



# SSB Boligkreditt AS

Investor Presentation

4Q 2012



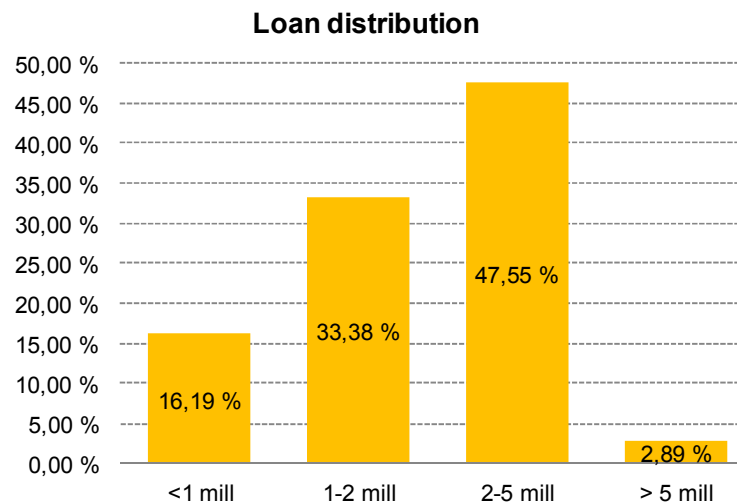
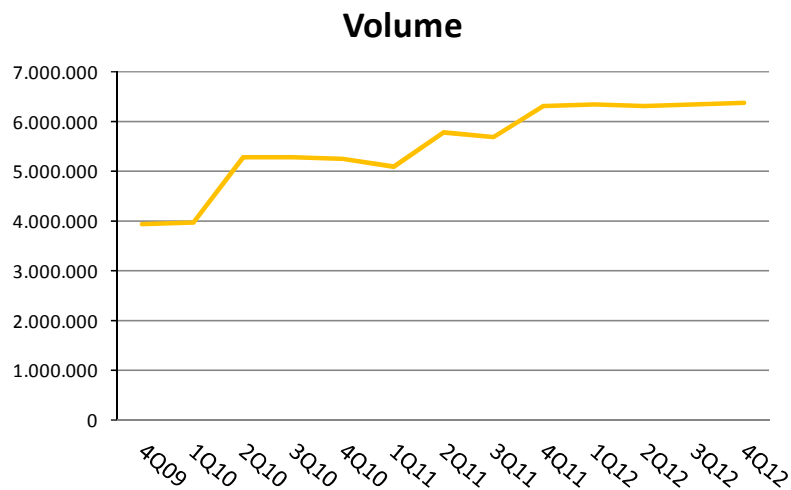
## Characteristics of the Cover Pool



<b>Loans originated by</b>	SSB Boligkreditt AS
<b>Pool notional</b>	MNOK 6,384
<b>Substitute assets</b>	MNOK 306
<b>Number of loans</b>	4,923
<b>Average loan balance</b>	MNOK 1,297
<b>Type of loans</b>	100% residential Norwegian mortgages
<b>Type of mortgages</b>	Flexible: 53 % Repayment: 47 %
<b>Rate type</b>	Float 95%, Fixed 5%
<b>Geographic distribution</b>	Across Norway with a concentration to Rogaland
<b>Weighted average LTV</b>	44 %
<b>Weighted average seasoning</b>	4,31 years



## Pool notional



- Total cover pool size: MNOK 6,384
- Stable volumes due to implemented disposal limits in Sandnes Sparebank:

Maximum of:

