



# Sparebanken Sør Boligkreditt AS

QUARTER 4

2019

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# Sparebanken Sør

## Business

Sparebanken Sør is an independent financial group with activities within banking, securities and real estate brokerage

## Balance

The fifth largest Norwegian bank with total assets of NOK 129.5 billions

## Employees

529 employees in branches across the counties of Aust-Agder, Vest-Agder, Telemark, Rogaland and Vestfold

## Products and services

General banking products and services, supplemented by real-estate brokerage, life and non-life insurance, stock brokerage and leasing through wholly and partially owned subsidiaries and companies

## Summary

As one of the largest regional banks in Norway, Sparebanken Sør is committed to further growth and development in the region

# Sparebanken Sør - a leading financial institution in Southern Norway



Established in 1824,  
529 employees



22 000 corporate  
customers



Financial group with  
banking, securities and  
real estate brokerage



181 000 retail  
customers



Publicly traded and  
Community-owned



Total assets of  
NOK 129.5 bn

Agder and Telemark is a market with 470 000 inhabitants. No other bank has as high presence in the region as Sparebanken Sør. Establishes of new branches in Rogaland and Vestfold increases the market potential with 160 000.



- Vest-Agder
- Aust-Agder
- Telemark
- Rogaland
- Vestfold

# Sparebanken Sør Boligkreditt AS

## Mother company 100% owner

A dedicated and integrated covered bond company wholly owned by Sparebanken Sør

## Full recourse

Norwegian law is fully compliant with dual recourse requirement. CB investors and derivative CPs have an exclusive, equal and preferential claim on the assets in the cover pool. Claims not covered by cover pool assets are unsecured claims ranking pari passu with all other unsecured unsubordinated claims against the issuer

## Transfer of loans

Loans are originated by the bank and transferred to the CB company

## Revolving credit & overdraft facility

Sparebanken Sør Boligkreditt AS has established a revolving credit facility with Sparebanken Sør, which covers refinancing risk. Overdraft facility with the bank to handle daily operations

## Norwegian residential

The cover pool consists of prime Norwegian residential assets (94.3 %) and substitute assets (LCR-compliant interest bearing securities). Cover pool exposure towards Southern Norway where price development is rather stable

