



SSB Boligkreditt AS

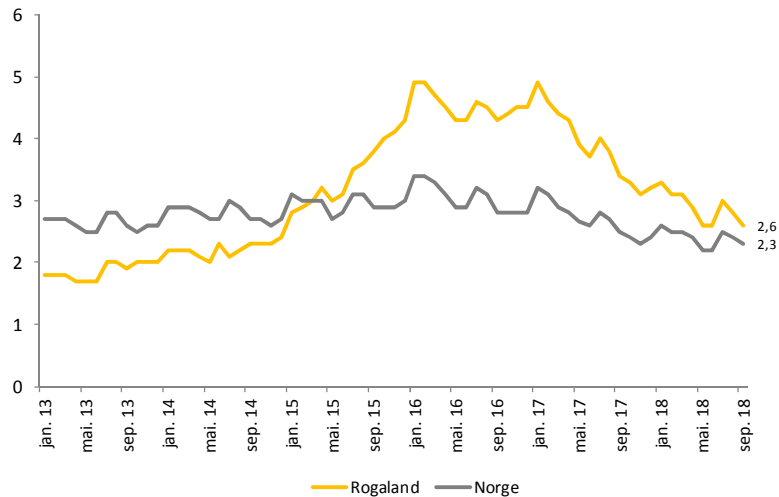
Investor Presentation
3Q 2018



Macro Economic Environment Unemployment and Housing prices



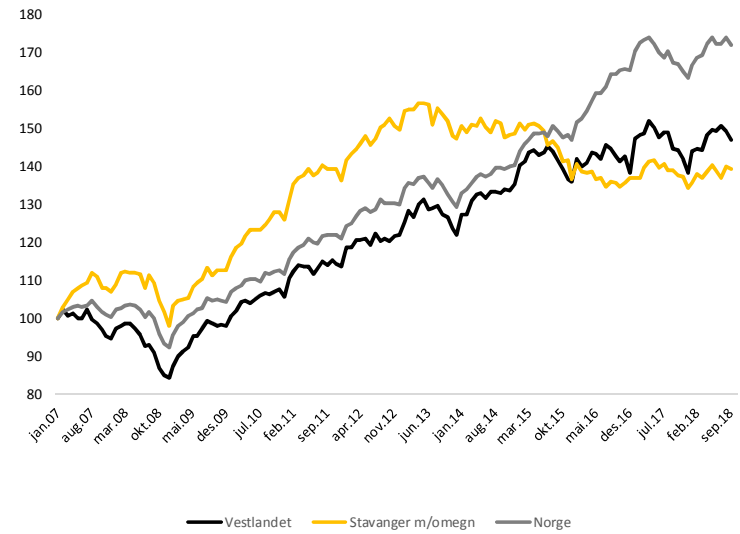
Unemployment:



Source: Nav

- Continued decrease in unemployment
- Unemployment level for Rogaland is still somewhat above the national average, but equal to Oslo and Hordaland

Housing prices:



Source: Eiendomsverdi

- Housing market in Rogaland is relatively stable
- The number of days it takes to sell a house in our primary market has dropped from 63 to 76 days in the 3rd quarter.
- For Norway as a whole it takes 43 days to conduct a sale on average



Cover Pool Eligibility Criterias



Loan to value (LTV)	<ul style="list-style-type: none">▪ LTV ≤ 75 % for private mortgage loans, LTV is based on a valuation not more than 3 months old▪ LTV ≤ 60% for loans to housing associations (common debt)▪ LTV for flexible loans is tested on granted limit before transfer▪ Within the pool LTV is measured on drawn amount.
Type of loans	<ul style="list-style-type: none">▪ Prime Norwegian residential mortgages▪ NOK-loans only▪ No loans in arrears▪ No loans with prior losses▪ Amortising loans or flexible loans▪ Fixed or floating interest rates▪ Detached houses, Terraced houses, Semi-detached houses, apartments and housing associations (common debt)
Collateral	<ul style="list-style-type: none">▪ 1st lien▪ Multiple collateral objects allowed (mainly single objects)▪ Norwegian residential properties▪ No holiday homes▪ Quarterly valuations using Eiendomsverdi's AVM



