

Cover Pool Information - Sparebanken Sør Boligkreditt AS

Report date:	31.12.2016
Currency	NOK

1. Cover Pool Composition	
Type of Collateral:	100% residential
Total LOAN BALANCE:	28.113.035.587
Average LOAN BALANCE:	1.092.744
NO. OF LOANS	25.727
WA SEASONING (in months):	38
WA REMAINING TERM (in months):	203
NO. OF BORROWERS	23.070
NO. OF PROPERTIES	25.163
WA Indexed LTV (LOAN BALANCE/INDEXED valuation) (e.g. 85% or 0.85):	54,70 %
WA LTV(LOAN BALANCE/original valuation)(e.g. 85% or 0.85):	59,60 %
Percentage of VARIABLE MORTGAGES (S.Def.):	100,00 %
Loans in arrears > 90 days (e.g. 1% or 0.01):	0,00 %
Substitute assets:	
Committed over collateralisation:	2,00 %
Over Collateralisation:	14,44 %
Total Cover Pool	28.113.035.587

2. LTV Breakdown

2.1 Unindexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	3.433.254.515	6.466	12,21 %
>40%-≤50%	2.832.925.930	2.922	10,08 %
>50%-≤60%	4.361.874.749	3.787	15,52 %
>60%-≤70%	11.981.148.494	8.291	42,62 %
>70%-≤80%	5.503.831.899	4.261	19,58 %
>80%-≤85%			0,00 %
>85%-≤90%			0,00 %
>90%-≤95%			0,00 %
>95%-≤100%			0,00 %
>100%-≤105%			0,00 %
>105%			0,00 %
Total	28.113.035.587	25.727	100,00 %

2.2 Indexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	5.853.004.480	9.858	20,82 %
>40%-≤50%	3.750.913.664	3.267	13,34 %
>50%-≤60%	5.460.341.544	4.102	19,42 %
>60%-≤70%	8.628.218.884	5.741	30,69 %
>70%-≤80%	4.062.120.632	2.507	14,45 %
>80%-≤85%	239.504.402	174	0,85 %
>85%-≤90%	73.699.805	46	0,26 %
>90%-≤95%	23.547.534	14	0,08 %
>95%-≤100%	15.725.886	12	0,06 %
>100%-≤105%	5.958.756	6	0,02 %
>105%			0,00 %
Total	28.113.035.587	25.727	100,00 %

3. Regional distribution							
	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Akershus	1.081.387.411	3,85 %	128.827.897	128.222.128	212.846.156	456.125.479	155.365.751
Aust-Agder	8.017.979.087	28,52 %	1.022.002.121	772.326.247	1.197.879.336	3.393.690.542	1.632.080.841
Buskerud	267.170.805	0,95 %	26.812.364	29.299.300	34.640.181	111.425.824	64.993.136
Finnmark	11.470.489	0,04 %	1.032.978	-	922.678	9.294.258	220.575
Hedmark	50.192.908	0,18 %	3.447.879	1.791.328	11.377.346	22.902.294	10.674.061
Hordaland	290.810.367	1,03 %	32.677.401	27.494.203	47.552.922	124.217.310	58.868.531
Møre og Romsdal	78.880.359	0,28 %	13.007.431	6.651.797	6.107.539	37.118.600	15.994.992
Nord-Trøndelag	15.973.739	0,06 %	656.670	687.412	900.000	12.990.954	738.703
Nordland	19.705.483	0,07 %	2.078.864	3.224.200	2.380.148	11.412.263	610.008
Oppland	28.579.895	0,10 %	5.272.004	2.420.776	4.151.271	16.483.067	252.777
Oslo	2.197.081.606	7,82 %	309.868.208	273.599.828	442.184.805	901.777.514	269.651.251
Østfold	192.440.068	0,68 %	15.888.852	19.331.676	23.163.976	90.430.828	43.624.736
Rogaland	521.124.460	1,85 %	60.116.265	68.859.548	72.334.154	226.989.369	92.825.124
Sogn og Fjordane	9.577.950	0,03 %	-	-	835.667	5.135.352	3.606.931
Sør-Trøndelag	88.509.838	0,31 %	5.220.320	17.156.894	16.206.851	36.897.118	13.028.655
Svalbard	799.246	0,00 %	-	-	-	-	799.246
Telemark	2.571.798.017	9,15 %	226.543.916	210.841.353	322.405.917	1.218.786.412	593.220.419
Troms	36.317.200	0,13 %	6.219.642	3.118.862	1.800.385	17.317.027	7.861.284
Vest-Agder	12.372.551.502	44,01 %	1.555.412.687	1.230.480.264	1.939.035.081	5.169.048.034	2.478.575.436
Vestfold	201.588.829	0,72 %	11.353.160	25.936.146	21.955.280	89.231.535	53.112.708
Øvrige	59.096.328	0,21 %	6.815.856	11.483.968	3.195.056	29.874.714	7.726.734
Total	28.113.035.587	100,00 %	3.433.254.515	2.832.925.930	4.361.874.749	11.981.148.494	5.503.831.899

