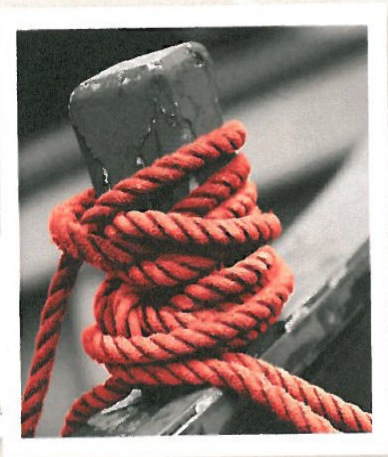
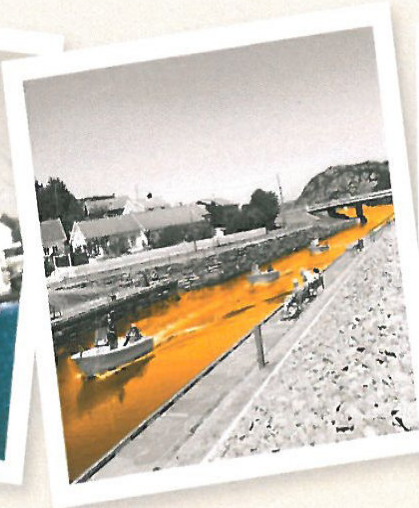


Pluss Boligkreditt AS



Interim Report Q2 2012

QUARTERLY REPORT 30.06.2012

The organisation

Pluss Boligkreditt AS is a wholly owned subsidiary of Sparebanken Pluss, and the company's business is managed from Kristiansand. The company is licensed by the Financial Supervisory Authority of Norway to operate as a mortgage company and is allowed to issue covered bonds. Pluss Boligkreditt AS is a part of Sparebanken Pluss' long-term financial strategy, according to which the company's main objective is the issuance of covered bonds to both national and international investors. The share capital is owned by Sparebanken Pluss, and the company is accordingly included in the Sparebanken Pluss Group.

The cover pool primarily comprises mortgage home loans which have been granted by Sparebanken Pluss and fulfil the requirements for being included in the cover pool. An important requirement is that any loan balance taken over by the company may not exceed 75 % of the mortgaged property's market value at the time of acquisition.

As of 30 June 2012, a home loan portfolio amounting to MNOK 10,314 has been transferred from Sparebanken Pluss to Pluss Boligkreditt AS. The loan portfolio was included in the company's cover pool, and Pluss Boligkreditt AS had issued covered bonds of MNOK 9,150.

Profit and balance sheet performance

The financial statements for Pluss Boligkreditt AS show a profit after tax of MNOK 34.9 as of 30 June 2012, compared to MNOK 16.4 for the corresponding period last year. The company had interest income amounting to MNOK 206.6 (MNOK 173.4), and interest expenses amounted to MNOK 151.1 (MNOK 144.6). Operating expenses amounted to MNOK 4.8 (MNOK 6.2) and taxes amounted to MNOK 13.6 (MNOK 6.4).

Total assets as of 30 June 2012 amounted to MNOK 10,323 (MNOK 9,343) of which net lending to customers amounted to MNOK 10,314 (MNOK 9,334). The loan portfolio was financed through issuance of bonds with a face value of MNOK 9,150 and an Overdraft Facility with Sparebanken Pluss. As of 30 June 2012 the company had a share capital of MNOK 450 which was fully paid.

Pluss Boligkreditt AS has an Overdraft Facility amounting to MNOK 3,000 with Sparebanken Pluss of which MNOK 601.7 had been drawn as of 30 June 2012.

Solvency

Total equity in the company amounted to MNOK 513.8 at the end of Q2. This corresponds to a capital adequacy/core (tier 1) capital ratio of 12,97 %. The capital adequacy ratio has been calculated using the Standard Approach in the Basel II rules and regulations.

The Board has recommended to the General Assembly that there should be a payment of an extraordinary dividend of MNOK 36.3, and this is now adopted by the General Assembly. The company will still have a solid capital adequacy, and the The Board considers that the financial strength is very good.

Risk

Its licence as a mortgage company means Pluss Boligkreditt AS is subject to a number of acts, regulations, recommendations and regulatory provisions. The objective of the company is to finance lending activities through the issuance of covered bonds with high rating. This means that Pluss Boligkreditt AS strives to ensure that risk is kept at a low level. The company emphasises to identify measure and control risk elements in such a way that the market has confidence in the company, and that the company can achieve high rating on the covered bonds that are issued.

In the company's credit strategy and credit policy, a framework has been established regulating loans that may be granted by the company. The credit policy gives in addition guidelines regarding requirements imposed on borrowers, as well as collateral requirements for loans that are transferred to Pluss Boligkreditt AS.