- 45 % of the Groups retail loans or
- 30 % of the Groups total loan portfolio

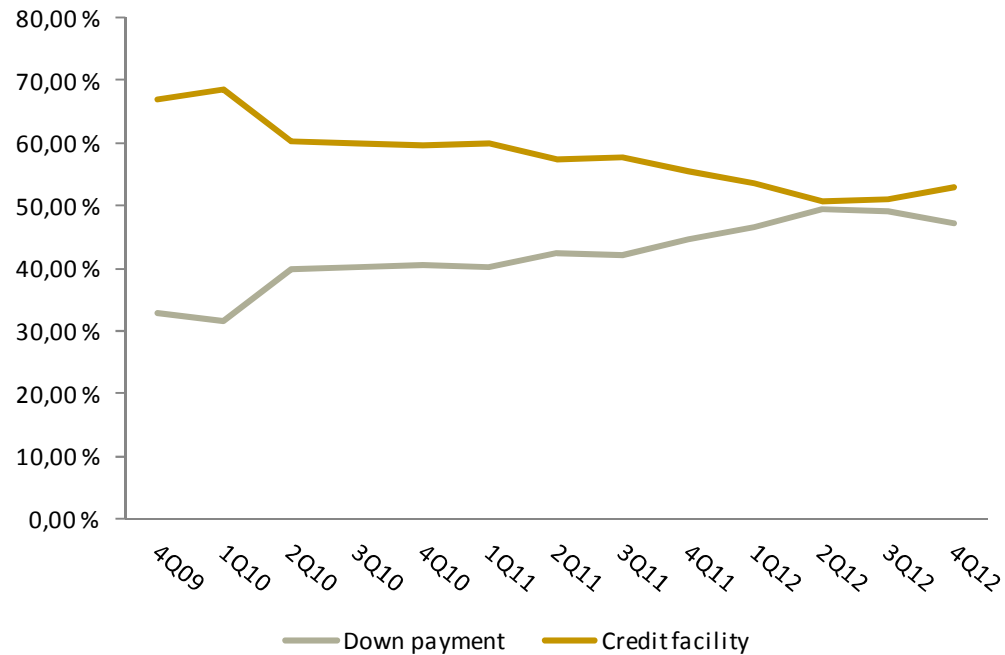
- 171 MNOK in largest bucket
- Expect that loans above 5 MNOK will increase slightly as property prices continue to rise.



## Type of mortgages



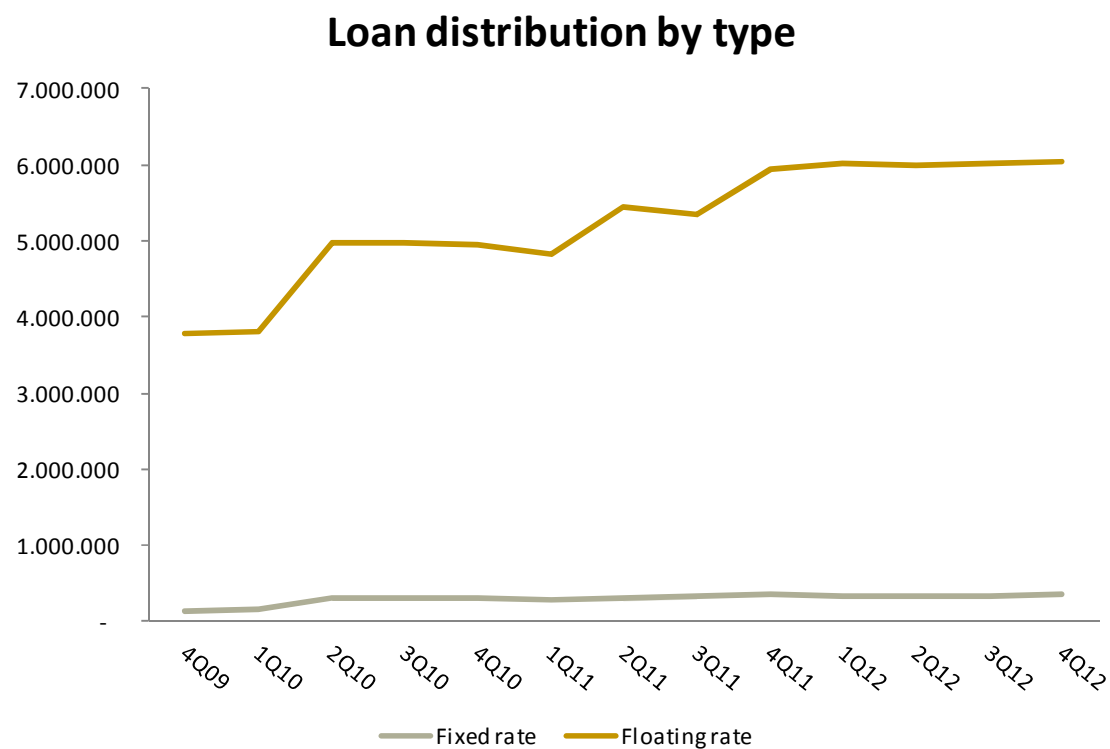
**Portfolio by loantype**



- High concentration of Credit Facilities due to volume focus in period 2003-2008.
- Low volumes in granted Credit Facilities since 2009 due to:
  - More restrictive credit policy.
  - Implementation of price differences between down payment loans and credit facilities (min 15 bp)
  - New regulations from the Norwegian FSA say that banks only can grant Credit Facilities to customers with LTV within 70 %.