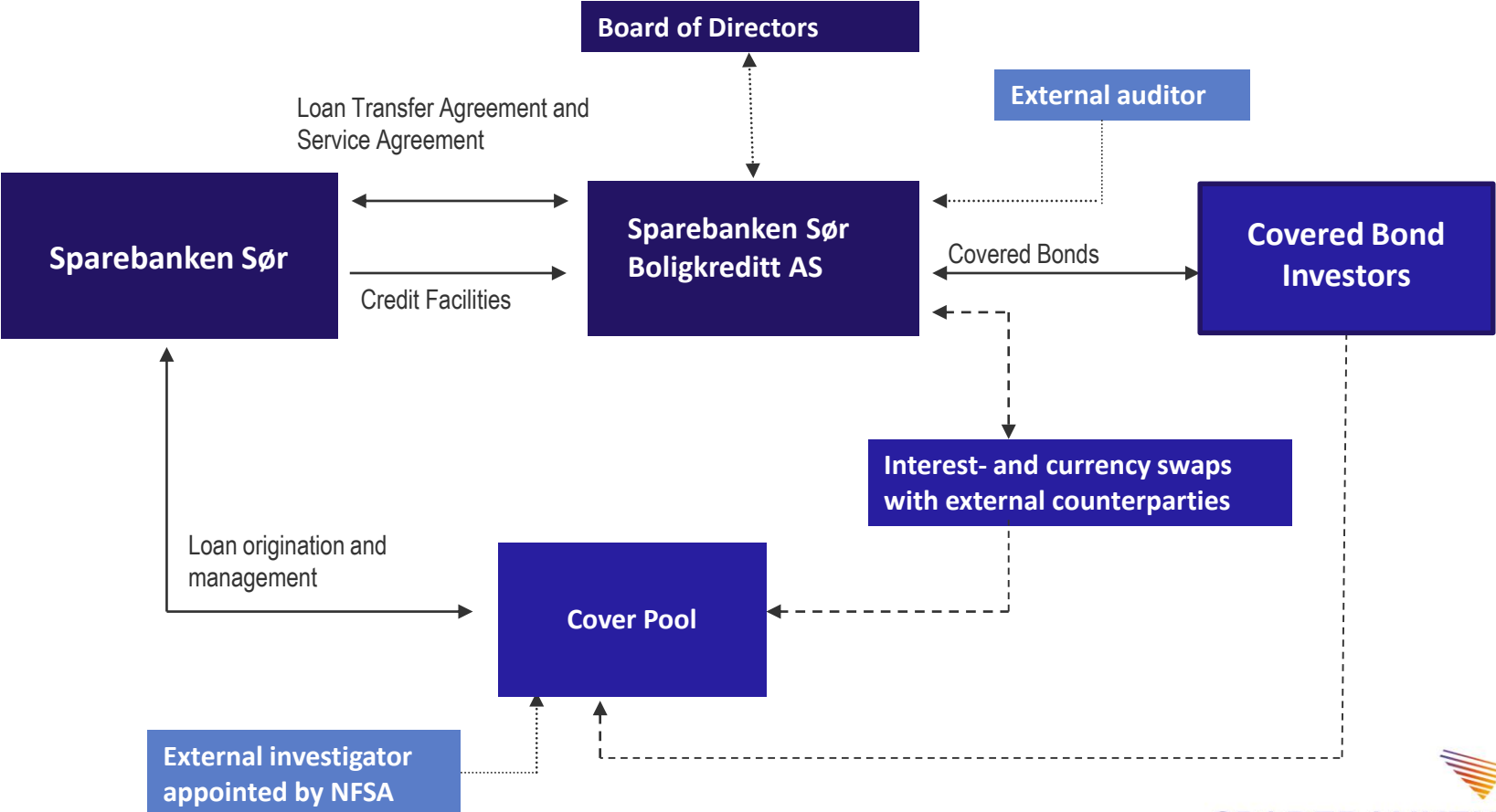
## No non-performing assets

No non-performing assets in the cover pool

## Moody's Aaa

Covered Bonds rated Aaa by Moody's – four notches TPI leeway

# Business concept - governed by the Norwegian covered bond legislation



# Eligibility criteria for cover pool mortgages

Type of properties	<ul style="list-style-type: none"><li>• Residential Norwegian properties</li><li>• Minor volumes of buy to let</li></ul>
Type of products	<ul style="list-style-type: none"><li>• Mortgages with floating or fixed interest rates – p.t. only floating interest rate</li><li>• Serial, annuity or non-amortising loans</li></ul>
Credit criteria	<ul style="list-style-type: none"><li>• No arrears</li><li>• Borrowers probability of default <math>\leq 3\%</math></li></ul>
Collateral	<ul style="list-style-type: none"><li>• LTV limit of 75 % for residential mortgages</li><li>• Quarterly valuation from an independent third party (Eiendomsverdi)</li></ul>
Loan volume	<ul style="list-style-type: none"><li>• Maximum loan per borrower of 20 MNOK (Euro 2,1 mill)</li></ul>

## The Norwegian Residential Mortgage Market

- Nearly 80 % of Norwegians own their home
  - Few mortgages are buy-to-let
- Norway is primarily a floating interest rate market
  - The large majority of mortgages originated by Sparebanken Sør are floating rate
  - Rates on floating rate mortgages can be reset at any time and the bank's own discretion, by giving debtors six weeks' notice
- Loans are normally underwritten with a term of 15-25 years
- In Norway, all borrowing costs are deductible from taxable income at the current rate of 23 %
  - Households are therefore better able to withstand an increase in interest rates

## Mortgage lending regulation

- Tightened regulation from January 2017 has impacted house price growth

- Max 5x gross income
- Max 85 % LTV
  - 60 % for secondary home in Oslo
- Debt servicing capacity
  - 5 percentage points interest rate increase
- Amortization requirement above 60 % LTV
  - 2.5 % of approved loan or principal payment as for 30 year annuity
- Banks have some flexibility
  - Banks can deviate in 10 % of mortgage applications each quarter
  - In Oslo this flexibility is limited to 8 %