Main Characteristics of the Cover Pool



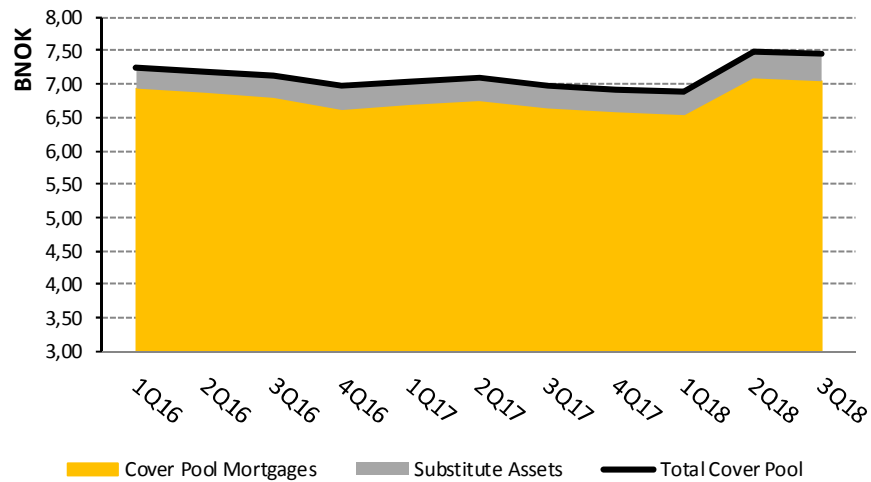
Loans originated by	SSB Boligkreditt AS
Total loan balance mortgages	MNOK 7,040
Substitute assets	MNOK 393
Total cover pool size	MNOK 7,481
Number of loans	4,873
Average loan balance	MNOK 1,472
Type of loans	100% Norwegian residential mortgages
Type of mortgages	Flexible: 28 % Repayment: 72 %
Rate type	Floating rate: 100%
Geographic distribution	Mainly Rogaland, some across Norway
Weighted average LTV	52.5 %
Weighted average seasoning	6.5 years
LCR	101 %



