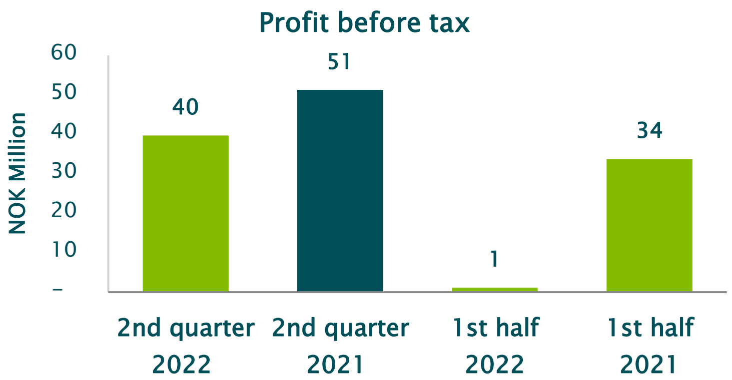
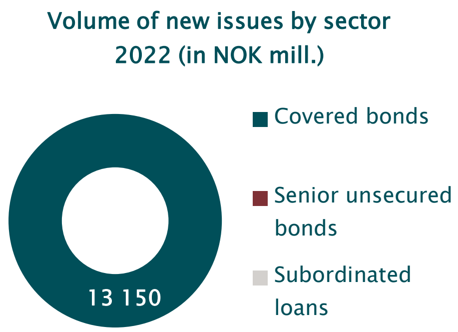
Eika Boligkreditt AS

Interim report for the second quarter and first half 2022

Unaudited

Highlights





Second quarter 2022

- Pre-tax profit of NOK 39.7 million (2021: NOK 51.2 million)
- Comprehensive income of NOK 91.8 million (2021: NOK 12.9 million)
- Fair value changes to basis swaps of NOK 99.8 million (2021: negative at NOK 33.8 million)
- Financing of owner banks up by 1.2 per cent, corresponding to an annualised growth of 4.8 per cent
- Commissions to owner banks of NOK 122.7 million (2021: NOK 186 million)
- NOK 5.2 billion in bonds issued (2021: NOK 5 billion)

First half 2022

- Pre-tax profit of NOK 1.1 million (2021: NOK 33.8 million)
- Comprehensive income of NOK 159.2 million (2021: loss of NOK 58.5 million)
- Fair value changes to basis swaps of NOK 238.5 million (2021: negative at NOK 121.3 million)
- Financing of owner banks up by 2.1 per cent, corresponding to an annualised growth of 4.2 per cent
- Commissions to owner banks of NOK 278.5 million (2021: NOK 378.9 million)
- NOK 13.1 billion in bonds issued (2021: NOK 12.5 billion)

No full or limited external auditing of the figures for the quarter and half-year has been undertaken.

INTERIM REPORT FOR THE SECOND QUARTER AND FIRST HALF 2022

Introduction

Eika Boligkreditt's main purpose is to ensure access for the local banks in the Eika Alliance (the owner banks) to long-term and competitive funding by issuing covered bonds. An important part of the company's business concept is to increase the competitiveness of the owner banks by improving their access to external funding in the Norwegian and international financial markets with regard to the tenor of loans, their terms and the depth of access. The object of the company's business is to reduce risk for the owner banks. At 30 June 2022, the owner banks had NOK 93.2 billion in total financing with Eika Boligkreditt and had thereby reduced the need for their own market and deposit financing by a corresponding amount.

Eika Boligkreditt is licensed as a credit institution and entitled to raise debt in the market through the issuance of covered bonds. Norwegian regulations for covered bonds were adopted in 2007, and this type of bond has become an important source of financing for the lending activities of banks and credit institutions. By concentrating financing activities relating to covered bonds in Eika Boligkreditt, the owner banks have secured a player in the bond market with the necessary requirements for securing competitive terms and depth of access to financing, both in Norway and internationally.

Profit and loss account for the second quarter

Amount in NOK thousand	**2nd quarter 2022**	**2nd quarter 2021**	**1st half 2022**	**1st half 2021**
Total interest income	629 671	452 469	1 171 136	910 008
Net interest income	159 411	218 970	334 008	418 900
Commission costs	115 624	178 593	265 152	365 615
Total gain and losses on financial instruments at fair value	10 649	23 367	(38 823)	7 095
Profit before tax	**39 696**	**51 209**	**1 138**	**33 747**
Comprehensive income (taking account of fair value changes in basis swaps)	**91 780**	**12 874**	**159 153**	**(58 510)**

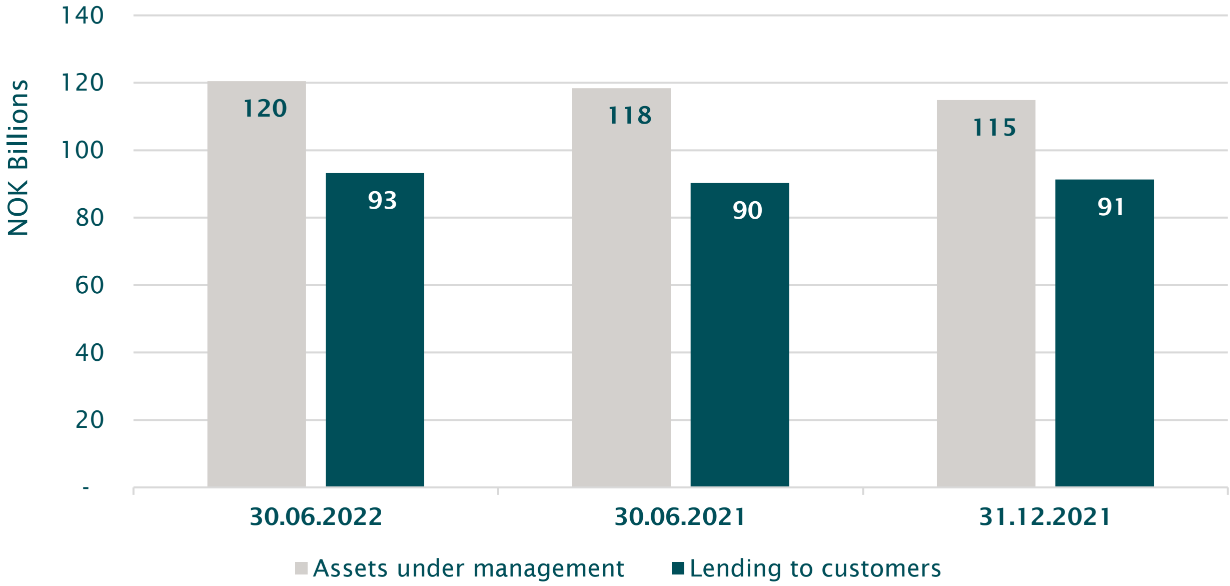
Interest income during the second quarter increased by 39.2 per cent compared with the same period last year, reflecting interest rates on residential mortgages and growth in the lending volume from the second quarter of 2021. Net interest income in the second quarter was down by 27.2 per cent from the same period of last year because the rise in the interbank rate had a bigger impact on borrowing than on lending. Net interest income was also pulled down by a NOK 6.4 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest charge. Total commission (portfolio and arrangement) payments to the owner banks decreased by 34 per cent from the second quarter of 2021 to NOK 122.7 million because bank margins on residential mortgages declined. Changes to the fair value of financial instruments recognised in profit and loss came to NOK 10.6 million, a reduction of NOK 12.7 million from the same period of 2021. This decrease reflected fair value changes resulting from fluctuations in the level of interest rates. The pre-tax profit for the second quarter was NOK 39.7 million, down by NOK 11.5 million from the same period of 2021.

An increase of 28.7 per cent in the company's interest income during the first half compared with the same period of last year primarily reflected an upward adjustment of the company's interest rates on residential mortgages in line with the rising interbank rate. Net interest income in the first half was down by 20.3 per cent from the same period of last year reflected lower margins on residential mortgages because the interbank rate rise had a bigger impact on borrowing than on lending. Net interest income was also pulled down by a NOK 12.9 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest charge. Total commission payments to the owner banks decreased by 26.5 per cent from the first half of 2022 because bank margins on residential mortgages declined. Changes to the fair value of financial instruments recognised in profit and loss were negative at NOK 38.8 million, a reduction of NOK 45.9 million from the same period of 2021. The pre-tax profit for the first half was NOK 1.1 million, down by NOK 32.6 million from the same period of 2021.

Interest on tier 1 perpetual bonds of NOK 7.2 million in the second quarter and NOK 13.6 million for the first half is not presented as an interest expense in the income statement, but as a reduction in equity.

Comprehensive income includes changes of NOK 99.8 million in the value of basis swaps (2021: negative at NOK 33.8 million) for the second quarter and NOK 238.5 million (2021: negative at NOK 121.3 million) for the first half. Over the term of the derivatives, the effect of such value changes will be zero. The accounting effects will thereby reverse until the derivatives mature. This means that changes in the value of basis swaps only have accrual effects with regard to unrealised gains and losses in the financial statements, but no realised gains or losses over the term of the derivative unless Eika Boligkreditt terminates the derivative early.

Balance sheet and liquidity



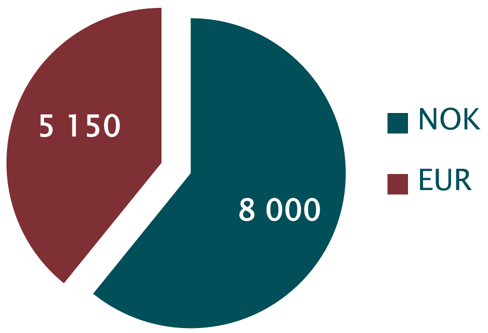
Assets under management by Eika Boligkreditt amounted to NOK 120.5 billion at 30 June 2022, up by NOK 5.6 billion from 31 December 2021. Financing of the owner banks (residential mortgage lending to customers) totalled NOK 93.2 billion at 30 June, representing a net increase of NOK 1.2 billion in the second quarter and of NOK 3.4 billion for the past 12 months excluding changes to the fair value of residential mortgages. That amounts to a net growth of 3.8 per cent in lending year-on-year.