4. Loans in arrears							
Months/LTV	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
<2 (and not BPI or Fce)	1.515.171	56,36 %	400.801	-	996.848	117.522	-
≥2-<6 (and not BPI or Fce)	1.173.384	43,64 %	-	-	98.933	1.074.451	-
≥6-<12 (and not BPI or Fce)	-	0,00 %					
>12 (and not BPI or Fce)	-	0,00 %					
Bankruptcy proceedings initialted ("BPI") (and not Fce)	-	0,00 %					
Foreclosure ("Fce")	-	0,00 %					
Total	2.688.555	100,00 %	400.801	0	1.095.781	1.191.973	0

5. Seasoning							
(in months)	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
< 12	4.796.429.704	17,06 %	509.909.316	472.772.943	681.123.571	2.803.623.897	328.999.977
≥12-<24	7.339.698.825	26,11 %	771.895.852	668.616.364	1.018.173.042	3.477.127.330	1.403.886.237
≥24-<36	4.566.663.406	16,24 %	547.707.373	431.002.520	702.372.335	1.965.428.592	920.152.586
≥36-<60	5.559.714.776	19,78 %	672.673.754	562.141.879	888.741.414	1.977.511.011	1.458.646.718
≥60	5.850.528.876	20,81 %	931.068.220	698.392.224	1.071.464.387	1.757.457.664	1.392.146.381
Total	28.113.035.587	100,00 %	3.433.254.515	2.832.925.930	4.361.874.749	11.981.148.494	5.503.831.899

6. Principal Payment Frequency							
	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Monthly	21.060.457.067	74,91 %	2.498.239.081	1.958.842.966	2.945.079.517	9.351.668.321	4.306.627.182
Quarterly / Semi-annually	67.087.029	0,24 %	16.112.507	17.219.887	15.956.193	14.632.184	3.166.258
Annually	4.613.858	0,02 %	1.400.091	134.536	841.160	2.238.071	
BULLET	292.375.570	1,04 %	35.705.847	29.462.430	45.363.497	124.603.944	57.239.852
Other (Flexible loans)	6.688.502.063	23,79 %	881.796.990	827.266.111	1.354.634.382	2.488.005.973	1.136.798.607
Total	28.113.035.587	100,00 %	3.433.254.516	2.832.925.930	4.361.874.749	11.981.148.493	5.503.831.899

7. Interest rate type							
	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Floating rate	28.113.035.587	100,00 %	3.433.254.515	2.832.925.930	4.361.874.749	11.981.148.494	5.503.831.899
Fixed rate with reset <2 years	0	0,00 %					
Fixed rate with reset ≥2 but < 5 years	0	0,00 %					
Fixed rate with reset ≥5 years	0	0,00 %					
Total	28.113.035.587	100 %	3.433.254.515	2.832.925.930	4.361.874.749	11.981.148.494	5.503.831.899

8. Outstanding Covered Bonds

	Currency	Current balance	Expected maturity date	Legal final (or extended maturity date)	Interest payment	Interest rate type
NO0010641624	NOK (Norway)	345.000.000	28.03.2017	28.03.2018	Quarterly	Floating rate
NO0010623945	NOK (Norway)	735.000.000	24.08.2017	24.08.2018	Quarterly	Floating rate
NO0010673296	NOK (Norway)	4.500.000.000	14.09.2018	14.09.2019	Quarterly	Floating rate
NO0010679806	NOK (Norway)	4.500.000.000	22.05.2019	22.05.2020	Quarterly	Floating rate
NO0010664659	NOK (Norway)	28.000.000	27.11.2019	27.11.2020	Quarterly	Floating rate
NO0010714058	NOK (Norway)	4.500.000.000	24.06.2020	24.06.2021	Quarterly	Floating rate
XS1383921803	EUR	500.000.000	22.03.2021	22.03.2022	Annual	Fixed rate
NO0010778954	NOK (Norway)	4.500.000.000	22.11.2021	22.11.2022	Quarterly	Floating rate
NO0010671597	NOK (Norway)	350.000.000	13.02.2023	13.02.2024	Annual	Fixed rate
NO0010670409	NOK (Norway)	500.000.000	24.01.2028	24.01.2029	Annual	Fixed rate