slightly below standard rate for remainder 	Green loan criteria tied to those that are approved for ENOVA (gov. agency) grants
SpareBank 1 Hallingdal Valdres	Interest rate reduction (50, 40 or 30 bps)	Depends on Energy efficiency label A, B or C in association with building year
SpareBank 1 Ringerike	Interest rate reduction 40 bps	Energy label A, or, after upgrade, B

Refurbishments of older

Construct new passive houses



SpareBank 1 Boligkreditt Webpage and contact info

Eivind Hegelstad- Director, CFO / Investor Relations

Eivind Hegelstad is CFO and primarily responsible for Investor Relations at SpareBank 1 Boligkreditt.

Eivind Hegelstad, SpareBank 1 Boligkreditt (SpaBol)

SpaBol's parent banks in the SpareBank 1 Alliance are together Norway's second largest financial institution. The banks pursue their covered bond funding jointly through their wholly owned SparBank 1 Boligkreditt subsidiary, a specialist covered bond issuer, which is also a frequent issuer of covered bonds (https://spabol.sparebank1.no). Eivind joined SpareBank 1 in his current role in 2011 and worked previously at Citigroup Global Markets. Eivind is a graduate of Germany's Mannheim University Business School and is also a CFA charter holder. He is mainly responsible for investor relations and is also the chief financial officer at SpareBank 1 Boligkreditt.

Mobile: +47 95 41 3379 eivind.hegelstad@sparebank1.no

www.spabol.no eivind.hegelstad@sparebank1.no