Borrowing

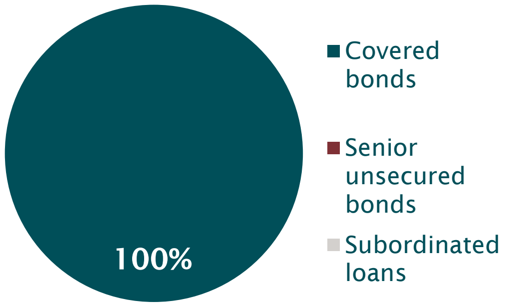
Eika Boligkreditt issued certificates/bonds (excluding tier 1 perpetual bonds) with a nominal value of NOK 5.2 billion in the second quarter, compared with NOK 5 billion in the same period of 2021. Covered bonds accounted for the whole issue volume in the second quarter of 2022.

During the first half, Eika Boligkreditt issued certificates/bonds (excluding tier 1 perpetual bonds) with a nominal value of NOK 13.1 billion, compared with NOK 12.5 billion in the same period of 2021. Covered bonds accounted for the whole issue volume in the first half of 2022.

Issuance by currency (in NOK mill) in 2022



Issuance by sector (in %) in 2022



Of issues in 2022, 39.2 per cent were denominated in euros and 60.8 per cent in Norwegian kroner. Covered bonds accounted for the whole issue volume.

The table below shows issues (excluding tier 1 perpetual bonds) in 2022, 2021 and 2020.

New issues (amounts in NOK million)	1st half 2022	1st half 2021	2021	2020
Covered bonds (issued in EUR)	5 150	5 033	5 033	10 550
Covered bonds (issued in NOK)	8 000	6 000	12 000	6 000
Senior unsecured bonds and certificates (issued in NOK)	-	1 300	2 300	1 300
Subordinated loans (issued in NOK)	-	150	150	-
Total issued	**13 150**	**12 483**	**19 483**	**17 850**

The average tenor for covered bonds issued in 2022 has been six years. At 30 June, the average tenor for the company's borrowing portfolio was 3.79 years, compared with 3.74 years at 1 January.

The table below shows the breakdown of the company's borrowing in various instruments.

Carrying value in NOK million	30.06.2022	30.06.2021	31.12.2021	31.12.2020
Covered bonds	104 852	101 996	99 400	102 378
Senior unsecured bonds	2 909	3 748	3 749	3 749
Senior unsecured certificates	410	1 000	500	-
Subordinated loans	724	724	724	724
Total borrowing	**108 895**	**107 469**	**104 373**	**106 851**

Total borrowing by the company at 30 June was NOK 108.9 billion, up by NOK 4.5 billion from 1 January.

Liquidity

At 30 June, the company had a liquidity portfolio of NOK 22 billion, including repo agreements recognised as other financial assets. The total includes cash collateral of NOK 2.9 billion received from counterparties to derivative contracts. Cash collateral received is held as bank deposits, repo agreements and various high-quality securities. In addition to cash collateral, the company has received collateral in the form of high-quality bonds corresponding in value to NOK 0.2 billion. The value of bonds provided as collateral is not recognised in the company's liquidity portfolio or balance sheet.

New developments in the alliance

During the fourth quarter of 2021, the boards of Romerike Sparebank and Blaker Sparebank announced a letter of intent on merging the two banks. The merger agreement was approved by the boards of the banks on 13 December 2021, by their general meetings and boards of trustees on 25 January 2022 and by the Financial Supervisory Authority of Norway on 30 June 2022. The banks are aiming to complete the legal merger process around 1 October 2022. The merged bank will be called Romerike Sparebank.

During the fourth quarter of 2021, the boards of Arendal og Omegns Sparekasse and Østre Agder Sparebank announced that they were initiating discussions with a view to merging the banks. The merger agreement was approved by the boards of the banks on 19 April 2022, by the annual general meetings and boards of trustees of the banks on 23 May 2022 and by the Financial Supervisory Authority on 23 June 2022. The legal merger of the banks will be completed on 15 August 2022. The merged bank will be called Agder Sparebank.

The boards of Hemne Sparebank and Åfjord Sparebank announced on 1 April 2022 that they have decided to merge the two banks. The agreement was approved by the boards of the banks on 23 May 2022 and by the annual general meetings and boards of trustees of the banks on 23 June 2022. Subject to the consent of the Financial Supervisory Authority, the intention is to implement the merger on 1 January 2023. The merged bank will be called Trøndelag Sparebank.

An agreement was entered into by the board of Eika Boligkreditt and its CEO, Kjartan M Bremnes, that Bremnes would vacate his post with effect from 22 June 2022. The board appointed CFO Odd Arne Pedersen as acting CEO from the same date. During the autumn of 2022, the board will start the process of appointing a permanent CEO for the company.

Risk management and capital adequacy

Eika Boligkreditt had a total primary capital of NOK 6.4 billion at 30 June, virtually unchanged from 1 January.

Capital adequacy is calculated in accordance with the standardised method specified in the capital requirements regulation (CRR).

The basis for calculating the capital adequacy ratio at 30 June amounted to NOK 38.3 billion. Taking into account the growth in overall lending and changes to the company's liquidity portfolio, operational risk and CVA risk, the calculation basis was NOK 1 billion higher than at 1 January. Eika Boligkreditt's primary capital ratio is calculated as a proportion of this basis.

The table below presents developments in the capital adequacy ratio.

Amounts in NOK million	30 Jun 2022	30 Jun 2021	31 Dec 2021
Risk-weighted assets	38 347	37 799	37 296
Total primary capital (tier 2 capital)	6 393	6 385	6 408
Capital adequacy ratio in per cent	**16.7 %**	**16.9 %**	**17.2 %**

The required countercyclical capital buffer was increased from one per cent to 1.5 per cent with effect from 30 June 2022. On 3 September 2021, the government resolved to give the central bank the authority to determine the countercyclical capital buffer with effect from 10 September 2021. Norges Bank's committee on monetary policy and financial stability decided at its meeting of 15 December 2021 to increase the countercyclical capital buffer to two per cent with effect from 31 December 2022. This buffer is intended to improve the capital adequacy of the banks and prevent their credit practice from strengthening an economic setback. The decision was taken this March to increase the buffer to 2.5 per cent with effect from 31 March 2023.

The company's capital targets are specified as follows:

- core tier 1 capital ratio: 12.5% (13.3% at 30 June 2022)
- tier 1 capital ratio: 14.0% (14.8% at 30 June 2022)

- tier 2 capital ratio: 16.0% (16.7% at 30 June 2022)

These targets are adequate in relation to legal requirements, the company's Pillar II requirement of 0.5 per cent and capital requirements based on Eika Boligkreditt's internal risk assessment (0.5 per cent). As shown above, the applicable buffer requirements were fulfilled at 30 June with a core tier 1 capital adequacy of 13.3 per cent.

Outlook

The company's financing of the owner banks increased by a net NOK 1.2 billion in the second quarter, and by a net NOK 3.4 billion over the past four quarters. The growth in bank financing over the past year was affected by SpareBank 1 Nordmøre's buyout of Surnadal Sparebank's financing portfolio with the company, and by the reduction of financing for the banks in the Local Bank Alliance in line with the agreement entered into. Over the past year, the net portfolio increase represented a year-on-year growth of 3.8 per cent. The credit indicator for June 2022 from Statistics Norway showed a year-on-year increase of 4.5 per cent in Norwegian household debt. Eika Boligkreditt expects net growth in bank financing for 2022 to be roughly the same as the 2021 figure of NOK 2.3 billion.

Norges Bank's latest lending survey shows that demand for residential mortgages in the second quarter was broadly unchanged from the first quarter of 2022 and the banks expect unchanged demand also in the third quarter. Credit practice for households was unchanged in the second quarter, nor do the banks expect any changes in the third quarter. Banks reported somewhat higher mortgage rates and funding cost for mortgages. At the same time mortgage lending margins were approximately unchanged. Banks expect both funding costs and mortgage rates to continue to edge up somewhat in third quarter, while mortgage lending margins are expected to remain unchanged.

According to the house price report from Real Estate Norway, average Norwegian house prices rose by 0.3 per cent in June, and by the same amount when adjusted for seasonal variations. They are now 6.3 per cent higher than a year earlier. So far in 2022, house prices in Norway have risen by no less than 8.8 per cent. The strongest growth over the past year was seen in Kristiansand, at 12.6 per cent. Asker and Bærum and Romerike had the weakest rise, at 5.7 per cent. At 30 June, Norges Bank increased its key policy rate for the fourth time since September 2021, from 0.75 to 1.25 per cent and warned of further increases towards three per cent up to the summer of 2023. In view of this, a more moderate trend is likely for house prices in the time to come. Factors pulling in the opposite direction also exist. Since the New Year, the macro picture has changed significantly with the reopening after the coronavirus pandemic and very strong growth in the Norwegian economy. The upturn has been driven in particular by increased activity in the oil and gas sector. In addition, costs have continued to rise in the construction sector on top of the historically strong increase in 2021. Combined with the new Alienation Act, this has strengthened the challenges faced by Norway – and Oslo in particular – on the supply side in the newbuild housing market.

The credit spread for the company's covered bonds with a five-year tenor in Norwegian kroner widened by 20 basis points during the second quarter to a level of 0.55 percentage points above the three-month Nibor. Over the past 12 months, the spread widened by 0.35 percentage points. Credit spreads indicated by potential arrangers for a new-issue transaction with a similar tenor in the euro market widened during the second quarter by four basis point to 0.10 percentage points. In addition to the widening of the credit spread in euros, the currency basis for a five-year tenor to hedge the amount from euros back to Norwegian kroner rose by three basis points during the quarter. These relatively large widenings in credit spreads and the currency basis are related to the outbreak of war on 24 February, when Russia invaded Ukraine. The war has increased demand for all types of risk premiums. Following its outbreak, the market for new bonds was closed for up to a week and turnover in the secondary market fell dramatically – with wider bid-ask spreads. Activity and turnover have subsequently gradually returned, although some bottlenecks still exist for longer tenors in euros. One explanation for why credit spreads for covered bonds in euro have not risen more is the sharp rise seen in interest rates. The euro swap rate for a five-year tenor, which was around zero per cent at 1 January, is just under 1.4 per cent at the time of writing. This sharp increase in rates means that a number of investors see far greater value in a covered bond denominated in euros with an interest rate of just under 1.5 per cent than in one at zero per cent as it was at 1 January. Uncertainty surrounding the future development in credit spreads has increased substantially in 2022.

High inflation, persisting bottlenecks in global supply chains, increased geopolitical risk, war in Europe, reversal of the globalisation trends of the past decade, normalisation of monetary policy at the central banks, and lower economic growth create unusually large challenges for central banks and political decision-makers. That will also make it more demanding for both investors and issuers to navigate.