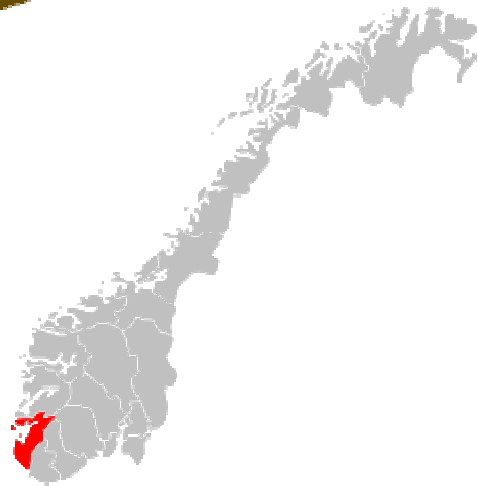
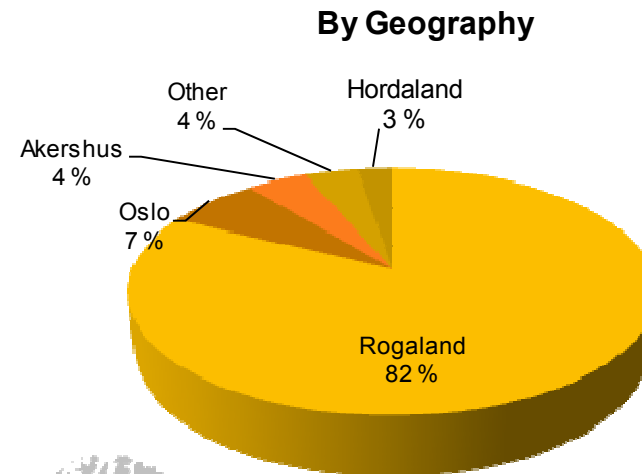
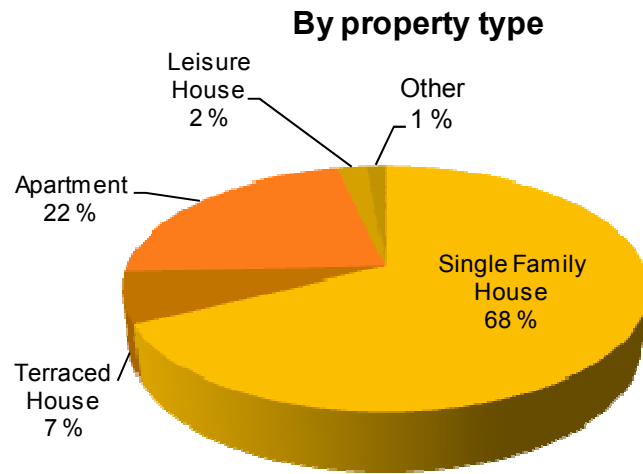
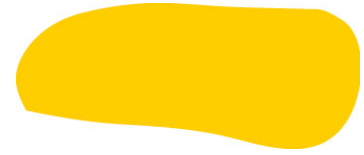
## Type of mortgages



- Low level of fixed rate loans.
- Expect a slight increase, but from low level, in fixed rate loans as swaps on historic low levels.