The Board considers the overall quality of the lending portfolio to be very good and the credit risk to be low.

The company's bank loans and deposits were in Norwegian Kroner at floating interest rates. By the end of Q2, the company had issued floating rate notes (FRN) in Norwegian Kroner only. Pluss Boligkreditt AS has no positions in foreign currency by the end of Q2. The Board considers the overall market risk to be low.

Pluss Boligkreditt AS issues bonds with a soft call, which gives the company an option to extend the loan by 12 months beyond the maturity date. Further financial needs are covered by equity and a Revolving Multicurrency Loan Facility with Sparebanken Pluss. The Board considers the company's liquidity risk to be low.

The operations in the company are handled by employees in Sparebanken Pluss according to a Management Service Agreement between the company and the bank covering administration and production, including EDP operation and finance and risk management. The Board considers the operational risk to be low.

Rating

Covered bonds issued by Pluss Boligkreditt AS are rated Aaa by Moody's.

Future prospects

Pluss Boligkreditt AS intends to acquire further loans from Sparebanken Pluss, and it is the company's intention to issue covered bonds in both the national and the international bond market.

30 June 2012

Kristiansand, 14 August 2012

The Board of Directors of Pluss Boligkreditt AS

Stein A. Hannevik
Chairman of the Board

Lasse Kvinlaug
Board member

Marianne Lofthus
Board member

Tone Solheim Grøsle
Board member

Bjørn A. Friestad
CEO

INCOME STATEMENT

NOK 1 000		30.06.12	30.06.11	31.12.11
Total interest income	2 , 10	206.635	173.432	368.115
Total interest expenses	3 , 10	151.074	144.598	305.401
NET INTEREST INCOME		55.561	28.833	62.714
Commissions receivable		45	42	79
Commissions payable		2.500	2.500	5.000
Net change in value of debt securities and related derivatives		250	2.607	2.550
NET OTHER OPERATING INCOME		-2.206	149	-2.370
General administration expenses		1.234	1.346	2.497
Depreciation		189	189	377
Other operating expenses	10	3.387	4.703	7.022
TOTAL OPERATING EXPENSES		4.810	6.238	9.896
PROFIT BEFORE LOSSES		48.545	22.745	50.447
Write-downs on loans		0	0	0
OPERATING PROFIT		48.545	22.745	50.447
Taxes	4	13.593	6.369	14.125
PROFIT FOR THE PERIOD AFTER TAX		34.952	16.376	36.322

Other comprehensive income

PROFIT FOR THE PERIOD AFTER TAX		34.952	16.376	36.322
Other comprehensive income		0	0	0
TOTAL PROFIT		34.952	16.376	36.322

Quarterly result

NOK 1 000	2. kvartal 2012	1. kvartal 2012	4. kvartal 2011	3. kvartal 2011	2. kvartal 2011
Total interest income	105.850	100.785	98.496	96.187	86.669
Total interest expenses	72.580	78.494	82.385	78.417	72.887
NET INTEREST INCOME	33.270	22.291	16.111	17.769	13.782
Commissions receivable	26	19	17	20	21
Commissions payable	1.250	1.250	1.250	1.250	1.250
Net change in value of debt securities and related derivatives	735	-485	253	-310	-193
NET OPERATING INCOME	-489	-1.716	-980	-1.540	-1.421
General administration expenses	605	629	587	564	624
Depreciation	95	94	94	94	94
Other operating expenses	1.376	2.011	1.227	1.092	1.394
TOTAL OPERATING EXPENSES	2.075	2.735	1.908	1.750	2.112
PROFIT BEFORE LOSSES	30.706	17.839	13.223	14.479	10.248
Write-downs on loans	0	0	0	0	0
OPERATING PROFIT	30.706	17.839	13.223	14.479	10.248
Taxes	8.598	4.995	3.703	4.054	2.870
PROFIT FOR THE PERIOD AFTER TAX	22.108	12.844	9.521	10.425	7.379

Other comprehensive income

PROFIT FOR THE PERIOD AFTER TAX	22.108	12.844	9.521	10.425	7.379
Other comprehensive income	0	0	0	0	0
TOTAL PROFIT	22.108	12.844	9.521	10.425	7.379