Statistics Norway expects a GDP growth of 3.7 per cent in the mainland economy for 2022, down from 4.1 per cent last year. Growth prospects for 2022 have been revised downwards by 0.4 per cent from the estimates in December. The reopening of society in late January and early February meant that activity again revived and the GDP for mainland Norway in March was only just below what is considered the trend level for the economy. Looking ahead, the upturn in the economy is expected to continue at a more moderate phase. It is being slowed by interest-rate rises and lower growth internationally. Unemployment in July was 1.7 per cent, below the pre-coronavirus level and at its lowest since before the 2008 financial crisis. Russia invaded Ukraine on 24 February. The western nations have subsequently introduced substantial economic, cultural and political sanctions against Russia and Belarus. The direct economic consequences for Norway are small because its trade with these two countries is limited. Norway's large energy sector also helps to ensure that the negative effects will not be greater, because the country is experiencing beneficial terms of trade as a result of high energy prices. Norwegian banks have little exposure to the countries directly involved in the conflict and only a few enterprises have exposure to or operations of particular dimensions in Russia, Belarus or Ukraine. The economic effect for Norway is expected to be indirect, via increased prices for certain raw materials where Russia and Ukraine are substantial exporters, including oil, gas, metals and certain types of grain. The result could be some increase in inflation, particularly related to the price of energy. That will mean lower economic growth in Europe.

Despite increasing geopolitical uncertainty, investor interest in new covered-bond issuances in euros and Norwegian kroner is expected to be good in the time to come. Eika Boligkreditt expects to remain an active issuer in both Norwegian and international financial markets in 2022. Its financing requirement for 2022 indicates a need to issue bonds totalling about NOK 19 billion, including NOK 18.4 billion in covered bonds and NOK 675 million divided between subordinate loans and tier 1 perpetual bonds. During the first quarter, the company issued the equivalent of NOK 8 billion in covered bonds in the Norwegian market, including NOK 6 billion since the outbreak of war. In the second quarter, it issued covered bonds for EUR 500 million, corresponding to NOK 5.15 billion, as well as NOK 100 million in tier 1 perpetual bonds. The company does not expect to issue senior unsecured bonds in 2022. That relates to the implementation of new covered-bond rules and changes to the liquidity coverage ratio (LCR) regulations in the summer of 2022, which eliminated the unintended regulatory requirement to hold liquidity outside the cover pool in order to meet the LCR requirement when covered bonds mature.

Oslo, 11 August 2022

The board of directors of Eika Boligkreditt AS

Dag Olav Løseth Chair	Rune Iversen
Terje Svendsen	Olav Sem Austmo
Gro Furunes Skårsmoen	Torleif Lilløy
	Odd-Arne Pedersen CEO

DECLARATION PURSUANT TO SECTION 5-6 OF THE SECURITIES TRADING ACT

We hereby confirm that, to the best of our knowledge, the company's interim financial statements for the period from 1 January to 30 June 2022 have been prepared in accordance with applicable accounting standards, and that the information in the financial statements provides a true and fair picture of the overall assets, liabilities, financial position and financial results of the business.

To the best of our knowledge, the directors' half-year report provides a true and fair overview of important events in the accounting period and their influence on the financial statements, and a description of the most important risk factors and uncertainties facing the business in the next accounting period.

Oslo, 11 August 2022

The board of directors of Eika Boligkreditt AS

Dag Olav Løseth Chair	Rune Iversen
Terje Svendsen	Olav Sem Austmo
Gro Furunes Skårsmoen	Torleif Lilløy
	Odd-Arne Pedersen CEO

Statement of comprehensive income

Amounts in NOK 1 000	Notes	2Q 2022	2Q 2021	1st half 2022	1 st half 2021	2021
INTEREST INCOME						
Interest from loans to customers at amortised cost		**504 583**	393 886	**959 835**	791 139	**1 588 640**
Interest from loans to customers at fair value		**55 695**	35 283	**100 131**	69 588	**140 450**
Interest from loans and receivables on credit institutions		**2 187**	2 459	**4 849**	6 729	**13 278**
Interest from bonds, certificates and financial derivatives		**58 113**	12 097	**87 554**	24 385	**53 575**
Other interest income at amortised cost		**8 376**	8 047	**17 337**	16 777	**32 091**
Other interest income at fair value		**719**	698	**1 430**	1 390	**2 799**
Total interest income		**629 671**	452 469	**1 171 136**	910 008	**1 830 832**
INTEREST EXPENSES						
Interest on debt securities issued		**457 501**	225 234	**813 244**	472 155	**957 235**
Interest on subordinated loan capital		**4 936**	3 266	**9 264**	7 668	**14 501**
Contribution to the Norwegian Banks' Guarantee Fund's Resolution Fund		**6 437**	4 961	**12 873**	10 645	**21 289**
Other interest expenses		**1 386**	37	**1 747**	641	**2 929**
Total interest expenses		**470 260**	233 499	**837 128**	491 109	**995 955**
Net interest income		**159 411**	218 970	**334 008**	418 900	**834 877**
Commission costs		**115 624**	178 593	**265 152**	365 615	**774 306**
Net interest income after commissions costs		**43 787**	40 377	**68 856**	53 285	**60 571**
Income from portfolio sale	Note 3	-	-	-	-	**22 628**
Income from shares in associated company		**7 897**	4 392	**11 479**	7 561	**13 218**
Total income from shares	Note 4	**7 897**	4 392	**11 479**	7 561	**13 218**
NET GAINS AND LOSSES ON FINANCIAL INSTRUMENTS AT FAIR VALUE						
Net gains and losses on bonds and certificates	Note 5	**2 687**	3 552	**5 133**	6 558	**10 213**
Net gains and losses of fair value hedging on debt securities issued	Note 5, 6	**22 805**	3 271	**16 889**	(9 557)	**4 364**
Net gains and losses on financial derivatives	Note 5	**96 501**	(1 517)	**298 102**	117 457	**214 408**
Net gains and losses on loans at fair value	Note 5	**(111 344)**	18 060	**(358 947)**	(107 362)	**(198 263)**
Total gains and losses on financial instruments at fair value		**10 649**	23 367	**(38 823)**	7 095	**30 721**
SALARIES AND GENERAL ADMINISTRATIVE EXPENSES						
Salaries, fees and other personnel expenses		**9 369**	8 515	**17 598**	16 523	**32 982**
Administrative expenses		**6 103**	4 457	**10 923**	9 084	**19 161**
Total salaries and administrative expenses		**15 472**	12 972	**28 522**	25 607	**52 143**
Depreciation		**1 056**	1 075	**2 069**	1 819	**3 968**
Other operating expenses		**6 109**	2 879	**9 783**	6 768	**14 700**
PROFIT BEFORE TAXES		39 696	51 209	1 138	33 747	**56 327**
Taxes		**1 282**	10 321	**(7 483)**	3 743	**5 181**
PROFIT FOR THE PERIOD		38 413	40 888	8 621	30 005	**51 146**
Net gains and losses on bonds and certificates	Note 5	**(35 346)**	(3 597)	**(37 753)**	3 275	**(9 273)**
Net gains and losses on basis swaps	Note 5	**99 761**	(33 754)	**238 462**	(121 294)	**62 713**
Taxes on other comprehensive income		**(11 049)**	9 338	**(50 177)**	29 505	**(13 360)**
COMPREHENSIVE INCOME FOR THE PERIOD		**91 780**	12 874	**159 153**	(58 510)	**91 226**
Price per share				**4.31047**	**4.12960**	**4.24231**

Of the total comprehensive income for the period above, NOK 24.6 million is attributable to the shareholders of the company, NOK 13.6 million is attributed to the hybrid capital investors, NOK 109.5 million to the fund for unrealised gains and NOK 11.5 million to the fund for valuation differences.

Balance sheet

Amounts in NOK 1 000	Notes	**30.06.2022**	30.06.2021	**31.12.2021**
ASSETS				
Lending to and receivables from credit institutions		**1 529 864**	1 020 078	**970 742**
Lending to customers	Note 6, 7	**93 229 556**	90 273 531	**91 326 994**
Other financial assets	Note 8	**1 149 533**	906 382	**105 843**
Securities				
Bonds and certificates at fair value	Note 6,9	**19 484 136**	19 252 194	**16 968 273**
Financial derivatives	Note 6,10	**5 013 444**	6 805 620	**5 393 896**
Shares	Note 4,11	**1 650**	1 650	**1 650**
Total securities		**24 499 230**	26 059 464	**22 363 820**
Shares in associated company	Note 4	**52 157**	51 906	**57 563**
Intangible assets				
Deferred tax assets		**20 634**	51 626	**19 008**
Intangible assets		**1 156**	2 749	**1 852**
Total other intangible assets		**21 790**	54 376	**20 860**
Tangible fixed assets				
Right-of-use assets	Note 12	15 224	16 271	15 019
Tangible fixed assets		**15 224**	16 271	**15 019**
TOTAL ASSETS		**120 497 354**	118 382 007	**114 860 840**
LIABILITIES AND EQUITY				
Loans from credit institutions	Note 13	**2 872 239**	4 307 356	**3 269 520**
Financial derivatives	Note 6,10	**2 339 764**	419 451	**711 486**
	Note 14	**108 171 008**	106 744 486	**103 648 169**
Other liabilities		**510 700**	529 025	**711 648**
Pension liabilities		**6 926**	5 974	**6 926**
Lease obligations	Note 12	**15 249**	16 312	**15 265**
Subordinated loan capital	Note 15	**724 486**	724 196	**724 342**
TOTAL LIABILITIES		**114 640 371**	112 746 799	**109 087 356**
Called-up and fully paid capital				
Share capital		**1 225 497**	1 225 497	**1 225 497**
Share premium		**3 384 886**	3 384 886	**3 384 886**
Other paid-in equity		**477 728**	477 728	**477 728**
Total called-up and fully paid capital	Note 16	**5 088 111**	5 088 111	**5 088 111**
Retained earnings				
Fund for unrealised gains		**33 863**	27 589	**33 863**
Fund for valuation differences		**815**	815	**14 033**
Other equity		**159 196**	-55 698	**62 478**
Total retained equity	Note 16	**193 874**	-27 294	**110 374**
Hybrid capital				
Tier 1 capital		**575 000**	574 391	**575 000**
Total hybrid capital		**575 000**	574 391	**575 000**
TOTAL EQUITY		**5 856 983**	5 635 208	**5 773 485**
TOTAL LIABILITIES AND EQUITY		**120 497 354**	118 382 007	**114 860 840**