# Risk management

## Liquidity risk

- Payment flow from the cover pool is to meet the payment obligations to the covered bond holders and derivative counterparties
- Revolving credit facility in place with the parent bank
- Soft bullet structure on all covered bonds issued

## Interest rate risk

- Interest rate risk measured on a 2 basis points parallel shift in the interest rate curve, alternatively including the effects of non parallel shifts
- Should not exceed NOK 100 million
- Currently only floating rate loans and floating funding base incl. swaps

## Market risk

- FX risk is fully hedged
- Long term FX funding is swapped into NOK
- Derivative contracts with external counterparties
- No investments/placements in “risky” assets; Norwegian government or high quality fixed income securities (currently only rated Norwegian covered bonds)



# Cover pool composition and OC as at 31.12.2019

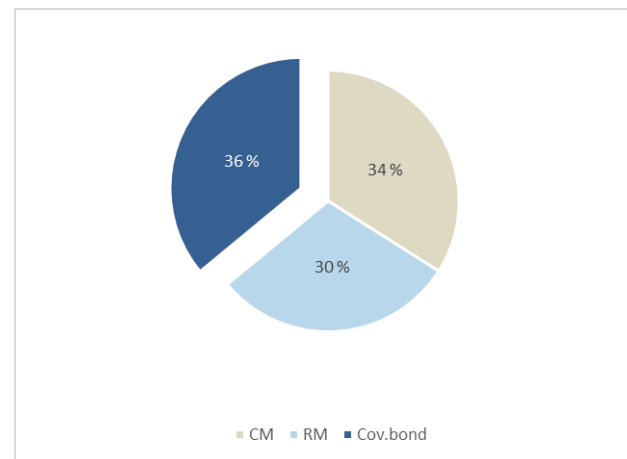
	Fair value
Loans secured by mortgages on residential properties	40.199.609
Deductions of ineligible loans	-84.101
Pool of eligible loans	40.115.508
Certificates and bonds	2.178.549
Financial derivatives	295.958
<b>Total cover pool</b>	<b>42.590.016</b>
<b>Debt incurred due to issuance of securities</b>	<b>36.814.704</b>
<b>Collateralisation ratio (OC)</b>	<b>15.7 %</b>

	Nominal value
<b>OC based on nominal value – eligibles only</b>	<b>16.5 %</b>
<b>OC bases on nominal value – total loans</b>	<b>16.7 %</b>

# Additional cover pool details as at 31.12.2019

Average LOAN BALANCE	1.307.288
NO. OF LOANS	30.725
WA SEASONING (in months)	42
WA REMAINING TERM (in months)	241
NO. OF BORROWERS	27.175
NO. OF PROPERTIES	29.829
WA Indexed LTV (LOAN BALANCE/INDEXED valuation) (e.g. 85% or 0.85)	57.4 %
WA LTV (LOAN BALANCE/original valuation)(e.g. 85% or 0.85)	61.2 %
Percentage of VARIABLE MORTGAGES	94.2 %
Loans in arrears > 90 days (e.g. 1% or 0.01)	0.0 %
Committed Over Collateralisation (OC):	2.0 %

Sparebanken Sør (Group) total loan portfolio

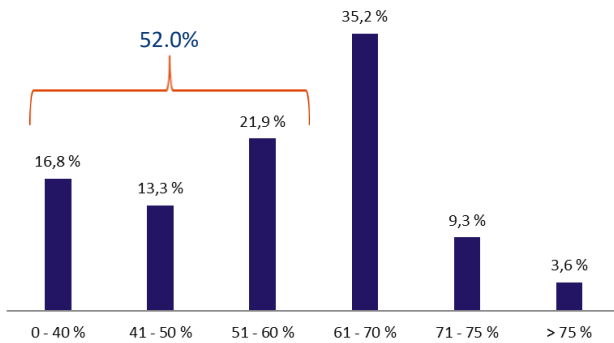


- Loans transferred to Sparebanken Sør Boligkreditt AS account for 36 % of Sparebanken Sør's total loan portfolio