BALANCE SHEET

NOK 1 000				
ASSETS		30.06.12	30.06.12	31.12.11
Lending to and deposits with credit institutions	10	0	0	0
Lending to customers	5	10.314.133	9.334.126	9.568.339
- Individual write-downs		0	0	0
- Collective write-downs		0	0	0
Net lending to customers	5	10.314.133	9.334.126	9.568.339
Deferred tax assets		93	0	93
Fixed assets		573	950	762
Pre-paid costs, not incurred -accrued income, not yet received		8.231	8.142	10.534
TOTAL ASSETS		10.323.030	9.343.218	9.579.728
LIABILITIES AND EQUITY				
Debt to credit institutions	10	601.684	408.989	636.809
Debt securities issued	7	9.146.011	8.396.047	8.396.431
Other liabilities		0	0	250
Payable taxes	4	13.592	6.561	7.120
Incurring costs and income received, not yet accrued		13.029	19.422	25.374
Deferred taxes		0	23	0
TOTAL LIABILITIES		9.774.316	8.831.042	9.065.966
EQUITY				
Share capital		450.000	450.000	450.000
Equity capital accumulated through retained earnings		98.714	62.176	63.762
TOTAL EQUITY		548.714	512.176	513.762
TOTAL LIABILITIES AND EQUITY		10.323.030	9.343.218	9.579.728

30 June 2012
Kristiansand, 14 August 2012

Stein A. Hannevik
Chairman of the Board

Lasse Kvinlaug
Board member

Marianne Lofthus
Board member

Tone S. Grøslø
Board member

Bjørn A. Friestad
CEO

Statement of changes in equity

NOK 1 000	Share capital	Other equity	Total equity
Balance sheet as of 1 January 2011	300.000	45.800	345.800
Profit for the period	0	16.376	16.376
Change in share capital adopted 24 May 2011 n	150.000	0	150.000
Balance sheet as of 30 June 2011	450.000	62.176	512.176
Group contributions 15 September 2011	0	-18.360	-18.360
Profit for the period	0	19.946	19.946
Balance sheet as of 31 December 2011 / 1 January 2012	450.000	63.762	513.762
Profit for the period	0	34.952	34.952
Balance sheet as of 31 March 2012	450.000	98.714	548.714

Cash flow statement

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
Operations			
Interest, commissions and fees received from customers	208.937	172.186	364.477
Interest, commissions and fees paid	-163.419	-140.631	-295.481
Other income	45	42	79
Other payments	-7.310	-8.495	-14.653
Net changes in lending to customers	-745.606	14.708	-219.647
Taxes paid	-7.101	-10.047	-10.047
Net cash flows from operations	-714.455	27.763	-175.273
Cash flows from investment activities			
Net cash flows from investment activities	0	0	0
Cash flows from funding activities			
Net issue of bonds	749.579	2.084	2.800
Payment of group contributions	0	0	-25.500
Issue of share capital	0	150.000	150.000
Net cash flows from funding activities	749.579	152.084	127.300
Net change in cash and cash equivalents + / -	35.125	179.847	-47.973
Liquid assets as of 1 January	-636.809	-588.836	-588.836
Liquid assets as of 31 December	-601.684	-408.989	-636.809

NOTES

Note 1 – Accounting principles

The Interim Report has been prepared in accordance with International Financial Reporting Standards (IFRS) which is adopted by EU. Pluss Boligkreditt AS is part of the Sparebanken Pluss Group, which is using the same accounting principles.

The Interim Report is not audited.

All the amounts stated in the accounts are stated in NOK thousands, unless specifically stated otherwise. The company prepares its accounts in Norwegian kroner.

Note 2 – Net interest income

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
<i>Interest income from financial instruments assessed at amortised cost:</i>			
Interest on loans to and deposits with credit institutions	0	0	0
Interest on loans to customers	206.635	173.432	368.115
Total interest income	206.635	173.432	368.115

Note 3 – Interest expenses

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
<i>Interest expenses from financial instruments assessed at amortised cost:</i>			
Interest on loans and deposits from credit institutions	7.723	9.222	17.132
Interest on debt securities issued	143.351	135.377	288.269
Other interest expenses	0	0	0
Total interest expenses	151.074	144.598	305.401

Note 4 - Taxes

Tax expenses during the year are accrued based on an estimate of tax expenses on an annual basis.

Note 5 – Loans

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
<i>Loans assessed at amortised cost</i>			
Overdraft Facilities (Fleksilån)	5.224.914	5.027.869	5.027.254
Repayment loans	5.089.219	4.306.257	4.541.085
Total loans to customers valued at amortised cost	10.314.133	9.334.126	9.568.339
<i>Unused credit facilities on approved credits (Fleksilån)</i>	<i>1.337.326</i>	<i>1.037.001</i>	<i>1.406.000</i>

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
<i>Loans according to sectors</i>			
Retail customers	10.226.597	9.253.343	9.490.789
Various industries lending *)	87.536	80.783	77.550
Total loans	10.314.133	9.334.126	9.568.339

*) Various industries lending are home loans to customers in sector 8200, "self-employees".