Statement of changes in equity

Amounts in NOK 1 000	Share capital [1]	Share premium [1]	Other paid in equity [2]	Fund for unrealised gains [3]	Fund for valuation differences [4]	Retained earnings: other equity [5]	Tier 1 perpetual bonds [6]	Total equity
Balance sheet as at 31 December 2020	**1 225 497**	**3 384 886**	**477 728**	**27 588**	**13 911**	**147 284**	**574 232**	**5 851 125**
Result for the period	-	-	-	-	-	(77 057)	5 674	(71 383)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	-	(5 595)	(5 595)
Disbursed dividends for 2020	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 March 2021	**1 225 497**	**3 384 886**	**477 728**	**27 588**	**13 911**	**70 227**	**574 311**	**5 774 147**
Result for the period	-	-	-	-	(13 096)	20 339	5 632	12 874
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	-	(5 552)	(5 552)
Disbursed dividends for 2020	-	-	-	-	-	(146 263)	-	(146 263)
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 June 2021	**1 225 497**	**3 384 886**	**477 728**	**27 588**	**815**	**(55 697)**	**574 391**	**5 635 208**
Result for the period	-	-	-	-	-	89 707	5 596	95 303
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	-	(5 516)	(5 516)
Disbursed dividends for 2020	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 September 2021	**1 225 497**	**3 384 886**	**477 728**	**27 588**	**815**	**34 007**	**574 471**	**5 724 996**
Result for the period	-	-	-	6 274	13 218	28 470	6 023	53 985
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	-	(5 495)	(5 495)
Disbursed dividends for 2020	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 December 2021	**1 225 497**	**3 384 886**	**477 728**	**33 863**	**14 033**	**62 478**	**575 000**	**5 773 485**
Result for the period	-	-	-	-	-	60 963	6 412	67 373
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	79	(6 412)	(6 333)
Disbursed dividends for 2021	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 March 2022	**1 225 497**	**3 384 886**	**477 728**	**33 863**	**14 033**	**123 519**	**575 000**	**5 834 526**
Result for the period	-	-	-	-	(13 218)	97 693	7 236	91 711
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	(116)	(7 236)	(7 352)
Disbursed dividends for 2021	-	-	-	-	-	(61 900)	-	(61 900)
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 June 2022	**1 225 497**	**3 384 886**	**477 728**	**33 863**	**815**	**159 196**	**575 000**	**5 856 983**

The specification of equity comprises accounting items pursuant to the provisions in the Norwegian Private Limited Liability Companies Act:

[1] Share capital and the share premium comprises paid-in capital.

[2] Other paid-in capital comprises paid-in capital which has earlier been taken from the share premium reserve.

[3] The fund for unrealised gains comprises from value changes on financial instruments at fair value.

[4] The fund for valuation differences comprises the positive difference between the carried amount in the balance sheet and the acquisition price for investments in shares in associated companies.

[5] Other equity comprises earned and retained profits.

[6] Tier 1 perpetual bonds form part of tier 1 capital pursuant to section 3a of the Norwegian regulations concerning the calculation of regulatory capital. A regulatory right of redemption also exists. Should government regulations introduce changes which affect the extent to which the capital can be regarded as tier 1 capital, the bonds can be redeemed at a price equal to 100 per cent plus accrued interest. The company has recognised the following tier 1 perpetual bonds as equity:

- Tier 1 perpetual bond, issued NOK 200 million in 2018, with interest terms of three months Nibor plus 3.15 per cent. The loan provides for a call at 2 February 2023, and quarterly thereafter on each date interest payment falls due.
- Tier 1 perpetual bond, issued NOK 275 million in 2018, with interest terms of three months Nibor plus 3.75 per cent. The loan provides for a call at 30 October 2023, and quarterly thereafter on each date interest payment falls due.
- Tier 1 perpetual bond, issued NOK 100 million in 2022, with interest terms of three months Nibor plus 3.15 per cent. The loan provides for a call at 11 May 2027, and quarterly thereafter on each date interest payment falls due.

Eika Boligkreditt has the right to pay no interest to the investors. Interest is not recognised as interest expense in the profit and loss account, but as a reduction to equity.

Statement of cash flows

Amounts in NOK 1 000	**1 st half 2022**	2021
CASH FLOW FROM OPERATING ACTIVITIES		
Profit for the period	159 153	91 226
Taxes	42 694	18 541
Income taxes paid	(11 685)	(3 488)
Ordinary depreciation	696	1 799
Non-cash pension costs	-	952
Change in loans to customers	(1 902 561)	(2 058 332)
Change in bonds and certificates	(2 515 863)	2 842 085
Change in financial derivatives and debt securities issued	(1 989 979)	(711 304)
Interest expenses	837 128	995 955
Paid interest	(986 024)	(1 082 079)
interest income	(1 152 369)	(1 795 943)
received interests	1 122 088	1 795 860
Changes in other assets	(1 013 410)	(98)
Changes in short-term liabilities and accruals	1 543 370	544 591
Net cash flow relating to operating activities	**(5 866 761)**	639 766
INVESTING ACTIVITIES		
Payments related to acquisition of fixed assets	-	(381)
Share of profit/loss in associated companies	(11 479)	(13 218)
Payments from shares in associated companies	16 884	13 097
Net cash flow relating to investing activities	**5 405**	(502)
FINANCING ACTIVITIES		
Gross receipts from issuance of bonds and commercial paper	13 258 189	19 764 156
Gross payments of bonds and commercial paper	(6 364 919)	(16 623 668)
Gross receipts on issue of subordinated loan capital	-	-
Gross payments of subordinated loan capital	144	(1)
Gross receipts from issue of loan from credit institution	-	-
Gross payments from loan from credit institution	(397 281)	(3 611 900)
Gross receipts from issuing tier 1 perpetual bonds	-	-
Gross payments from issuing tier 1 perpetual bonds	-	-
Interest to the hybrid capital investors	(13 754)	(22 606)
Payments of dividend	(61 900)	(146 263)
Paid-up new share capital	-	-
Net cash flow from financing activities	**6 420 478**	(640 282)
Net changes in lending to and receivables from credit institutions	559 122	(1 017)
Lending to and receivables from credit institutions at 1 January	970 742	971 759
Lending to and receivables from credit institutions at end of period	**1 529 864**	970 742

Notes

Note 1 – Accounting policies

General

Eika Boligkreditt will prepare financial statements for 2022 in accordance with the International Financial Reporting Standards ("IFRS") as adopted by the European Union (EU). Financial assets and liabilities are measured at amortised cost, at fair value through profit or loss or at fair value through other comprehensive income. Note 1 in the annual financial statements for 2021 provides more details about accounting principles pursuant to the IFRS.

The financial statements for the second quarter of 2022 have been prepared in accordance with IAS 34 Interim financial reporting.

Note 2 – Use of estimates and discretion

In the application of the accounting policies described in note 1 in the annual financial statements for 2021, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities which are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors which are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following are the key assumptions concerning the future, and other key sources of uncertainty at the end of the reporting period, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Lending, non-performing/doubtful loans and writedowns

Pursuant to IFRS 9, provisions for losses will be recognised on the basis of expected credit losses in the light of relevant information available at the reporting date. The combination of low loan-to-value ratio in the residential mortgage portfolio and the credit guarantees provided by the owner banks implies that the company does not expect significant effects on EBK's profit or equity. See note 13 and 13.2.2 in the annual financial statements for 2021 for further information.

No loans were written down at 30 June 2022.

Fair value of financial instruments

Eika Boligkreditt applies various measurement methods to determine the fair value of financial instruments which are not traded in an active market. The chosen methods are based on market conditions at the end of the reporting period. This means that, if observable market data are not available, the company will make assumptions and apply discretion as to what the market will base its evaluation of corresponding financial instruments on. More information about the financial instruments can be found in notes 4, 5, 6, 7, 9 and 11.

Note 3 – Income from portfolio sale

Income from portfolio sale

Amounts in NOK 1 000	1st half 2022	2021
Total income from portfolio sale	**-**	**22 628**

Surnadal Sparebank merged with SpareBank1 Nordvest on 3 May 2021 under the name SpareBank 1 Nordmøre and became part of the SpareBank1 Alliance. A natural consequence of this merger is that the distribution agreement between the merged bank and Eika Boligkreditt was terminated. An agreement was furthermore entered into whereby SpareBank 1 Nordmøre bought out its NOK 1.2 billion residential mortgage portfolio in Eika Boligkreditt. In addition to the principal of the residential mortgages, the bank paid NOK 22.6 million in compensation for early redemption of its financing with Eika Boligkreditt.

Note 4 – Shares at fair value recognised in profit and loss and shares in associated company

Shares classified at fair value recognised in profit and loss

Amounts in NOK 1 000	Number of shares	Cost price	Book value 30 jun 2022	Owner share
Nordic Credit Rating AS	10 000	2 500	1 650	1.67 %
Total	**10 000**	**2 500**	**1 650**	

Shares in associated company

Assets in associated companies are recognised using the equity method.

Amounts in NOK 1 000	Number of shares	Owner share
Eiendomsverdi AS	470 125	25.0 %
Total	**470 125**	

Amounts in NOK 1 000	2022	2021
Carrying amount at 1 January	57 563	57 441
Addition/disposal	-	-
Revalulation at acquisition cost	-	-
Share of profit/loss	11 479	13 218
Dividend	(16 884)	(13 096)
Carrying amount	**52 157**	**57 563**

EBK's investment in Eiendomsverdi is treated as an associated company calculated in accordance with the equity method. The shares in Eiendomsverdi is valued at the overall acquisition price on the basis of a staged acquisition adjusted for EBK's share of the profit and dividend received. The positive difference between the carried amount in the balance sheet and the acquisition price is recognised in fund for valuation differences.

