



SSB Boligkreditt AS

Investor Presentation

3Q 2013



Characteristics of the Cover Pool



Loans originated by	SSB Boligkreditt AS
Pool notional	MNOK 6,624
Substitute assets	MNOK 312
Number of loans	4,859
Average loan balance	MNOK 1,363
Type of loans	100% residential Norwegian mortgages
Type of mortgages	Flexible: 41,62 % Repayment: 58,38 %
Rate type	Float 94%, Fixed 6%
Geographic distribution	Across Norway with a concentration to Rogaland
Weighted average LTV	49 %
Weighted average seasoning	4,05 years



SSB Boligkreditt – Rating by Fitch



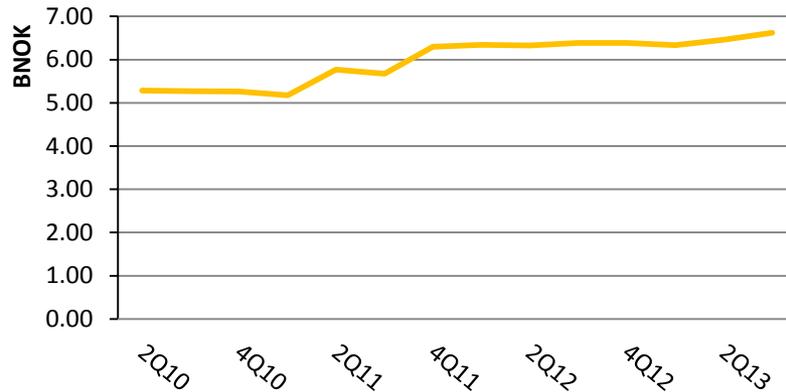
- Fitch has in September 2013 assigned a rating of the covered bond programme at AA-
- SSB Boligkreditt has committed to an OC-level of 12 %



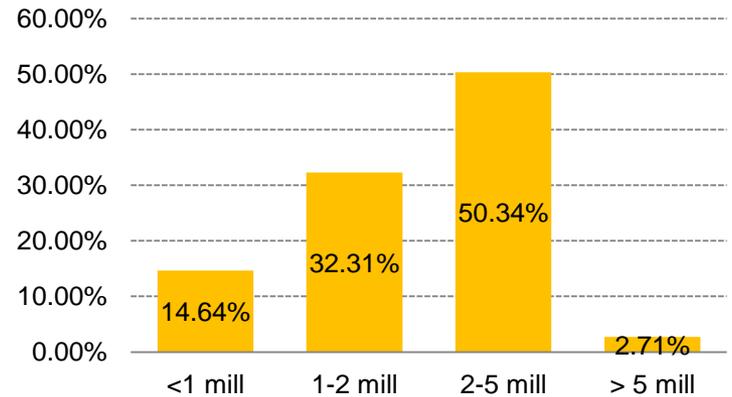
Pool notional



Volume



Loan distribution



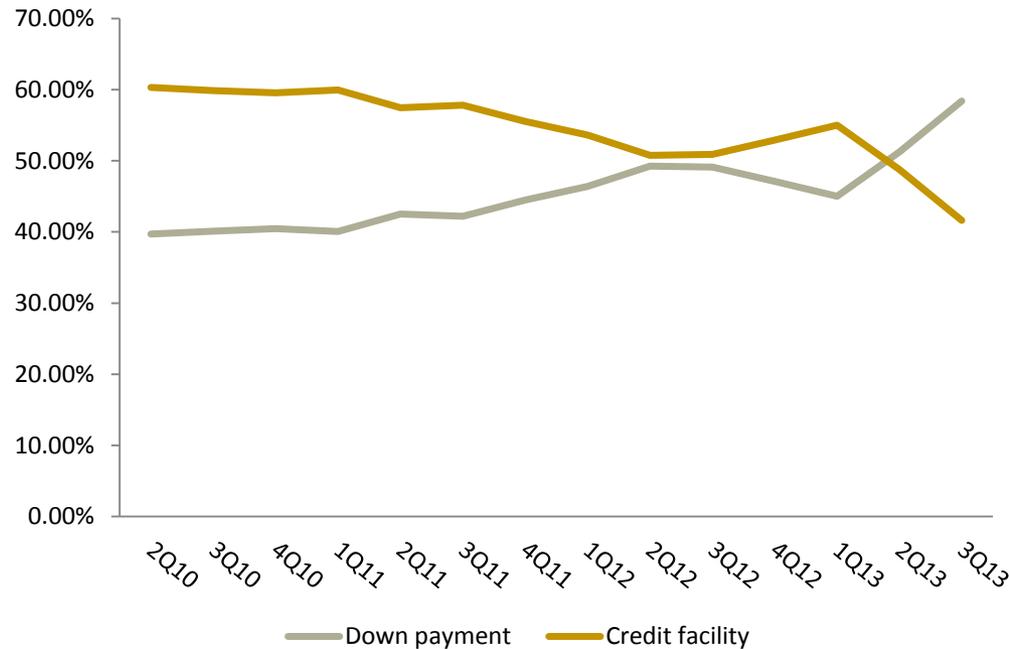
- Total cover pool size: MNOK 6,624
- Stable volumes due to implemented disposal limits in Sandnes Sparebank:
Maximum of:
 - 45 % of the Groups retail loans or
 - 30 % of the Groups total loan portfolio
- 177 MNOK in bucket > 5 mNOK
- Decrease compared to previous quarter
- Expect that loans above 5 MNOK will increase slightly as property prices continue to rise.