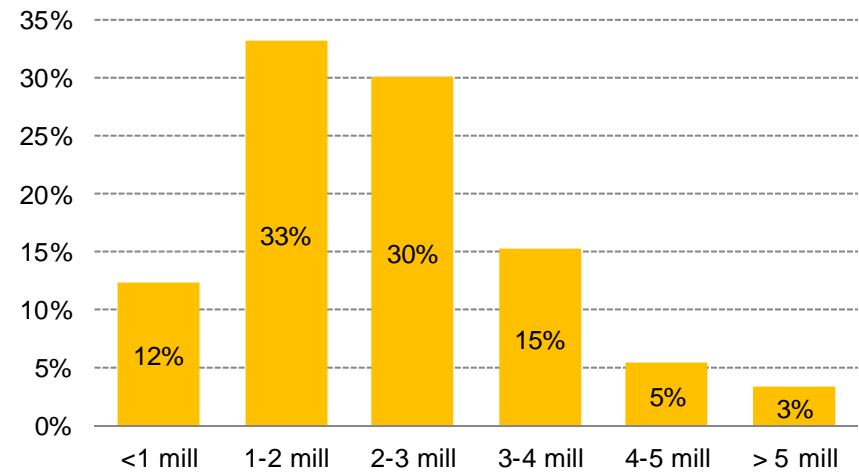
Cover Pool Data, Volume and Loan Size



Volume



Loan size distribution

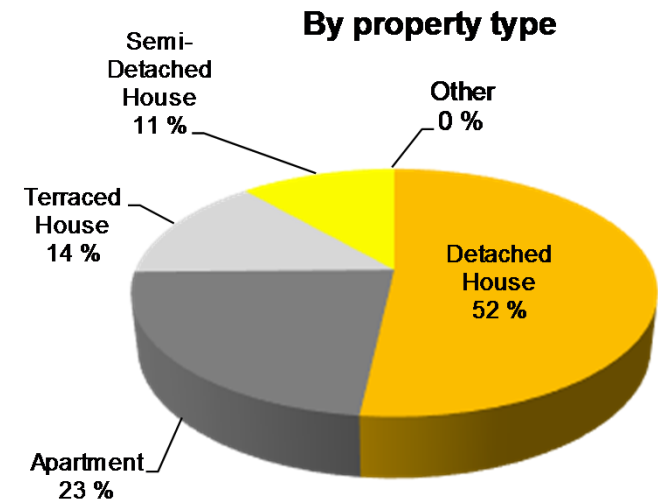
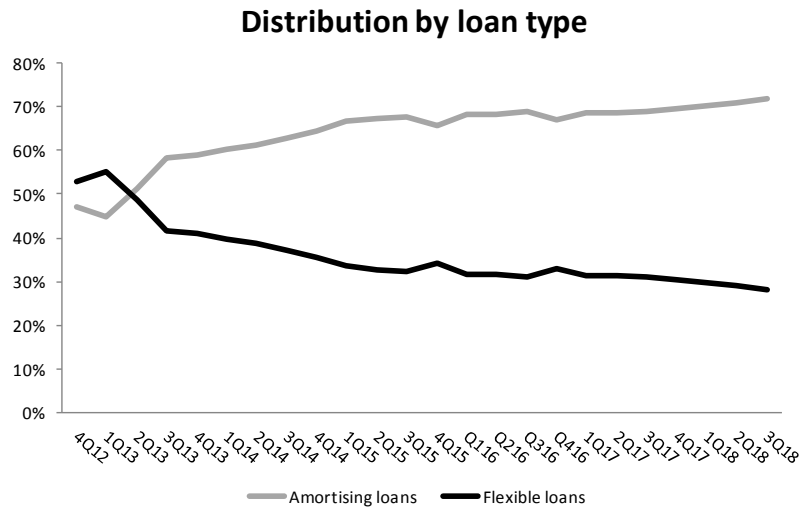


- 100% Norwegian prime residential mortgages

- Limited amount of large loans in the cover pool
- No significant changes since previous quarter



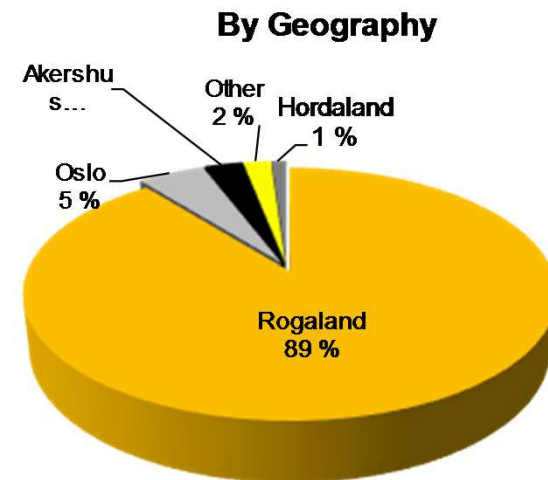
Cover Pool Data, Loan Type and Collateral



- No significant changes last quarter. Mix of amortising and flexible loans at reasonable levels.



Cover Pool Data, Geographical Distribution

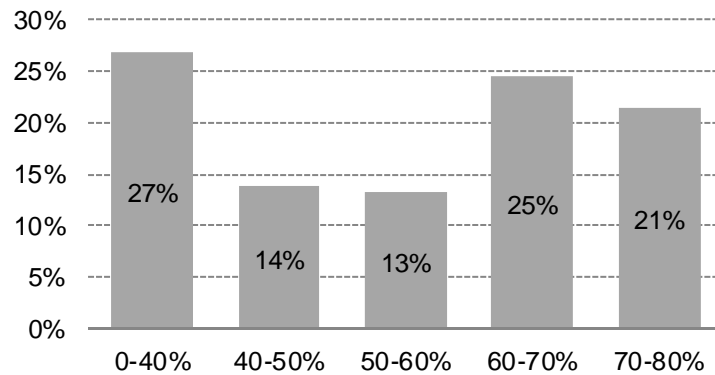




Cover Pool Data, LTV and Seasoning

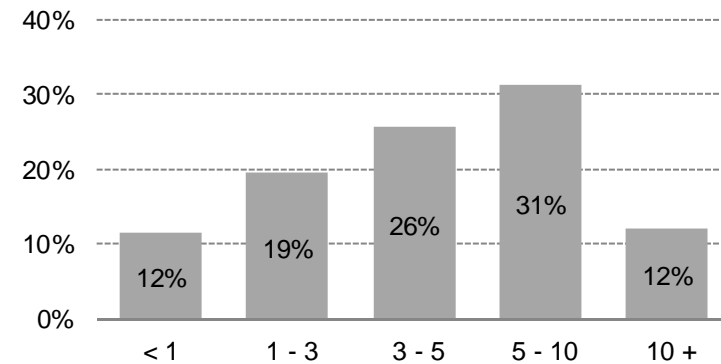


Current LTV (by Amounts)