Note 5 – Net gain and loss on financial instruments at fair value

Net gains and losses on financial instruments at fair value recognised through profit and loss

Amounts in NOK 1 000	2nd quarter 2022	2nd quarter 2021	1st half 2022	1st half 2021	2021
Net gains and losses on bonds and certificates including currency effects [1]	2 687	3 552	5 133	6 558	10 213
Net gains and losses on loans at fair value	(111 344)	18 060	(358 947)	(107 362)	(198 263)
Net gains and losses on financial debts, hedged [2]	(1 394 101)	(739 833)	2 131 969	3 617 435	5 556 711
Net gains and losses on interest swaps related to lending	96 501	(1 517)	298 102	117 457	214 408
Net gains and losses on interest and currency swaps related to liabilities [2]	1 416 905	743 104	(2 115 080)	(3 626 992)	(5 552 347)
Net gains and losses on financial instruments at fair value	**10 649**	**23 367**	**(38 823)**	**7 095**	**30 721**

[1] The accounting line comprises net realised gain and loss on bonds and certificates, and currency effects related to cash collateral received and reinvested cash collateral in foreign currencies.

[2] The company utilises hedge accounting for long-term borrowing in foreign currency, where the cash flow arising from the derivative contract is matched 1:1 with the hedging object.

Net gains and losses on financial instruments at fair value recognised through comprehensive income

Amounts in NOK 1 000	2nd quarter 2022	2nd quarter 2021	1st half 2022	1st half 2021	2021
Net gains and losses on bonds and certificates	(51 545)	(5 301)	(61 655)	(1 143)	(16 638)
Net gains and losses on interest-rate swaps related to bonds and certificates	16 199	1 704	23 902	4 418	7 365
Net gains and losses on basis swaps [3]	99 761	(33 754)	238 462	(121 294)	62 713
Net gains and losses on financial instruments at fair value	**64 416**	**(37 352)**	**200 709**	**(118 019)**	**53 440**

[3] Comprehensive profits for 2022 includes NOK 238.5 million related to changes in fair value of basis swaps.

Basis swaps are derivative contracts used in connection with long-term borrowing in foreign currency, whereby the foreign currency is converted to Norwegian kroner. These are hedging instruments, and the value is zero over the term of the instrument. This means that changes in spreads only have an accrual effect with regard to unrealised gains and losses in the financial statements, but no realised gains or losses over the term of the instrument unless Eika Boligkreditt terminate the contract early.

Eika Boligkreditt utilises interest-rate and currency swaps in order to convert borrowing in foreign currencies to Norwegian kroner. A typical example is when a loan raised in euros is converted to Norwegian kroner through an interest-rate and currency swap which includes a basis swap. In this case, Eika Boligkreditt would pay a Norwegian interest rate with a margin of three months Nibor in the swap and receive a euro interest rate in the swap which corresponds to the coupon it pays on the loan in euros. Derivatives are valued at fair value, while the hedged bond is valued in accordance with the principles which apply for hedge accounting.

Note 6 – Derivatives and hedging

The purpose of all derivative transactions in Eika Boligkreditt is to reduce the interest rate and currency risk. Interest rate swaps, where Eika Boligkreditt receives a fixed interest rate and pays a floating interest rate, are used to convert issued bonds and certificates from a fixed rate to a floating rate exposure. Financing at a floating rate would reduce the risk for the company, since most lending is done at a floating interest rate. Interest rate swaps where Eika Boligkreditt receives a floating interest rate and pays a fixed interest rate are used to hedge the interest rate margin from lending at a fixed interest rate.

Assets Amounts in NOK 1 000	30 Jun 2022 Nominal amount	30 Jun 2022 Fair value	31 Dec 2021 Nominal amount	31 Dec 2021 Fair value
Interest rate swap lending[1]	7 938 866	391 131	4 882 600	109 693
Interest rate and currency swap[2]	28 855 200	4 592 462	37 291 300	5 283 767
Interest swap placement	1 448 210	29 851	100 190	436
Total financial derivative assets including accrued interest	**38 242 276**	**5 013 444**	**42 274 090**	**5 393 896**

Liabilities Amounts in NOK 1 000	Nominal amount	Fair value	Nominal amount	Fair value
Interest rate swap lending[1]	317 630	909	3 177 293	19 443
Interest rate and currency swap[2]	30 069 250	2 338 856	16 483 400	686 482
Interest swap placement	-	-	1 723 268	5 562
Total financial derivative liabilities including accrued interest	**30 386 880**	**2 339 764**	**21 383 961**	**711 486**

[1] The hedging instruments related to the lending portfolio with fixed interest rate are rebalanced when necessary.

[2] The nominal amount is converted to the historical currency exchange rate.

Fair value and cash flow hedging on debt securities issued

Eika Boligkreditt applies fair value hedging on fixed-rate financial liabilities. The hedge object is the swap interest element of the financial liabilities. Interest and currency swaps are used as hedging instruments.

The basis margin related to foreign currency from financial instruments is separated out by excluding this earmarking of the fair-value hedge and the currency element in the hedge is identified as a cash flow hedge. This implies that changes in the basis swap, which arise when entering a currency swap to covert the company's borrowing in foreign currency to Norwegian kroner, are recognised as a cash flow hedge. Changes in fair value related to the basis margin will therefore be recognised in other comprehensive income.

Amounts in NOK 1 000	30 Jun 2022 Nominal amount	30 Jun 2022 recognised in balance sheet	31 Dec 2021 Nominal amount	31 Dec 2021 recognised in balance sheet
Hedging instruments: interest rate and currency swaps[1, 2]	58 924 450	2 123 103	53 774 700	4 261 748
Hedged items: financial commitments incl foreign exchange[2]	58 924 450	(1 897 288)	53 774 700	(4 267 719)
Net capitalised value without accrued interest	-	**225 815**	-	**(5 971)**

[1] The nominal amount is converted to historical currency exchange rate.

[2] The book value of the hedging instruments is their net market value less accrued interest. The book value of the hedged objects is less accrued interest and the cumulative change in value associated with the hedged risk is an adjustment of financial liabilities at amortised cost.

Gains and losses on fair value hedging recorded in profit and loss

Amounts in NOK 1 000	2nd quarter 2022	2nd quarter 2021	1st half 2022	1st half 2021	2021
Hedging instruments	1 416 905	743 104	(2 115 080)	(3 626 992)	(5 552 347)
Hedged items	(1 394 101)	(739 833)	2 131 969	3 617 435	5 556 711
Net gains/losses (inefffectiveness) recorded in profit and loss[3]	**22 805**	**3 271**	**16 889**	**(9 557)**	**4 364**

[3] Changes in the value of financial instruments related to changes in basis swaps are recognized in other comprehensive income. See note 5 for more information.

Note 7 – Lending to customers

Amounts in NOK 1 000	30 Jun 2022	30 Jun 2021	31 Dec 2021
Installment loans - retail market	88 565 348	85 177 616	86 547 778
Installment loans - housing cooperatives	5 065 591	5 048 339	4 826 197
Adjustment fair value lending to customers[1]	(401 384)	47 575	(46 980)
Total lending before specific and general provisions for losses	**93 229 556**	**90 273 531**	**91 326 994**
Impairments on lending to customers	-	-	-
Total lending to and receivables from customers	**93 229 556**	**90 273 531**	**91 326 994**

[1]The table below shows fair value lending to customers.

With effect from 10 December 2019, the company increased its maximum loan-to-value (LTV) ratio for residential mortgages from 60 per cent of the property's value to the legal limit of 75 per cent. Prior to 10 December 2019, all lending related to residential mortgages fell within the 60 per cent LTV limit at origination.

Provision for losses

Pursuant to IFRS 9, provision for losses must be recognised on the basis of the expected credit loss indicated by relevant information available at the reporting date.

Eika Boligkreditt had no non-performing engagements at 30 June 2022 where instalments due remained unpaid beyond 90 days. The European Banking Authority (EBA) published new recommendations in September 2016 for the definition of default, applicable from 1 January 2021. The general rule has previously been that engagements are regarded as in default if payment of a claim is overdue by more than 90 days and the amount is not insignificant. Pursuant to the new EBA recommendation, the company is required to carry out various supplementary evaluations related to the probability of default. This evaluation must take account of the client's overall indebtedness, possible infection between agreements with the same debtor, the level of materiality limits and the duration of quarantine after being declared healthy.

Loss in the accounts is calculated on the basis of the loss model pursuant to IFRS 9. Non-performing engagements are presented in step 3, where an individual impairment is to be carried out per customer without the use of models. Credit guarantees provided by the owner banks in combination with the low LTV ratio for the mortgage portfolio, reduce provision for loss. The company has calculated that expected loss on residential mortgages will amount to NOK 222 000 at 30 June 2022, compared to NOK 43 000 at 31 December 2021.This assessment rests on new assumptions about the development of house prices in the time to come. As a result of credit guarantees of NOK 954 million from the owner banks at 30 June 2022, this implies no accounting loss for the company in the second quarter of 2022.

See note 13.2.2 in the annual financial statements for 2021 for further information.

30 Jun 2022

Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	84 946 253	84 946 253
Fixed rate loans	8 684 687	8 283 303
Toal lending	**93 630 939**	**93 229 556**

30 Jun 2021

Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	81 773 744	81 773 744
Fixed rate loans	8 452 212	8 499 787
Toal lending	**90 225 956**	**90 273 531**

31 Dec 2021

Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	82 849 533	82 849 553
Fixed rate loans	8 524 421	8 477 441
Toal lending	**91 373 954**	**91 326 994**

Calculation of fair value of loans: The margin on the loans is considered to be on market terms. The market value of variable rate loans is therefore measured as equal to amortised cost. The market value of fixed-rate loans is correspondingly measured as equal to amortised cost adjusted for the present value of the difference between the loans' fixed rate of interest and the applicable offered fixed rate at the balance sheet date.