Type of mortgages



Portfolio by loantype



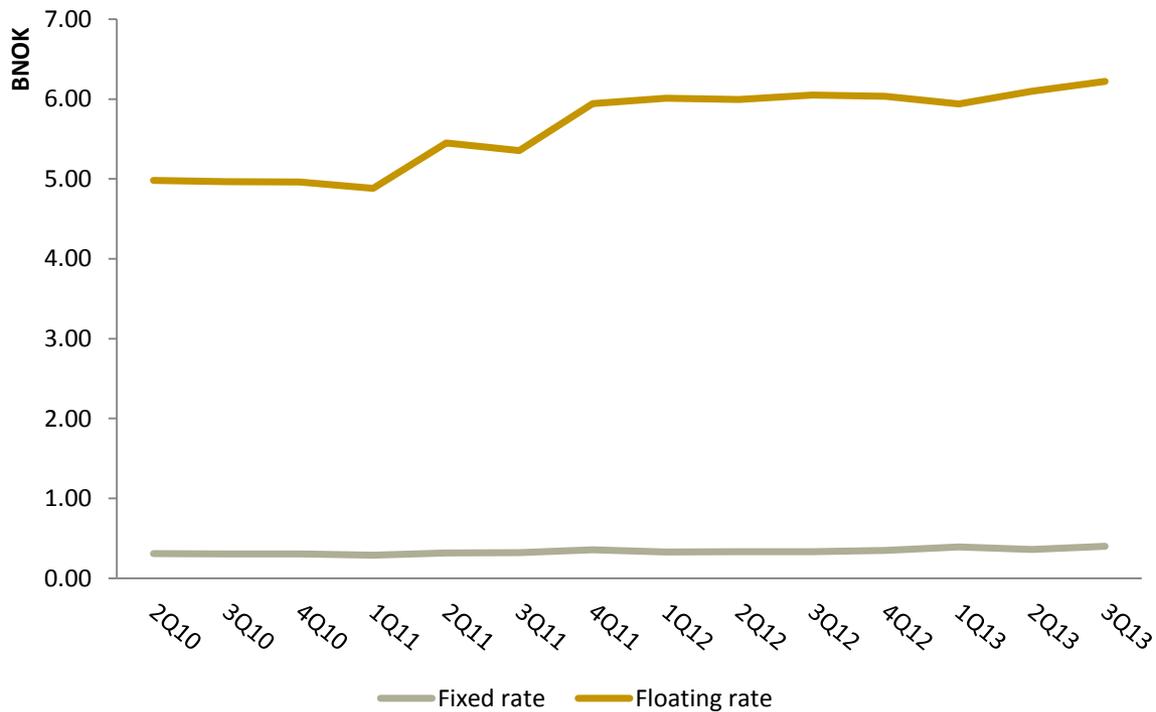
- High concentration of Credit Facilities due to volume focus in period 2003-2008.
- Low volumes in granted Credit Facilities due to:
 - More restrictive credit policy.
 - Implementation of price differences between down payment loans and credit facilities (min 15 bp)
 - New regulations from the Norwegian FSA say that banks only can grant Credit Facilities to customers with LTV within 70 %.
- Due to the capital intensity of Credit Facilities SSB Boligkreditt has deliberately reduced the share in the Cover Pool during 2013.