- Distribution on whole loan basis
- Weighted average LTV: 52.5 %
- 54% of the cover pool has an LTV below 60%

Seasoning



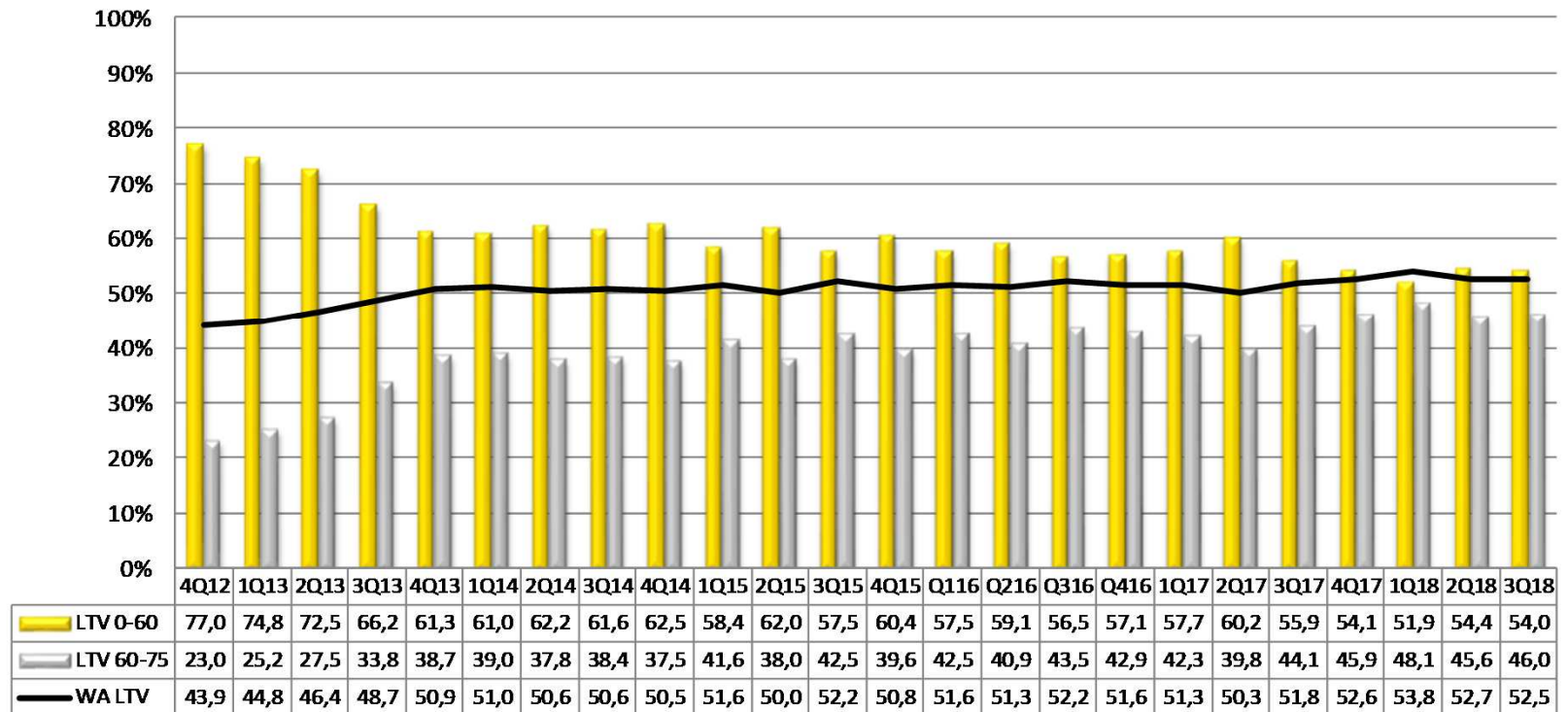
- Weighted average seasoning: 6.5 years
- Approximately 43% with seasoning above 5 years