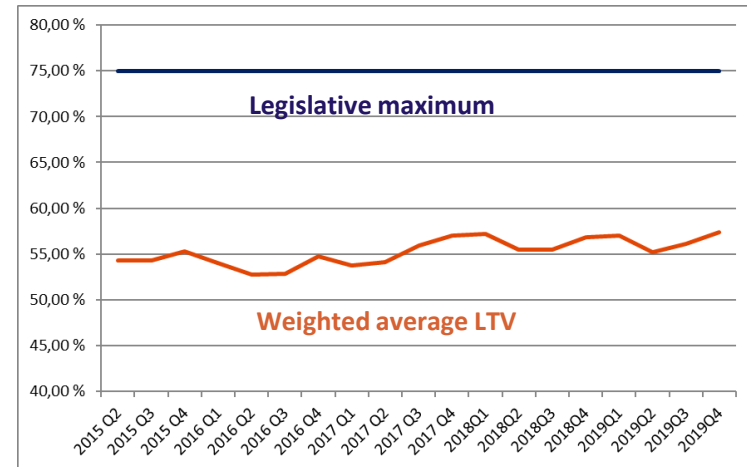
# Cover pool characteristics

## Current indexed LTV distribution



- The weighted average LTV is 57.4 % on an indexed basis
- 52.0 % of the cover pool has a LTV below 60%

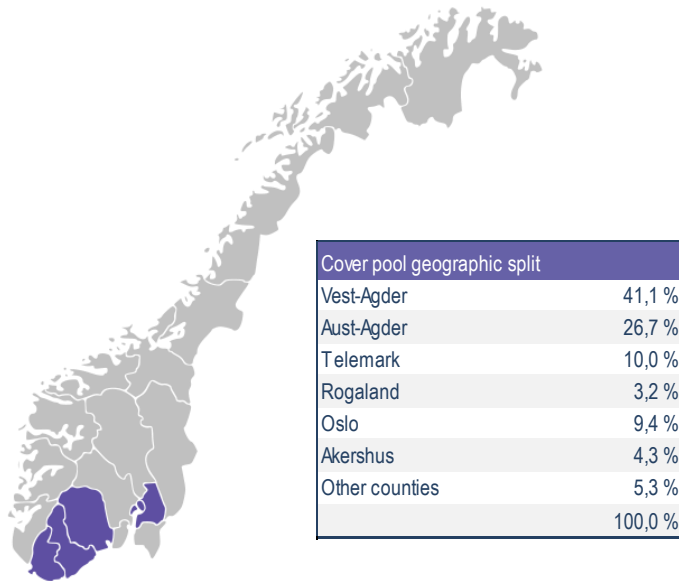
## Historical development in weighted average indexed LTV



- On a historical level the weighted average LTV is well below the legislative maximum of 75 % for residential mortgages

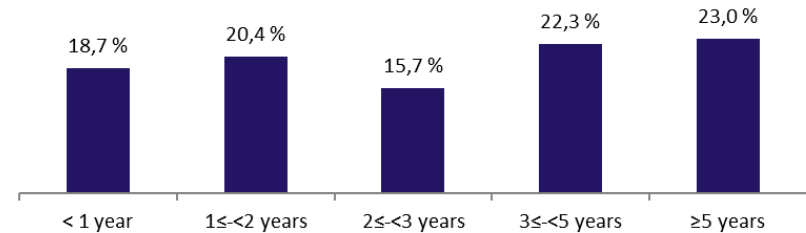
# Cover pool characteristics

## Cover pool geographic split



- The cover pool is primarily exposed towards Vest-Agder and Aust-Agder and secondly to Telemark and Oslo
- Property price development in Vest-Agder and Aust-Agder has been modest compared to peer counties