Type of mortgages



Loan distribution by type



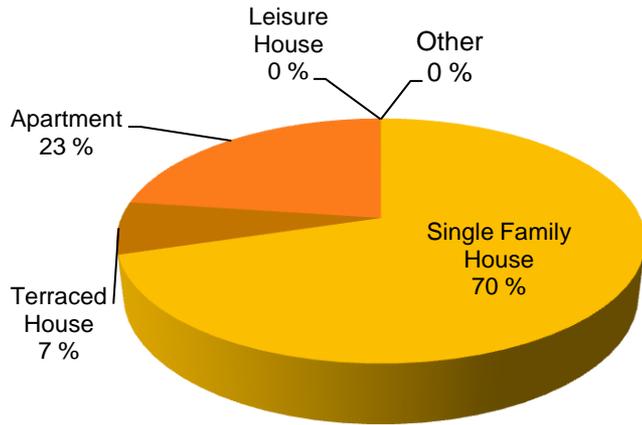
- Low level of fixed rate loans.
- Expect no significant change in level as swaps are on low levels, but margins have increased.



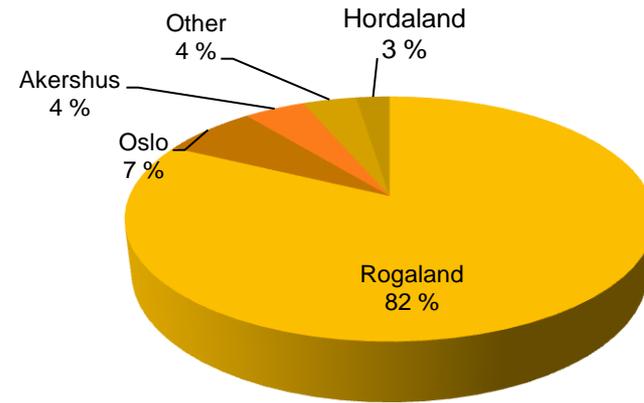
Distribution of the Cover Pool



By property type



By Geography

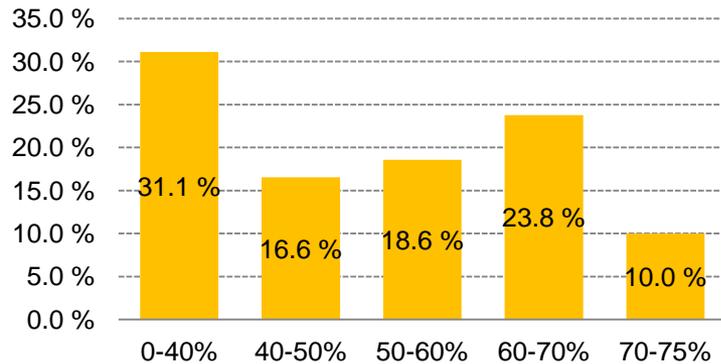




Conservative and High Quality Pool

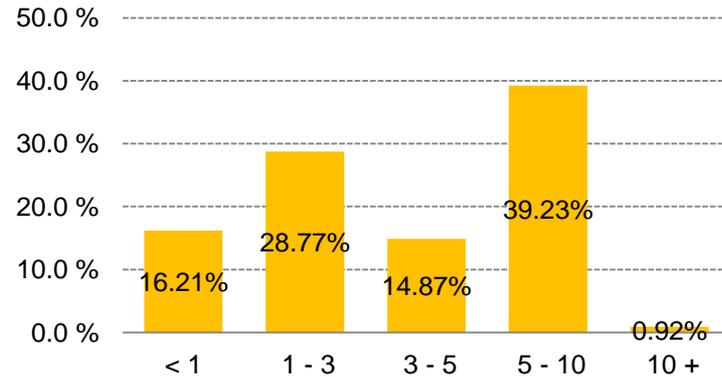


Current LTV (by Amounts)