# Distribution of the Cover Pool

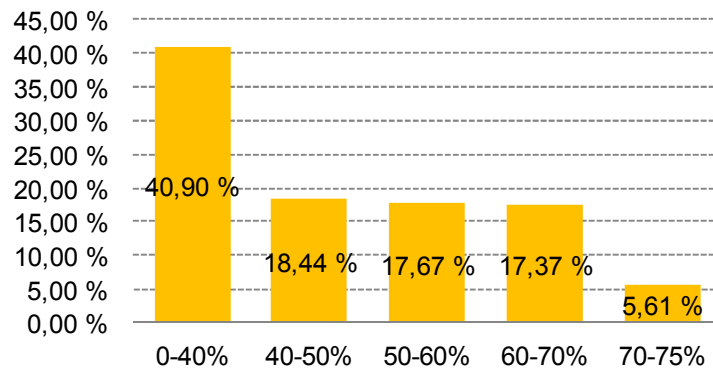




# Conservative and High Quality Pool

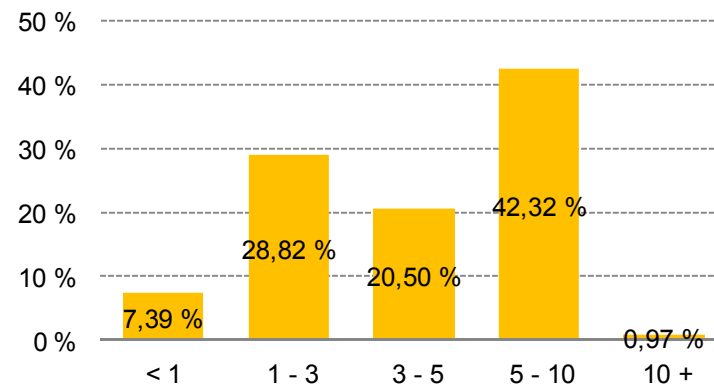


**Current LTV (by Amounts)**



- Weighted average LTV: 44%
- Approx 77% of the cover pool has an LTV < 60%

**Seasoning**



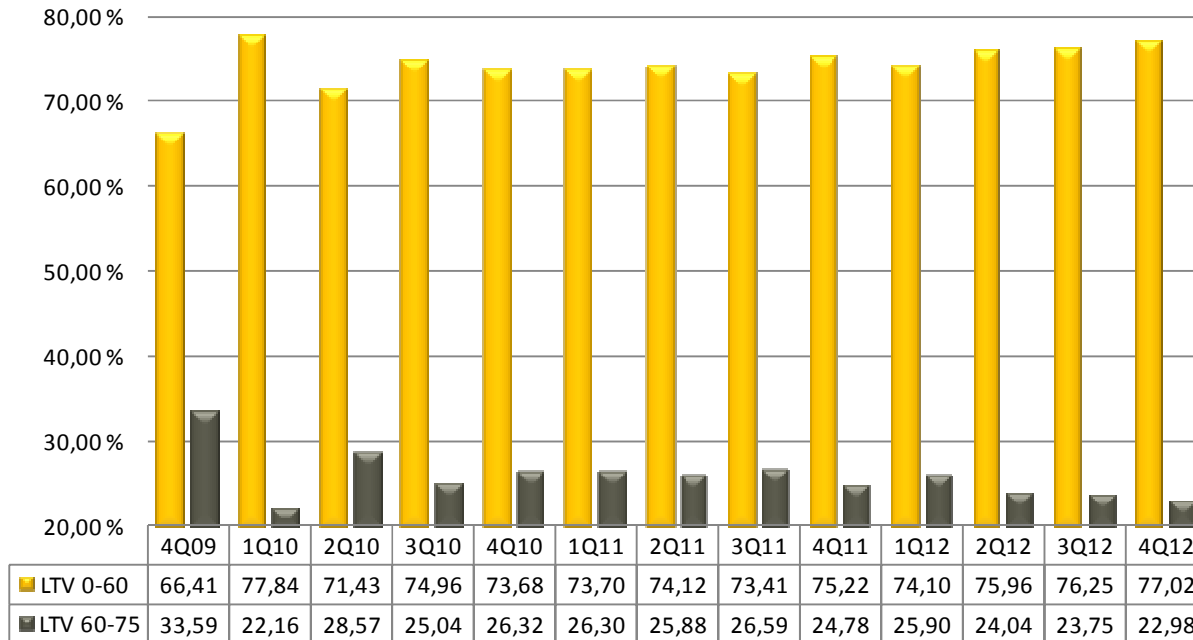
- Weighted average seasoning: 4,31 years
- Approx 64 % of the cover pool is > 3 year seasoned



# Conservative and High Quality Pool



### Loan to Value



- Positive trend in development of LTV within 60 %.
- Continue to be positive of LTV due to positive macro.
  - Population growth
  - Local investments and labor market
  - Residential property market
  - Payment moral