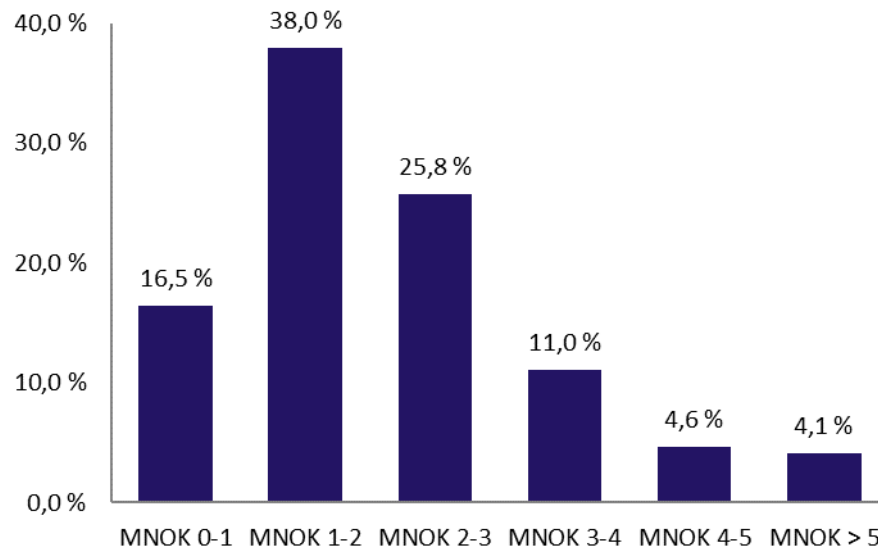
## Seasoning of mortgages in the cover pool (in % of total loan balance)



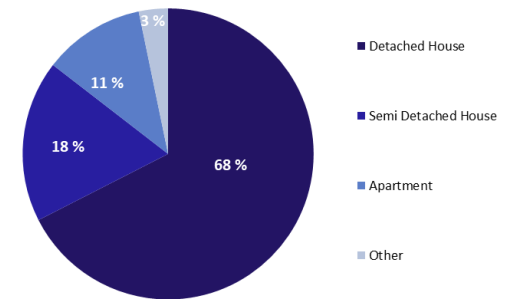
- Weighted average seasoning is 3.5 years
- The cover pool is stable, as 81.3 % of mortgages has been included in the cover pool for at least 1 year