- Weighted average LTV: 49%
- Approx 66% of the cover pool has an LTV < 60%

Seasoning



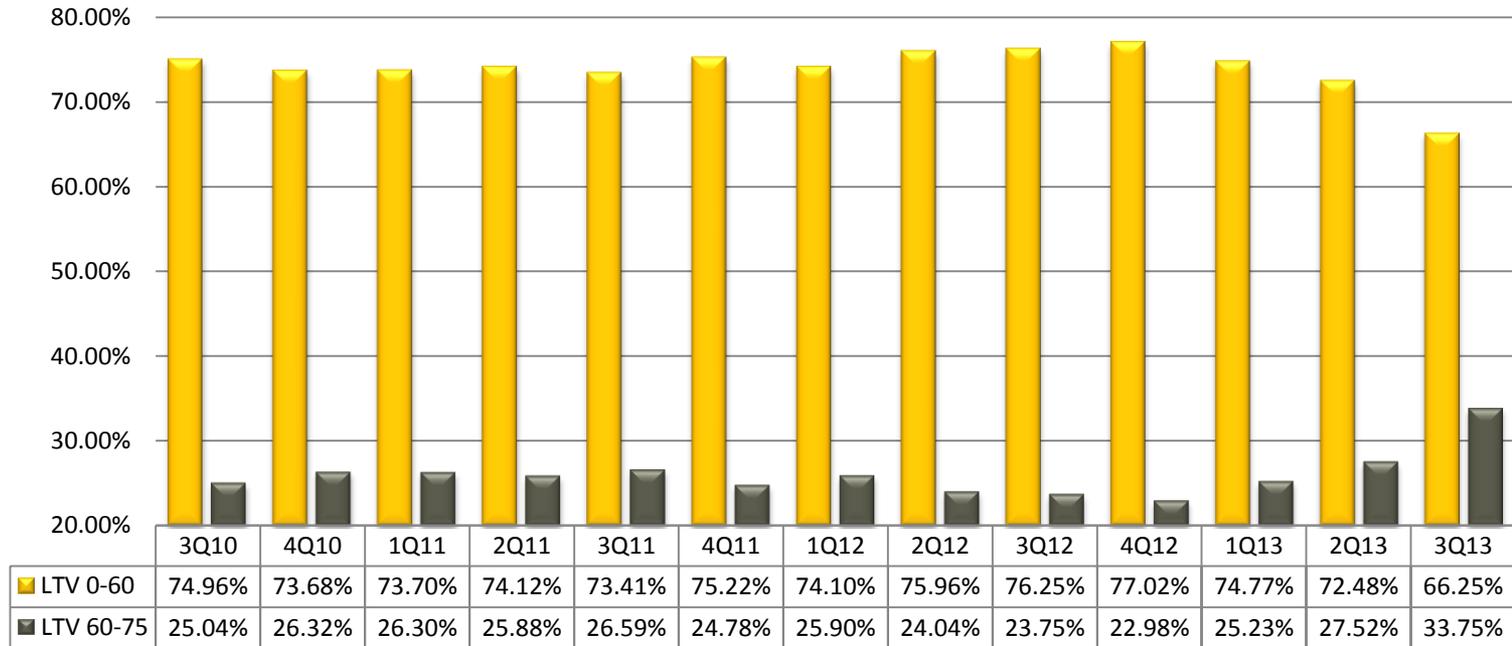
- Weighted average seasoning: 4,05 years
- Approx 55 % of the cover pool is > 3 year seasoned



Conservative and High Quality Pool



Loan to Value



- Increase in 3Q is due to a slight decrease in the housing prices and the reduced amount of Credit Facilities, which in general has a lower LTV than downpayment loans.
- Expect the trend in low LTV to continue due to:
 - Population growth
 - Local investments and labor market
 - Residential property market
 - Payment moral
 - Turnover in local housing market is higher than the national market

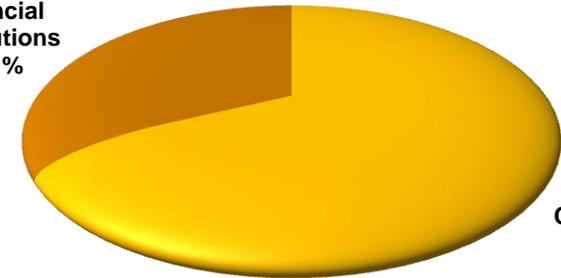


Conservative and High Quality Pool

- Committed OC-level: 12%
- Substitute assets can consist of the following exposures to financial institutions:
 - Deposits with a maturity of less than 100 days and a minimum rating of A-.
 - Other investments with a minimum rating of AA-.

Substitute Assets

Deposits held in financial institutions
32 %



Covered Bonds
68 %

Cover Pool	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13
Residential Mortgages	5.675.533	6.298.888	6.339.477	6.324.690	6.385.670	6.383.638	6.331.393	6.462.241	6.624.387
Substitute Assets	323.795	425.954	323.883	357.698	300.616	305.592	145.412	302.733	311.710
Bank Deposit	323.795	425.954	323.883	357.698	300.616	305.592	-	-	100.000
Bonds & Certificates	-	-	-	-	-	-	145.412	302.733	311.710
Sum	5.999.328	6.724.842	6.663.360	6.682.388	6.686.286	6.689.230	6.476.805	6.764.973	6.936.097
Overcollateralization	18,93 %	22,67 %	11,04 %	11,30 %	11,32 %	26,90 %	25,91 %	59,86 %	40,10 %