NOK 1 000	30.06.2012		30.06.2011		31.12.2011	
<i>Loans according to geographical distribution</i>						
Vest-Agder	6.816.268	66,1 %	6.245.347	66,9 %	6.442.461	67,3 %
Aust-Agder	1.793.324	17,4 %	1.543.473	16,5 %	1.597.180	16,7 %
Oslo	648.076	6,3 %	618.920	6,6 %	589.253	6,2 %
Akershus	309.151	3,0 %	278.127	3,0 %	262.781	2,7 %
Rogaland	214.593	2,1 %	198.933	2,1 %	186.945	2,0 %
Øvrige fylker	532.721	5,2 %	449.326	4,8 %	489.719	5,1 %
Total loans geographical distribution	10.314.133	100 %	9.334.126	100 %	9.568.339	100 %

Note 6 – Non-performing commitments

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
Gross non-performing commitments			
31 - 60 days	0	0	971
61 - 90 days	0	0	0
Over 90 days	0	0	0
Total non-performing commitments	0	0	971

Note 7 - Debt securities issued

MATURITY STRUCTURE OF ISSUED BONDS

NOK 1 000		Amortised cost	Nominal value	Interest rate type	Payment profile	Maturity
<i>Funding</i>	<i>Ticker</i>					
NO0010503428	PLBK06	1.000.000	1.000.000	Flytende	Avdragsfritt	26.09.14
NO0010520406	PLBK05	1.000.000	1.000.000	Flytende	Avdragsfritt	16.03.15
NO0010572118	PLBK01	998.552	1.000.000	Flytende	Avdragsfritt	23.04.15
NO0010503410	PLBK09	900.000	900.000	Flytende	Avdragsfritt	28.09.15
NO0010575210	PLBK02	499.447	500.000	Flytende	Avdragsfritt	26.11.15
NO0010593437	PLBK03	999.628	1.000.000	Flytende	Avdragsfritt	14.12.15
NO0010512502	PLBK08	1.000.000	1.000.000	Flytende	Avdragsfritt	14.12.15
NO0010515406	PLBK07	1.000.000	1.000.000	Flytende	Avdragsfritt	16.03.16
NO0010605801	PLBK10	999.215	1.000.000	Flytende	Avdragsfritt	30.03.16
NO0010641624	PLBK11	749.170	750.000	Flytende	Avdragsfritt	28.03.17
Total covered bonds		9.146.011	9.150.000			

Of total debt securities issued, MNOK 4 535 is issued to Sparebanken Pluss, of which MNOK 4 152 is used in the swap arrangement with Norwegian authorities.

Note 8 – Cover pool and loan to value

NOK 1 000	30.06.2012	30.06.2011	31.12.2011
Cover pool			
Pool of eligible loans	10.302.028	9.322.138	9.500.305
Supplementary assets	0	0	0
Total collateralised assets	10.302.028	9.322.138	9.500.305
Over-collateralisation	112,6 %	111,0 %	113,1 %
Average (weighted) Loan to Value (%)	50,0 %	50,3 %	51,6 %

Note 9 – Capital adequacy

The capital ratio should minimum be 8 %. Intangible assets should not be included in core capital, and the calculation basis for the capital ratio is risk-weighted.

	30.06.12	30.06.11	31.12.11
Core capital ratio	12,97 %	13,72 %	13,30 %
Capital ratio	12,97 %	13,72 %	13,30 %
Minimum capital requirement	316.875	289.111	310.624
Risk-weighted assets	3.960.938	3.613.888	3.882.800
Total equity	513.762	495.799	513.761
Core capital	513.762	495.799	513.761
- Share capital	450.000	450.000	450.000
- Equity accumulated through retained earnings	63.762	45.799	63.761
- 50% of pre-tax operating profit for the period			
- Deferred taxes	316.875	289.111	309.096
Minimum capital requirements	309.815	281.518	303.031
	7.060	7.593	6.065

Note 10 - Information on related parties

Pluss Boligkreditt AS is a wholly owned subsidiary of Sparebanken Pluss. All transactions with related parties are entered into on market terms.

NOK 1 000	30.06.12	30.06.11	31.12.11
Interest income			
Sparebanken Pluss - Parent company	0	0	0
Net change in value of debt securities and related derivatives			
Sparebanken Pluss - Parent company (2)	0	2.800	2.800
Interest expenses			
Sparebanken Pluss - Parent company (1)	80.036	104.084	197.033
Commissions and fees			
Sparebanken Pluss - Parent company	2.500	2.500	5.000
Other operating expenses			
Sparebanken Pluss - Parent company	1.690	1.690	3.426
Outstanding claim			
Sparebanken Pluss - Parent company	0	0	0
Liabilities			
Sparebanken Pluss - Parent bank	601.684	408.989	636.809

(1) Of total expenses of MNOK 80.036 is MNOK 72.313 interest expenses on Covered Bonds.

All mortgage loans in Pluss Boligkreditt AS are transferred with derecognition in Sparebanken Pluss.