# Cover pool characteristics

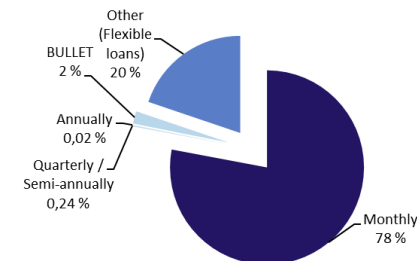
## Pool notional



## Property type



## Principal payment frequency

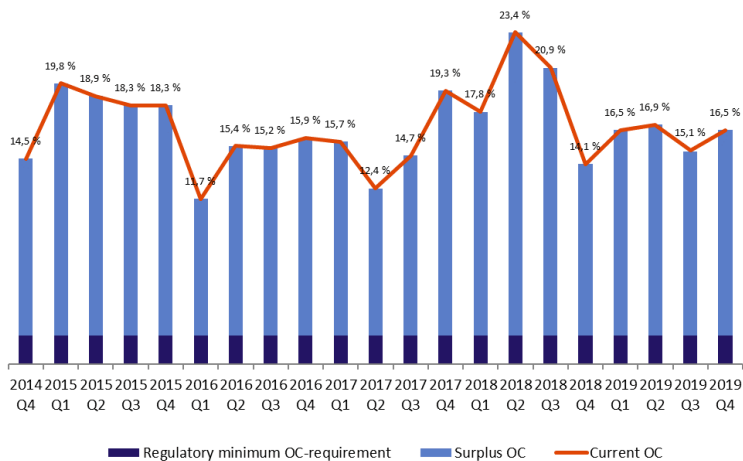


- Average loan value of NOK 1.31 million

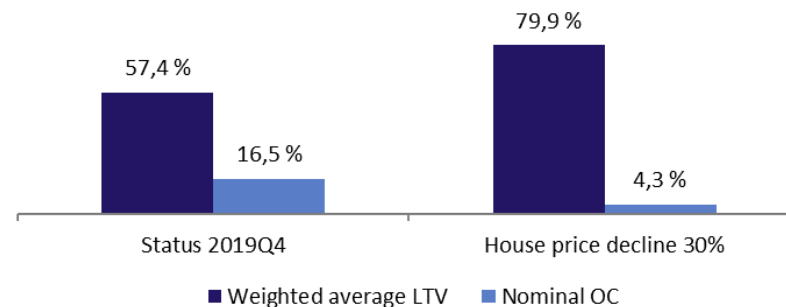
# Cover pool characteristics

Regulatory minimum OC-requirement: 2.0 % - Current OC: 16.5 %

## Historical development Over Collateralisation



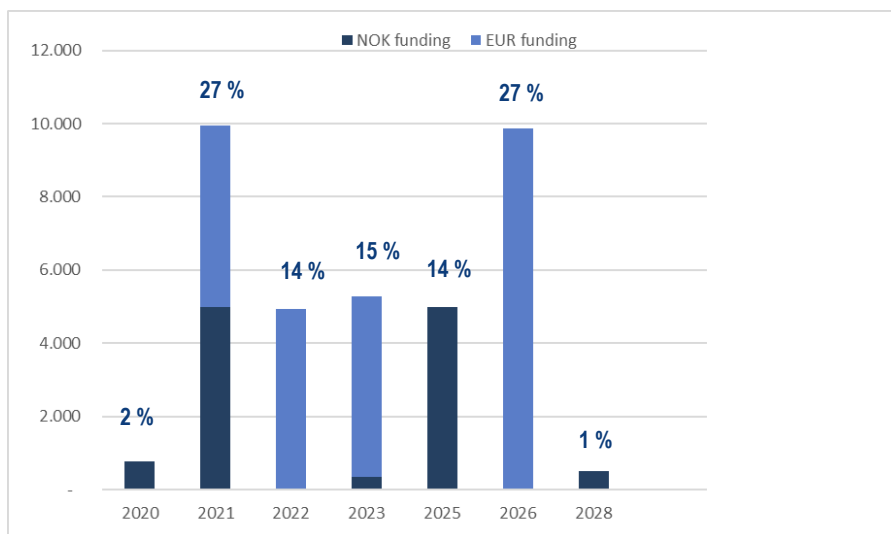
## Stress test of the cover pool



# Funding as at 31.12.2019

- Total funding amounts to NOK 36.8 bn in issued covered bonds
- The company has a diversified maturity profile
- Funding > 12 months totalled 97.9 %
- Soft bullet structure on all outstanding bonds

Annual maturity of wholesale funding



# Debt securities issued as at 31.12.2019

ISIN Number	Ticker	Currency	Nominal value	Interest		Due date	Book value	Fair value
NO0010714058	SORB24	NOK	765.000	Floating	3M Nibor	24.06.2020	764.697	766.422
XS1383921803		EUR	500.000	Fixed	0,250 %	22.03.2021	4.964.530	4.983.686
NO0010778954	SORB27	NOK	5.000.000	Floating	3M Nibor	22.11.2021	5.013.383	5.054.684
XS1622285283		EUR	500.000	Fixed	0,125 %	30.05.2022	4.983.668	4.982.619
NO0010671597	SORB09	NOK	350.000	Fixed	3,850 %	13.02.2023	376.442	379.860
XS1775786145		EUR	500.000	Fixed	0,375 %	20.02.2023	5.056.646	5.039.001
NO0010832637	SORB28	NOK	5.000.000	Floating	3M Nibor	24.09.2025	4.992.782	5.033.649
XS1947550403		EUR	500.000	Fixed	0,500 %	06.02.2026	5.118.087	5.095.142
XS2069304033		EUR	500.000	Fixed	0,010 %	46321	4.859.352	4.903.069
NO0010670409	SORB08	NOK	500.000	Fixed	4,000 %	24.01.2028	571.184	576.572
<b>TOTAL</b>							<b>36.700.771</b>	<b>36.814.704</b>

All figures are stated in NOK Thousand.



# Euro Medium Term Covered Note Programme

## SPAREBANKEN SØR BOLIGKREDITT AS

(incorporated with limited liability in Norway)

€6,000,000,000

### Euro Medium Term Covered Note Programme

Under the €6,000,000,000 Euro Medium Term Covered Note Programme (the Programme) described in this base prospectus (the Base Prospectus), Sparebanken Sør Boligkreditt AS (the Issuer) may from time to time issue covered bonds issued in accordance with the Act and the Regulations (as defined in "Terms and Conditions of the Notes other than VPS Notes" or "Terms and Conditions of the VPS Notes", as the case may be) (the Notes which term shall include, so far as the context permits, VPS Notes (as defined below)) denominated in any currency agreed between the Issuer and the relevant Dealer (as defined below).

The Notes may be issued in bearer form or in uncertificated book entry form (the VPS Notes) settled through the Norwegian Central Securities Depository, *Verdipapirsentralen AS* (the VPS).