Note 8 – Other financial assets

Amounts in NOK 1 000	30.06.2022	30.06.2021	31.12.2021
Prepaid expenses	14 209	12 608	2 734
Repo agreements	1 001 929	801 140	-
Accrued interests	133 389	92 634	103 109
Short-term receivables	7	-	-
Total other financial assets	**1 149 533**	**906 382**	**105 843**

Note 9 – Bonds and certificates at fair value

30 June 2022

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair Value
Municipalities	7 599 021	7 612 446	7 604 903
Credit institutions	8 264 612	8 297 978	8 271 954
Government bonds	3 724 283	3 753 006	3 607 279
Total bonds and certificates at fair value	**19 587 916**	**19 663 429**	**19 484 136**
Change in value charged recognised through profit and loss to other comprehensive income [1]			**(179 293)**

The average effective interest rate is 0.76 per cent annualised. The calculation is based on a weighted fair value of NOK 15.9 billion. The calculation takes account of a return of NOK 59.8 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

30 June 2021

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair Value
Municipalities	7 225 097	7 232 126	7 276 669
Credit institutions	8 018 000	8 056 607	8 063 914
Government bonds	4 035 348	4 058 873	3 911 611
Total bonds and certificates at fair value	**19 278 444**	**19 347 606**	**19 252 194**
Change in value charged recognised through profit and loss to other comprehensive income [1]			**(95 412)**

The average effective interest rate is 0.56 per cent annualised. The calculation is based on a weighted fair value of NOK 16.4 billion. The calculation takes account of a return of NOK 45.8 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

31 December 2021

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair value
Municipalities	7 161 472	7 171 622	7 174 479
Credit institutions	7 230 000	7 259 352	7 259 745
Government bonds	2 673 158	2 699 156	2 534 049
Total bonds and certificates at fair value	**17 064 629**	**17 130 129**	**16 968 273**
Change in value charged recognised through profit and loss to other comprehensive income [1]			**(161 856)**

The average effective interest rate is 0.46 per cent annualised. The calculation is based on a weighted fair value of NOK 16.7 billion. The calculation takes account of a return of NOK 76.6 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

[1] The change in value is primarily related to agio effects on bonds denominated in euros (reinvested cash collateral received) recognised through profit and loss. Corresponding agio effects on loans to credit institutions are also recognised through profit and loss as net gains and losses on bonds and certificates.

	30 Jun 2022	30 Jun 2021	31 Dec 2021
Average term to maturity	**1.5**	**1.1**	**1.4**
Average duration	**0.2**	**0.2**	**0.1**

All the bonds are rated AA-/Aa3 or better if the maturity exceeds 100 days, and A-/A3 if the maturity is 100 days or fewer. The rating is performed by an internationally recognised rating agency.

Note 10 – Coverpool

For covered bonds linked to the company's cover pool, an overcollateralisation requirement of five per cent applies in accordance with the company's borrowing programme (Euro Medium Term Covered Note Programme). An overcollateralization of five per cent is also necessary to maintain the Aaa rating from Moody's Investor Service. Nominal values are used when calculating the five-per-cent overcollateralisation. Pursuant to section 11-7 of the financial institutions regulations, an overcollateralisation of at least two per cent of the value of the covered bonds in the cover pool is required. The two-per-cent requirement is based on fair value with the exception of credit spreads on covered bonds and while accounting for retained bonds.

Calculation of overcollateralisation at fair value (calculated in accordance with section 11-7 of the financial institutions regulations)

	Fair value		
Amounts in NOK 1 000	**30 Jun 2022**	**30 Jun 2021**	**31 Dec 2021**
Lending to customers [2]	92 466 024	89 683 582	90 813 366
Substitute assets and derivatives:			
Financial derivatives without accrued interest (net)	2 536 206	6 157 634	4 345 010
Substitute assets [3]	18 034 907	15 608 967	13 362 459
Total cover pool	**113 037 137**	**111 450 183**	**108 520 835**
The cover pool's overcollateralisation [4]	106.09%	106.46%	108.81%

Covered bonds issued

	30 Jun 2022	**30 Jun 2021**	**31 Dec 2021**
Covered bonds	104 852 151	101 996 010	99 399 605
Premium/discount	(165 810)	(140 429)	(211 236)
Own holding (covered bonds) [1]	1 858 000	2 833 000	549 000
Total covered bonds	**106 544 341**	**104 688 581**	**99 737 369**

[1]When calculating the two-per-cent requirement, account has been taken of the company's own holding of covered bonds.

Calculation of overcollateralisation using nominal values (calculated in accordance with the requirements in the company's borrowing programme and Moody's Investors Service methodology)

	Nominal values		
Amounts in NOK 1 000	**30 Jun 2022**	**30 Jun 2021**	**31 Dec 2021**
Lending to customers [2]	92 867 407	89 636 007	90 860 346
Substitute assets:			
Substitute assets [3]	18 015 802	15 514 918	13 292 049
Total cover pool	**110 883 209**	**105 150 925**	**104 152 395**
The cover pool's overcollateralisation [4]	107.90%	110.13%	109.72%

Covered bonds issued

	30 Jun 2022	**30 Jun 2021**	**31 Dec 2021**
Covered bonds	102 766 450	95 481 450	94 925 700
Total covered bonds	**102 766 450**	**95 481 450**	**94 925 700**

[2] Residential mortgages without legal protection and non-performing engagements have been deducted when calculating the carrying amount in the balance sheet.

[3]Substitute assets include lending to and receivables from credit institutions, bonds and certificates at fair value and repo agreements.

[4] Pursuant to the Financial Supervisory Authority's guidance for reporting LCR, the liquidity cover ratio is excluded when calculating the cover pool's overcollateralisation. At 30 June 2022, liquid assets totalling NOK 1.1 billion in the form of bonds and certificates were excluded from the calculation of the cover pool's overcollateralisation. Had this liquidity also been taken into account when valuing the cover pool, overcollateralisation would have been 7.13 per cent at fair value and 8.97 per cent at nominal value.

Note 11 – Fair value hierarchy

Eika Boligkreditt measures financial instruments at fair value and classifies the related fair value at three different levels which are based on the market conditions at the balance sheet date.

Level 1: Financial instruments where the value is based on quoted prices in an active market
Included in Level 1 are financial instruments where the value is based on quoted prices in active markets for identical assets. Quoted prices are obtained from Bloomberg. The company's investments in government bonds are included in this category.

Level 2: Financial instruments where the value is based on observable market data
Level 2 comprises financial instruments which are valued using market information not consisting of quoted prices but which may be either directly or indirectly observable. Indirectly observable market data entail that the price is derived from corresponding financial instruments and commitments on which the market has based its valuation. This category consists of the fair value of interest and currency swaps based on swap curves and investments in bonds and certificates not issued by a national state. Market data are obtained from an acknowledged provider of market data.

Level 3: Financial instruments where the value is based on information other than observable market data
Level 3 includes fixed-interest mortgages and shares at fair value over profit and loss. The fair value of the fixed-interest mortgages is their amortised cost adjusted for the present value of the difference between the mortgage's fixed interest rate and the applicable fixed interest rate offered on the balance sheet date. Shares are valued on the basis of discounted cash flows.

30 June 2022

Amounts in NOK 1 000	Level 1	Level 2	Level 3
Financial assets			
Lending to customers (fixed income)	-	-	8 283 303
Bonds and certificates	2 363 856	17 120 280	-
Financial derivatives	-	5 013 444	-
Shares classified at fair value recognised in profit or loss	-	-	1 650
Total financial assets	**2 363 856**	**22 133 724**	**8 284 953**
Financial liabilities			
Financial derivatives	-	2 339 764	-
Total financial liabilities	**-**	**2 339 764**	**-**

No significant transactions between the different levels took place in 2022.

31 December 2021

Amounts in NOK 1 000	Level 1	Level 2	Level 3
Financial assets			
Lending to customers (fixed income)	-	-	8 477 441
Bonds and certificates at fair value through profit or loss	3 233 037	13 735 236	-
Financial derivatives	-	5 393 896	-
Shares classified as available for sale	-	-	1 650
Total financial assets	**3 233 037**	**19 129 132**	**8 479 091**
Financial liabilities			
Financial derivatives	-	711 486	-
Total financial liabilities	**-**	**711 486**	**-**

No significant transactions between the different levels took place in 2021.

Detailed statement of assets classified as level 3 assets

2022 Amounts in NOK 1 000	01 Jan 2022	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2022	Other comprehensive income	30 Jun 2022
Lending to customers (fixed-rate loans)	8 477 441	872 263	(707 454)	-	(358 947)	-	8 283 303
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
Total	**8 479 091**	**872 263**	**(707 454)**	**-**	**(358 947)**	**-**	**8 284 953**

2021 Amounts in NOK 1 000	01 Jan 2021	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2021	Other comprehensive income	31 Dec 2021
Lending to customers (fixed-rate loans)	8 456 402	1 801 537	(1 582 235)	-	(198 263)	-	8 477 441
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
Total	**8 458 052**	**1 801 537**	**(1 582 235)**	**-**	**(198 263)**	**-**	**8 479 091**

Interest rate sensitivity of assets classified as Level 3 at 30 June 2022
A one-percentage point increase in all interest rates would reduce the value of the company's fixed-rate loans at fair value by NOK 245 million. The effect of a decrease in interest rates would be an increase of NOK 245 million in the value of fixed-rate loans at fair value. The amounts are calculated by duration, which is the remaining portion of the fixed interest period.

Changes in fair value of fixed-rate loans attributable to a change in credit risk
Since the company's fixed-rate lending at fair value has an unchanged credit spread, no change in fair value is attributable to a change in the credit risk. That applies both for 30 June 2022 and cumulatively.

Detailed statement of changes in debt related to currency changes

2022 Amounts in NOK 1 000	01 Jan 2022	Issued/matured	Currency changes	30 Jun 2022
Change in debt securities issued [1]	50 846 425	5 149 750	1 590 230	57 586 405
Total	**50 846 425**	**5 149 750**	**1 590 230**	**57 586 405**

2021 Amounts in NOK 1 000	01 Jan 2021	Issued/matured	Currency changes	31 Dec 2021
Change in debt securities issued 1	58 371 923	(3 726 250)	(3 799 248)	50 846 425
Total	**58 371 923**	**(3 726 250)**	**(3 799 248)**	**50 846 425**

[1]The table shows currency changes related to bonds issued in foreign currencies. Currency changes related to liabilities with credit institutions are not shown.

Note 12 – Leases

IFRS 16 on lease accounting requires that all leases are recognised in the balance sheet by recognising the beneficial use of an asset as an asset, while making provision for the lease obligation as a liability. Eika Boligkreditt has leases, covering office premises and car leasing which is subject to this standard. The beneficial use and lease obligation are recognised as NOK 15.2 million and NOK 15.3 million respectively, in the company's balance sheet at 30 June 2022, representing the present value of future rent payments over the duration of the lease. The lease duration which forms the basis for calculating future rent payments corresponds to the remaining period until the termination of the lease (as of 30 June 2022 this was about 5.5 years for leasing of office premises and about 1.6 years for car leasing). Possible options are not added to the lease duration. In addition, the beneficial use is depreciated over the duration of the lease while interest on the lease obligation is expensed. Depreciation is presented together with other depreciation in the statement of comprehensive income, while interest is included in financial expenses in the statement of comprehensive income. Interest costs are calculated by applying the discount rate (the company's incremental borrowing rate) to the lease obligation.