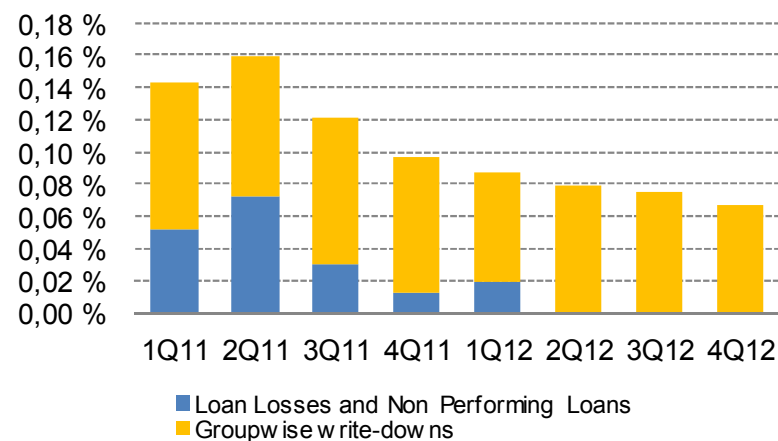


# Conservative and High Quality Pool



- Very low level of impaired loans in the mortgage portfolio
- Substitute Assets: Bank deposit held in Sandnes Sparebank

## Non-Performing Loans and Loan Losses



Cover Pool	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12
Residential Mortgages	5.171.826	5.767.540	5.675.533	6.298.888	6.339.477	6.324.690	6.385.670	6.383.638
Substitute Assets	317.269	322.027	323.795	425.954	323.883	357.698	300.616	305.592
Bank Deposit	317.269	322.027	323.795	425.954	323.883	357.698	300.616	305.592
Sum	5.489.095	6.089.567	5.999.328	6.724.842	6.663.360	6.682.388	6.686.286	6.689.230
Overcollateralization	9,11 %	20,72 %	18,93 %	22,67 %	11,04 %	11,30 %	11,32 %	26,90 %



## Issued Bonds



<b>Issuer</b>	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt	SSB Boligkreditt
<b>ISIN</b>	NO0010492473	NO0010580806	NO0010577166	NO0010588874	NO0010601099	NO0010636335
<b>Nominal</b>	MNOK 2,452	MNOK 300	MNOK 700	MNOK 525	MNOK 775	MNOK 500
<b>Disb. Date</b>	31.03.2009	29.06.2010	15.06.2010	29.09.2010	25.02.2011	08.02.2012
<b>Maturity</b>	22.06.2015	16.12.2013	15.04.2016	29.09.2015	25.02.2015	08.02.2017
<b>Ext. Maturity</b>	22.06.2016	16.12.2014	15.04.2017	29.09.2016	25.02.2016	08.02.2018
<b>Coupon</b>	Nibor + 50bp	Nibor+ 62bp	Nibor+ 65bp	4,15%	Nibor + 60bp	Nibor + 100bp

- SSB Boligkreditt has issued NOK 5,3 bn in Covered Bonds.
- To date, 2.0 billion has been used in the government bond swap facility and 3.3 billion has been sold in the market.
- Mainly looking to issue bonds with long maturities (5 years or more).
- Future financing will be secured by issuing covered bonds in Norway and in a longer perspective, internationally



## Policies and limits

### - Cover pool



<b>Loan to value (LTV)</b>	<ul style="list-style-type: none"><li>▪ LTV below 75 % based on a valuation not more than 3 months old. LTV for flexible loans is measured towards granted limit.</li></ul>
<b>Substitute assets</b>	<ul style="list-style-type: none"><li>▪ Maximum 20 %.</li></ul>
<b>Overcollateralization</b>	<ul style="list-style-type: none"><li>▪ Minimum 10 %</li></ul>
<b>Type of loans</b>	<ul style="list-style-type: none"><li>▪ Only residential mortgages</li><li>▪ Only NOK</li><li>▪ No loans in default</li><li>▪ No loans with identified losses</li><li>▪ Flexible or repayment loans</li><li>▪ Fixed or floating interest rates</li><li>▪ Detached houses, row houses, housing cooperatives, apartments, recreational property.</li></ul>
<b>Security</b>	<ul style="list-style-type: none"><li>▪ 1st priority.</li><li>▪ Multiple securities allowed (mainly single securities).</li></ul>
<b>Object</b>	<ul style="list-style-type: none"><li>▪ Norwegian residential properties</li><li>▪ Valuation from Eiendomsverdi (input from broker and valuator)</li><li>▪ Quarterly valuations</li></ul>