The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed €6,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement described herein), subject to increase as described herein.

The Notes may be issued on a continuing basis to one or more of the Dealers specified under "Overview of the Programme" and any additional Dealer appointed under the Programme from time to time by the Issuer (each a Dealer and together the Dealers), which appointment may be for a specific issue or on an ongoing basis. References in this Base Prospectus to the relevant Dealer shall, in the case of an issue of Notes being (or intended to be) subscribed by more than one Dealer, be to all Dealers agreeing to subscribe such Notes.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks see "Risk Factors".

This Base Prospectus has been approved by the Central Bank of Ireland, as competent authority under the Prospectus Directive (as defined below). The Central Bank of Ireland only approves this Base Prospectus as meeting the requirements imposed under Irish and European Union (EU) law pursuant to the Prospectus Directive. Such approval relates only to the Notes which are to be admitted to trading on the regulated market (the Regulated Market) of the Irish Stock Exchange plc, trading as Euronext Dublin (Euronext Dublin) or another regulated market for the purposes of Directive 2014/65/EU (as amended) (MiFID II) and/or which are to be offered to the public in any Member State of the European Economic Area (the EEA).

Application has been made to Euronext Dublin for Notes issued under the Programme to be admitted to the official list of Euronext Dublin (the Official List) and to trading on the Regulated Market of Euronext Dublin. The Issuer has further requested that the Central Bank of Ireland send to the Norwegian Financial Supervisory Authority (*Finanstilsynet*) (the NFSAs) in its capacity as the competent authority in Norway (i) a copy of this Base Prospectus and (ii) a certificate of approval pursuant to Article 18 of the Prospectus Directive attesting that the Base Prospectus has been drawn up in accordance with national law implementing the Prospectus Directive, for purposes of listing Notes on the Oslo Stock Exchange's Regulated Market (*Oslo Børs*).

Each of the Regulated Market of Euronext Dublin and the Oslo Stock Exchange's Regulated Market is a regulated market for the purposes of MiFID II. References in this Base Prospectus to Notes being listed (and all related references) shall mean that such Notes have been either admitted (i) to the Official List and to trading on the Regulated Market of Euronext Dublin or (ii) to trading on the Oslo Stock Exchange's Regulated Market, as may be agreed between the Issuer and the relevant Dealer in relation to the relevant Series (as defined below).

Notice of the aggregate nominal amount of Notes, interest (if any) payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche (as defined in "Terms and Conditions of the Notes other than VPS Notes" or "Terms and Conditions of the VPS Notes", as the case may be) of Notes will be set out in a final terms document (the Final Terms) which will be delivered to the Central Bank of Ireland and Euronext Dublin (if listed on Euronext Dublin). Copies of the Final Terms in relation to the Notes to be listed on Euronext Dublin will also be published on the website of Euronext Dublin.

The Notes are expected to be assigned a "Aaa" rating by Moody's Investors Service Limited (Moody's). Moody's is established in the EU and is registered under Regulation (EC) No. 1060/2009 (as amended) (the CRA Regulation) and is included in the list of credit rating agencies registered under the CRA Regulation, which is available on the ESMA website (<http://www.esma.europa.eu/page/list-registered-and-certified-CRAs>) (last updated on 2 July 2019).

Where a Tranche of Notes is rated, such rating will be disclosed in the applicable Final Terms. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Interest and/or other amounts payable under Floating Rate Notes may be calculated by reference to certain reference rates. Any such reference rate may constitute a benchmark for the purposes of Regulation (EU) No. 2016/1011 (the Benchmarks Regulation). If any such reference rate does constitute such a benchmark, the applicable Final Terms will indicate whether or not the benchmark is provided by an administrator included in the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (ESMA) pursuant to Article 36 (Register of administrators and benchmarks) of the Benchmarks Regulation. Transitional provisions in the Benchmarks Regulation may have the result that the administrator of a particular benchmark is not required to appear in the register of administrators and benchmarks at the date of the applicable Final Terms. The registration status of any administrator under the Benchmarks Regulation is a matter of public record and, save where required by applicable law, the Issuer does not intend to update the applicable Final Terms to reflect any change in the registration status of the administrator.