Cover Pool Data, LTV development



Loan to Value

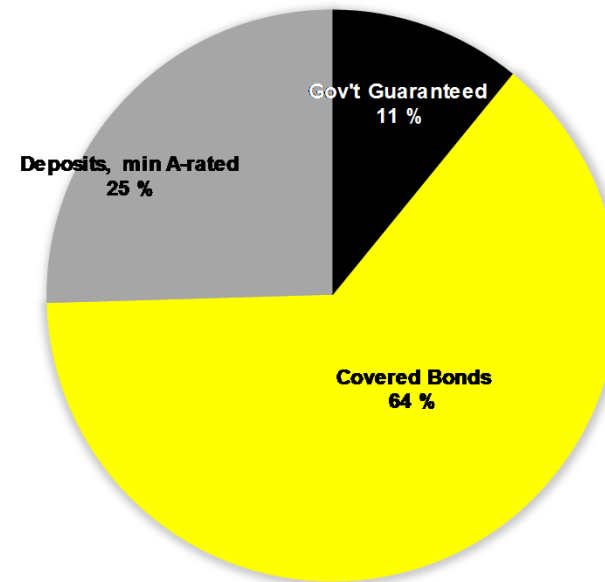




Cover Pool Data, substitute assets



- Committed OC-level: 8.5%
- Eligible substitute assets are:
 - Short-term deposits with min. rating of A-
 - Covered Bonds
 - Agencies and SSA's
 - Gov't bonds
- Liquidity Coverage Ratio at 102 %



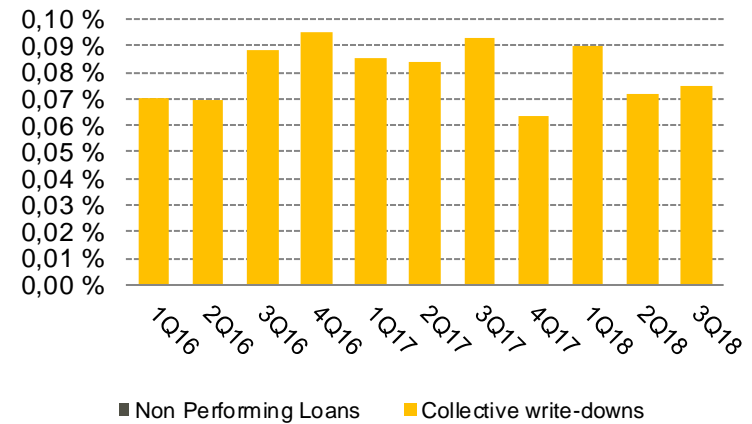


Cover Pool Data, arrears and loan losses



- Low level of impaired loans
- A loan is regarded as non-performing or in default when more than 90 days in arrears
- No non-performing loans as per 3Q18

Non-Performing Loans and Loan Losses





Issued Bonds



Issuer	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt
ISIN	NO0010697691	NO0010704232	NO0010718331	NO0010731938	NO0010753320	NO0010822398	NO0010833254
Ticker	SSBB 08	SSBB09	SSBB10	SSBB11	SSBB12	SSBB13	SSBB14
Nominal	MNOK 85	MNOK 343	MNOK 2,000	MNOK 2,000	MNOK 425	MNOK 600	MNOK 1,000
Disb. Date	04.12.2013	25.02.2014	03.09.2014	02.03.2015	18.12.2015	08.05.2018	28.09.2018
Maturity	04.12.2019	25.02.2021	03.09.2020	15.06.2022	18.03.2026	08.05.2024	27.09.2024
Ext. Maturity	04.12.2020	25.02.2022	03.09.2021	15.06.2023	18.03.2027	08.05.2025	26.09.2025
Coupon	Nibor + 48bp	3,10 %	Nibor + 29bp	Nibor + 34bp	2,82 %	2,30 %	Nibor + 50bp

- Net issuance of NOK 6.45 bn in Covered Bonds
- SSB Boligkreditt buys back short dated maturities
- Financing will be secured by issuing covered bonds in Norway and in a longer perspective we are considering international issues in private placement format
- Covered bonds issued by SSB Boligkreditt are assigned a rating of AAA by Fitch.



Liquidity Management Policies



- SSBB has defined a limit for how long the company is able to operate without supply of additional liquidity in a defined stress-scenario. This limit is set to 6 months.
- In addition, substitute assets shall cover at least covered bond interest payments over the next three months, plus a buffer to cover expenses and potential interest rate movements.
- SSBB has a liquidity facility from Sandnes Sparebank to cover all covered bond maturities next 12 months that are not covered by the issuers own liquidity reserve



SSB Boligkreditt – Rated AAA



- Covered Bonds are rated AAA by Fitch Ratings
- Rating was affirmed in June 2018
- The breakeven 'AAA' nominal OC for SSBB is 8.5 %.
- SSB Boligkreditt has committed to a nominal OC-level of 8.5%
- OC-level as per 3Q-2018: 15.4%