Note 13 – Loans from credit institutions

Agreements with counterparties regulating trades in OTC derivatives require collateral to be provided in certain cases. Eika Boligkreditt has been provided with such collateral in the form of cash. The cash is managed by Eika Boligkreditt for the duration of the collateral provision and are recognised on the balance sheet as an asset with an associated liability. At 30 June 2022, Eika Boligkreditt had received cash collateral of NOK 2.9 billion posted by counterparties in derivative contracts. Cash collateral received is held in bank deposits, repo agreements and in various high-quality bonds. In addition to cash collateral, the company had also received NOK 0.2 billion in bonds as collateral from counterparties in derivative contracts. The value of bonds provided as collateral is not recognised in the company's balance sheet.

Note 14 – Debt securities issued

Covered bonds - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Jun 2022	30 Jun 2021	31 Dec 2021
NO0010625346	1 500 000	NOK	Fixed	4.60 %	2011	2026	1 500 391	1 500 483	1 500 437
NO0010669922	1 000 000	NOK	Fixed	4.00 %	2013	2028	998 303	997 996	998 149
NO0010687023	150 000	NOK	Fixed	4.10 %	2013	2028	150 000	150 000	150 000
NO0010732258	8 000 000	NOK	Floating	3M Nibor + 0.28%	2015	2022	-	5 161 625	3 450 484
NO0010733694	2 000 000	NOK	Fixed	1.75 %	2015	2021	-	202 846	-
NO0010763022	850 000	NOK	Fixed	2.25 %	2016	2031	845 241	844 701	844 971
NO0010780687	700 000	NOK	Fixed	2.60 %	2016	2027	699 673	699 606	699 640
NO0010794308	5 000 000	NOK	Floating	3M Nibor + 0.43 %	2017	2022	3 142 440	5 003 101	5 001 746
NO0010815376	1 600 000	NOK	Fixed	2.67 %	2018	2033	1 591 191	1 590 360	1 590 775
NO0010821192	8 050 000	NOK	Floating	3M Nibor + 0.34 %	2018	2023	8 048 514	8 047 201	8 047 863
NO0010863178	7 250 000	NOK	Floating	3M Nibor + 0.25 %	2019	2024	7 246 849	7 245 415	7 246 138
NO0010881162	6 000 000	NOK	Floating	3M Nibor + 0.41%	2020	2025	5 998 610	5 998 126	5 998 370
NO0010921067	8 000 000	NOK	Floating	3M Nibor + 0.75 %	2021	2026	8 166 861	6 157 234	6 140 344
NO0011135105	6 000 000	NOK	Floating	3M Nibor + 0.50 %	2021	2026	6 075 487	-	6 084 302
NO0012475609	6 000 000	NOK	Floating	3M Nibor + 0.42 %	2022	2027	5 994 332	-	-
XS0881369770	1 000 000	EUR	Fixed	2.125 %	2013	2023	10 324 924	10 170 426	10 010 969
XS1312011684	500 000	EUR	Fixed	0.625 %	2015	2021	-	5 089 409	-
XS1397054245	500 000	EUR	Fixed	0.375 %	2016	2023	5 159 289	5 079 221	5 001 009
XS1566992415	500 000	EUR	Fixed	0.375 %	2017	2024	5 156 188	5 077 662	4 998 732
XS1725524471	500 000	EUR	Fixed	0.375 %	2017	2025	5 151 002	5 072 621	4 993 737
XS1869468808	500 000	EUR	Fixed	0.50 %	2018	2025	5 148 547	5 070 241	4 991 375
XS1945130620	500 000	EUR	Fixed	0.875 %	2019	2029	5 131 962	5 054 035	4 975 358
XS1969637740	10 000	EUR	Fixed	1.245 %	2019	2039	103 294	101 824	100 190
XS1997131591	60 000	EUR	Fixed	1.112 %	2019	2039	619 670	610 846	601 046
XS2085864911	5 000	EUR	Fixed	0.56 %	2019	2039	51 588	50 850	50 036
XS2133386685	500 000	EUR	Fixed	0.01 %	2020	2027	5 215 675	5 152 145	5 064 162
XS2234711294	500 000	EUR	Fixed	0.01 %	2020	2028	5 236 717	5 174 579	5 085 397
XS2353312254	500 000	EUR	Fixed	0.125 %	2021	2031	5 134 299	5 057 888	4 978 381
XS2482628851	500 000	EUR	Fixed	1.625 %	2022	2030	5 125 771	-	-
Value adjustments							(3 164 667)	1 635 572	795 994
Total covered bonds[1]							**104 852 151**	**101 996 010**	**99 399 605**

[1] For covered bonds linked to the company's cover pool, an overcollateralisation requirement of five per cent applies in accordance with the company's borrowing programme (Euro Medium Term Covered Note Programme). An overcollateralization of five per cent is also necessary to maintain the Aaa rating from Moody's Investor Service.

Senior unsecured bonds - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Jun 2022	30 Jun 2021	31 Dec 2021
NO0010782048	500 000	NOK	Floating	3M Nibor +0.95%	2017	2022	-	500 271	500 015
NO0010830367	450 000	NOK	Floating	3M Nibor + 0.56 %	2018	2022	109 999	449 927	449 959
NO0010834716	500 000	NOK	Fixed	3.01 %	2018	2025	299 773	299 704	299 739
NO0010841620	300 000	NOK	Fixed	2.87 %	2019	2026	299 802	299 746	299 774
NO0010845936	500 000	NOK	Floating	3M Nibor + 0.78 %	2019	2024	299 926	299 882	299 904
NO0010849433	500 000	NOK	Floating	3M Nibor + 0.74 %	2019	2024	299 857	299 785	299 821
NO0010874944	300 000	NOK	Floating	3M Nibor + 0.58 %	2020	2025	299 851	299 794	299 822
NO0010891351	500 000	NOK	Floating	3M Nibor + 0.50 %	2020	2023	499 913	499 837	499 875
NO0010904642	500 000	NOK	Floating	3M Nibor + 0.65 %	2020	2024	499 789	499 699	499 744
NO0010918113	300 000	NOK	Floating	3M Nibor + 0.45 %	2021	2024	299 953	299 923	299 938
NO0010918170	1 000 000	NOK	Fixed	0.57 %	2021	2021	-	999 908	-
Total senior unsecured bonds							**2 908 862**	**4 748 476**	**3 748 593**

Senior unsecured certificates - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Jun 2022	30 Jun 2021	31 Dec 2021
NO0011099798	500 000	NOK	Floating	3M Nibor + 0.07 %	2021	2022	409 995	-	499 971
Total senior unsecured certificates							**409 995**	**-**	**499 971**

Total debt securities issued	**108 171 008**	**106 744 486**	**103 648 169**

Note 15 – Subordinated loan capital

Subordinated loan capital - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Jun 2022	30 Jun 2021	31 Dec 2021
NO0010814916	325 000	NOK	Floating	3M Nibor + 1.40%[2]	2018	2028	324 923	324 793	324 859
NO0010864333	250 000	NOK	Floating	3M Nibor + 1.55%[3]	2019	2029	249 776	249 676	249 726
NO0010917735	150 000	NOK	Floating	3M Nibor + 1.04%[4]	2021	2026	149 787	149 727	149 757
Total subordinated loan capital							**724 486**	**724 196**	**724 342**

[1] Subordinated loan of NOK 325 million maturing on 2 February 2028, with a redemption right (call) on 2 February 2023 and thereafter quarterly at each interest date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest.

[2] Subordinated loan of NOK 250 million maturing on 27 September 2029, with a redemption right (call) on 27 September 2024 and thereafter quarterly at each interest date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest.

[3] Subordinated loan of NOK 150 million maturing on 20 January 2031, with a redemption right (call) on 20 January 2026 and thereafter quarterly at each interest date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest.

Note 16 – Capital adequacy ratio

Amounts in NOK 1 000	30 Jun 2022	30 Jun 2021	31 Dec 2021
Share capital	1 225 497	1 225 497	1 225 497
Share premium	3 384 886	3 384 886	3 384 886
Other paid-in equity	477 728	477 728	477 728
Other equity	536	1 021	573
Total equity recognised in the balance sheet (without tier 1 perpetual bonds)	**5 088 647**	**5 089 132**	**5 088 684**
Fund for unrealised gains	33 863	27 589	33 863
Fund for valuation differences	815	815	14 033
Intangible assets	(1 156)	(2 749)	(1 852)
Deferred tax assets [1]	-	-	-
Prudent valuation adjustments of fair valued positions without accrued interest	(28 417)	(28 094)	(25 584)
Total core tier 1 capital	**5 093 751**	**5 086 692**	**5 109 143**

Core capital adequacy ratio (core tier 1 capital)	30 Jun 2022	30 Jun 2021	31 Dec 2021
Risk-weighted assets	38 346 625	37 798 735	37 295 905
Core tier 1 capital	5 093 751	5 086 692	5 109 143
Core tier 1 capital ratio	**13.3%**	**13.5%**	**13.7%**

Total core tier 1 capital	5 093 751	5 086 692	5 109 143
Tier 1 perpetual bonds	575 000	574 391	575 000
Total tier 1 capital	**5 668 751**	**5 661 083**	**5 684 143**

Capital adequacy ratio (tier 1 capital)	30 Jun 2022	30 Jun 2021	31 Dec 2021
Risk-weighted assets	38 346 625	37 798 735	37 295 905
Tier 1 capital	5 668 751	5 661 083	5 684 143
Tier 1 capital ratio	**14.8%**	**15.0%**	**15.2%**

Total tier 1 capital	5 668 751	5 661 083	5 684 143
Subordinated loans	724 486	724 196	724 342
Total primary capital (tier 2 capital)	**6 393 237**	**6 385 279**	**6 408 485**

Capital adequacy ratio (tier 2 capital)	30 Jun 2022	30 Jun 2021	31 Dec 2021
Risk-weighted assets	38 346 625	37 798 735	37 295 905
Total primary capital (tier 2 capital)	6 393 237	6 385 279	6 408 485
Capital adequacy ratio	**16.7%**	**16.9%**	**17.2%**

Required capital corresponding to eight per cent of calculation basis	3 067 730	3 023 899	2 983 672
Surplus equity and subordinated capital	3 325 507	3 361 380	3 424 813

The capital adequacy ratio is calculated using the standard method in Basel II.