- Sparebanken Sør established a €4,000,000,000 Euro Medium Term Covered Note Program (EMTN) in the third quarter of 2015
- In the first quarter of 2016, the company issued covered bonds amounting to EUR 500 million under the program
- In the second quarter of 2017, the company issued covered bonds amounting to EUR 500 million under the program
- In the first quarter of 2018, the company issued covered bonds amounting to EUR 500 million under the program
- In the first quarter of 2019, the company issued covered bonds amounting to EUR 500 million under the program
- In the third quarter of 2019, a Green & Sustainability Bond Framework was established. In the fourth quarter the company issued a Green Covered Bond amounting to EUR 500 million under the program.
- Sparebanken Sør Boligkreditt AS plans to further acquire loans from Sparebanken Sør, and the company intends to issue new covered bonds towards investors in Norway and abroad

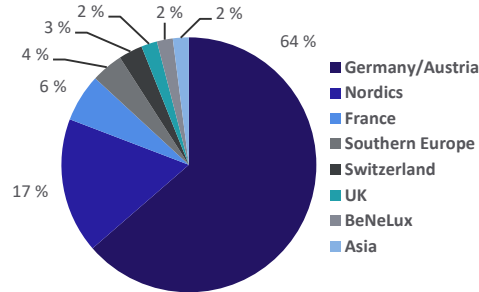


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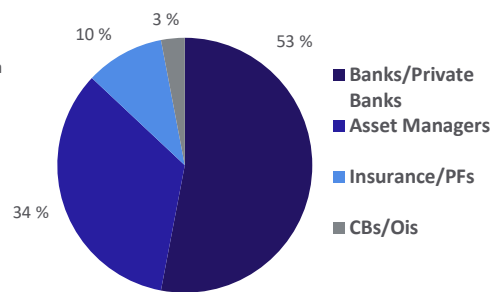
# Diversified funding - An established issuer in the Euro Market

Successful issuance in February 2019 for Sparebanken Sør Boligkreditt:

**Geographic distribution**



**Investor distribution**



Green & Sustainability Bond Framework established autumn 2019



In Q4 2019 the company issued a Green Covered Bond amounting to EUR 500 million under the program.

## Covered Bonds issues qualifies as Level 1 assets pursuant to LCR-regulation

With reference to Article 10(1)(f) of the LCR-regulation, Sparebanken Sør Boligkreditt AS (SSBK) confirms the following:

- SSBK gives the information required in Article 129(7) of CRR to its investors
- Covered bonds issued by SSBK are assigned a credit assessment by a nominated ECAI which is at least credit quality step 1 in accordance with Article 129(4) of CRR, and the equivalent credit quality step in the event of short term credit assessment
- The cover pool does at all times meet an an asset coverage requirement of at least 2 % in excess of the amount required to meet the claims attaching to the covered bonds issued by SSBK

## Information on the cover pool



Sparebanken Sør has implemented the common **Harmonised Transparency Template** of the European Covered Bond Council

Information about the cover pool of SSBK may be accessed via:

<https://www.sor.no/felles/om-sparebanken-sor/sparebanken-sor-boligkreditt/cover-pool-information/>

# Looking ahead

## Macro

Growth in the Norwegian economy has picked up after weak growth in GDP over recent years, with higher growth in exports, increasing investments in the oil sector, lower unemployment and higher private consumption

## The region

The economic outlook for the bank's market area is considered positive. Housing prices in Southern Norway have been fairly stable over a longer period of time, and unemployment is falling

## Capital requirements

Sparebanken Sør Boligkreditt AS has a common equity tier 1 capital ratio of 20.2 percent and leverage ratio of 7.3 percent. Along with a positive profit from ordinary operations, the opportunities for further loan growth are positive

## Funding and liquidity

The Group is well positioned to establish long-term funding from the Norwegian and the international financial market.

## Sparebanken Sør Boligkreditt

Sparebanken Sør Boligkreditt AS will further acquire mortgages from the parent bank to issue public covered bonds in Norway and abroad, primarily as benchmark issuances that are eligible to LCR requirements for level 1 assets.

# Balanced development in the region

Changes in housing prices, last 12 months

Percentage



Change in unemployment, last 12 months

Percentage





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