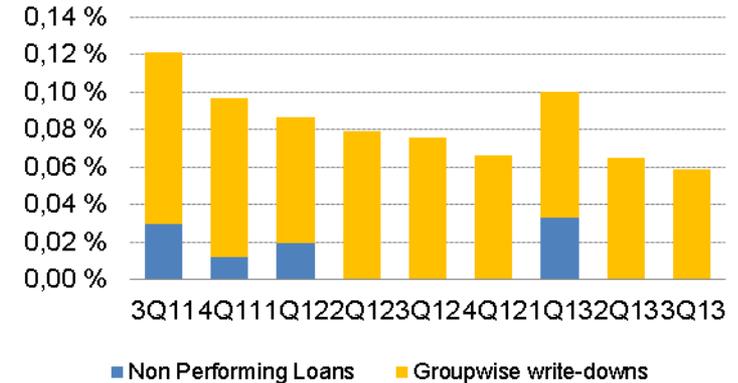


Conservative and High Quality Pool



- Very low level of impaired loans in the mortgage portfolio
- Agreement towards Sandnes Sparebank was modified in 2012.
 - Non performing loans will be transferred back to Sandnes Sparebank
 - A loan is regarded as non-performing or in default when the customer has failed to pay an installment within 90 days of the due date, or when an overdraft of a credit of line has not been covered within 90 days after being overdrawn.
 - The non-performing loan will be subject to individual valuation at the time of transfer.
 - Non performing loans per 30.09.2013 is 0.

Non-Performing Loans and Loan Losses





Issued Bonds



Issuer	SSB Boligkreditt						
ISIN	NO0010492473	NO0010580806	NO0010577166	NO0010588874	NO0010601099	NO0010636335	NO0010636336
Nominal	MNOK 1,587	MNOK 300	MNOK 700	MNOK 525	MNOK 775	MNOK 500	MNOK 1000
Disb. Date	31.03.2009	29.06.2010	15.06.2010	29.09.2010	25.02.2011	08.02.2012	20.09.2013
Maturity	22.06.2015	16.12.2013	15.04.2016	29.09.2015	25.02.2015	08.02.2017	20.09.2018
Ext. Maturity	22.06.2016	16.12.2014	15.04.2017	29.09.2016	25.02.2016	08.02.2018	20.09.2019
Coupon	Nibor + 50bp	Nibor + 62bp	Nibor + 65bp	4,15 %	Nibor + 60bp	Nibor + 100bp	Nibor + 50bp

- SSB Boligkreditt has issued NOK 4,95 bn in Covered Bonds.
- To date, 1.15 billion has been used in the government bond swap facility and 3.8 billion has been sold in the market.
- NO0010492473 has been repaid by 314 mNOK.
- SSB Boligkreditt has issued a covered bond nominal 1000 mNOK in September
- 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, consider internationally.
- Covered bonds issued by SSB Boligkreditt are assigned a rating of AA- by Fitch.



Policies and limits

- Cover pool



Loan to value (LTV)	<ul style="list-style-type: none">▪ LTV below 75 % based on a valuation not more than 3 months old. LTV for flexible loans is measured towards granted limit before transferred. Within the pool LTV is measured by drawn amount.
Substitute assets	<ul style="list-style-type: none">▪ Maximum 20 %.
Overcollateralization	<ul style="list-style-type: none">▪ Minimum 12 %
Type of loans	<ul style="list-style-type: none">▪ Only residential mortgages▪ Only NOK▪ No loans in default▪ No loans with identified losses▪ No flexible loans without maturity date▪ Flexible or repayment loans▪ Fixed or floating interest rates▪ Detached houses, row houses, housing cooperatives, apartments, recreational property.
Security	<ul style="list-style-type: none">▪ 1st priority.▪ Multiple securities allowed (mainly single securities).
Object	<ul style="list-style-type: none">▪ Norwegian residential properties▪ Valuation from Eiendomsverdi (input from broker and valuator)▪ Quarterly valuations



Liquidity



- The cover pool consists of residential mortgages and substitute liquid assets.
- Substitute Assets included in the cover pool can consist of:
 - Deposits held in other financial institutions:
 - Minimum rating of A-
 - Time to maturity < 100 days
 - Certificates or Bonds:
 - Minimum rating of AA-
 - Time to maturity < 10 years
- SSBB has defined a limit for how long the company is able to operate without supply of additional liquidity to the cover pool in a defined stress-scenario. This limit is set to 6 months, which is applied in the stress-scenarios.
- In addition, substitute assets shall cover at least covered bond interest payments over the next three months, plus a buffer to cover senior expenses and potential interest-rate movements.