30 June 2022

Risk-weighted assets	Risk-weighted assets	Capital requirement
Credit risk [2]	36 520 928	2 921 674
Operational risk	235 614	18 849
CVA risk [3]	1 590 083	127 207
Total	**38 346 625**	**3 067 730**

Leverage ratio	30 Jun 2022	30 Jun 2021	31 Dec 2021
Total leverage ratio exposure	121 943 378	121 854 081	118 149 672
Tier 1 capital	5 668 751	5 661 083	5 684 143
Levereage ratio	**4.6 %**	**4.6 %**	**4.8 %**

The company applies the standardised approach for calculating credit risk and the basic indicator approach for calculating operational risk.

[1]Deferred tax assets attributable to temporary differences and amounting to less than 10 per cent of core tier 1 capital are not deducted from core tier 1 capital, but risk-weighted by 250 per cent. See the changes to the calculation regulations which came into force on 30 September 2014.

[2] The European Banking Authority (EBA) published new recommendations in September 2016 for the definition of default, applicable from 1 January 2021. The general rule has previously been that engagements are regarded as in default if payment of a claim is overdue by more than 90 days and the amount is not insignificant. Pursuant to the new EBA recommendation, the company is required to carry out various supplementary evaluations related to the probability of default. This evaluation must take account of the client's overall indebtedness, possible infection between agreements with the same debtor, the level of materiality limits and the duration of quarantine after being declared healthy.

On the basis of this new standard for assessing defaults, these are estimated to amount to NOK 28.3 million at 30 June 2022. This definition of default will affect the company's calculation of capital adequacy, where mortgages defined as in default have their risk weighting in the calculation base changed from 35 to 100 per cent, assuming that the LTV for the defaulting mortgages is below 100 per cent. The mortgages will also be deducted from tier 1 capital pursuant to article 47c of the CRR if the mortgage is entered into after 26 April 2019.

[3]At 30 June 2022, Eika Boligkreditt accounts for the risk of credit valuation adjustment (CVA) when calculating capital requirements for credit risk. This represents a supplement to the capital requirement for credit risk related to counterparty risk for derivatives.

The risk-weighted assets at 30 June amounted to NOK 38.3 billion, and represents a quantification of the company's risk. After accounting for growth in overall lending and changes in the company's liquidity portfolio, operational risk and CVA risk, the calculation basis for capital adequacy at 30 June 2022 was NOK 1 billion higher than at 1 January.

At all times, the company must have a buffer in relation to the minimum capital adequacy requirement of eight per cent. This buffer must be sufficient to cover relevant risks which could affect the company. The company's internal capital adequacy assessment process (ICAAP) is pursued to ensure that it has an adequate buffer in relation to the minimum requirement. The company plans to capitalise continued growth in the residential mortgage portfolio and capital requirements. The company's capital targets are a core tier 1 capital ratio of 12.5 per cent, a tier 1 capital ratio of 14.0 per cent and a tier 2 capital ratio of 16 per cent. These targets are adequate in relation to the legal requirements, the company's Pillar 2 demands, and capital requirements based on the company's internal assessment of risk (0.5 per cent). As can be seen above, the applicable buffer requirement was met at 30 June 2022 with a core tier 1 capital ratio of 13.3 per cent.

The company has a shareholder agreement which commits the owner banks, under given circumstances, to provide Eika Boligkreditt with necessary capital. More information on the shareholder agreement can be found in note 27 in the annual financial statements for 2021.

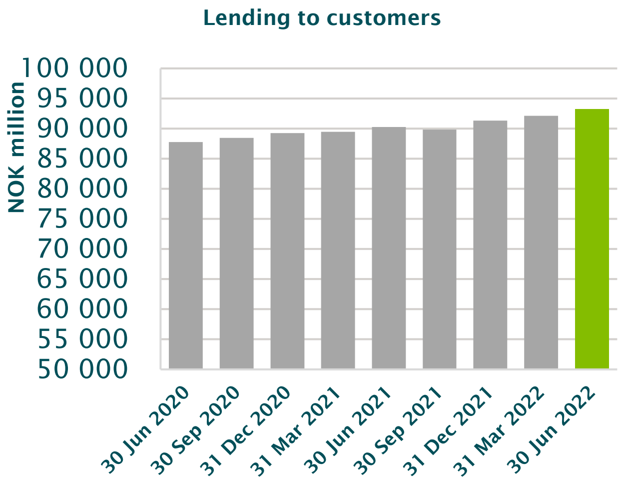
Note 17 – Contingency and overdraft facilities

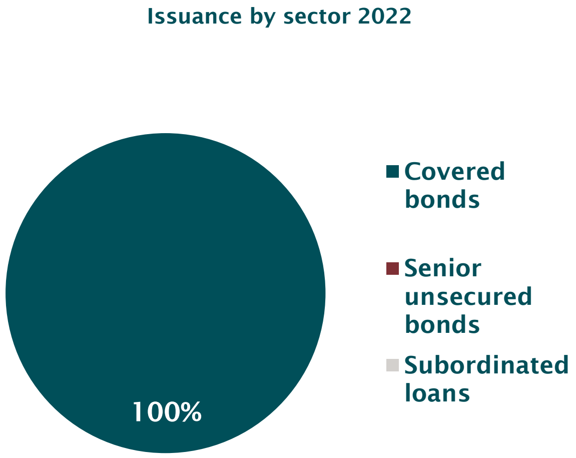
The company has an overdraft facility with DNB Bank ASA (DNB). Note 23 in the annual financial statements for 2021 provides a more detailed presentation of the overdraft with DNB. The company also has a note purchase agreement with the owner banks and OBOS concerning the purchase of covered bonds, whereby the owner banks and OBOS have accepted a liquidity obligation towards Eika Boligkreditt. More information on the note purchase agreement can be found in note 23 to the annual financial statements for 2021.

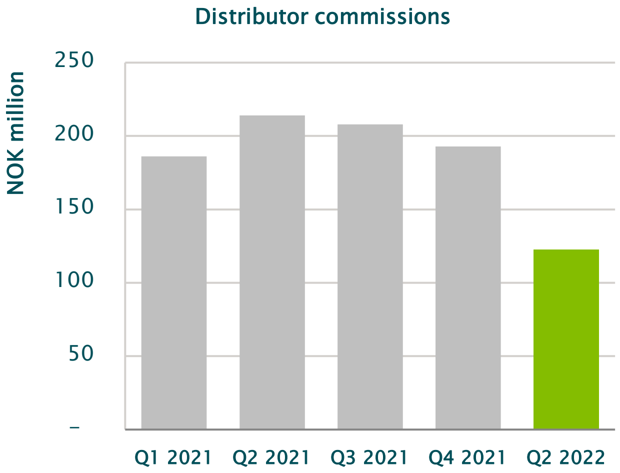
Note 18 – Risk management

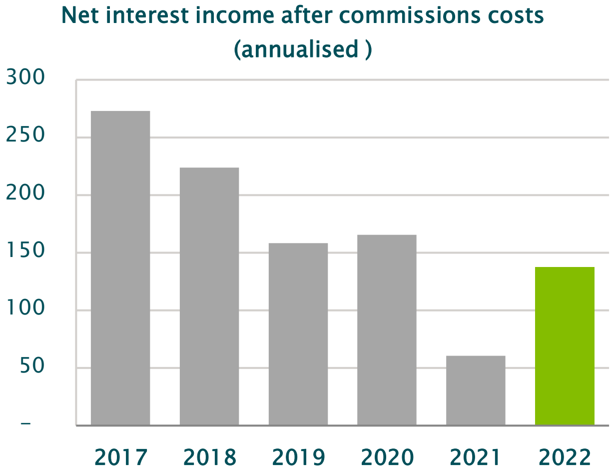
Eika Boligkreditt AS has established a framework for risk management and control in the company, which defines risk willingness and the principles for managing risk and capital. The value of financial assets and liabilities fluctuates as a result of risk in the financial markets. Note 3 in the annual report for 2021 describes the company's financial risk, which also applies to financial risk in 2022.

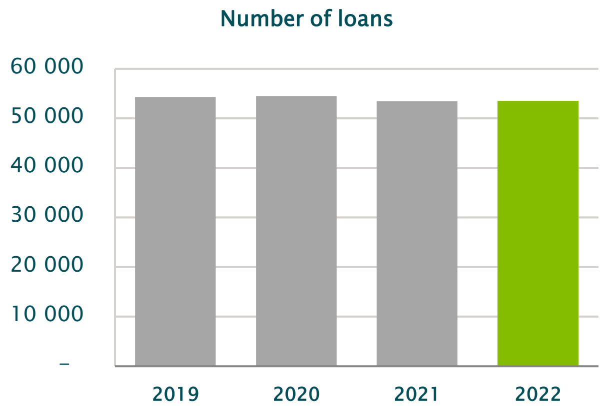
Key figures – Development

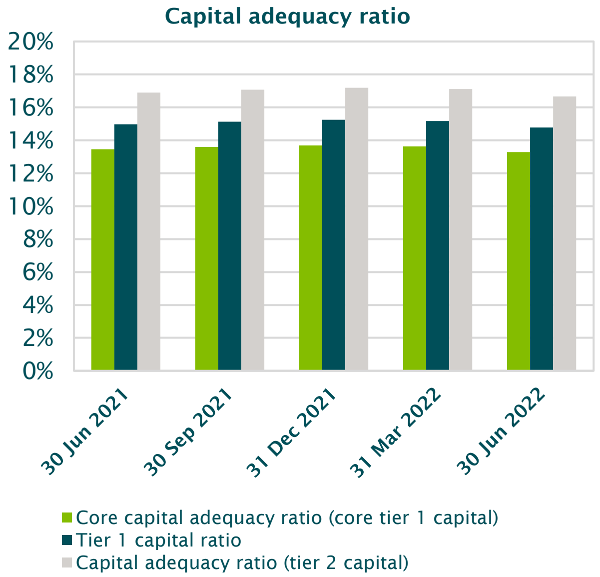












Key figures

Amounts in NOK 1 000	30 Jun 2022	30 Jun 2021	31 Dec 2021
Balance sheet development			
Lending to customers	93 229 556	90 273 531	91 326 994
Debt securities issued	108 171 008	106 744 486	103 648 169
Subordinated loan capital	724 486	724 196	724 342
Equity	5 856 983	5 635 208	5 773 485
Equity in % of total assets	4.9	4.8	4.9
Average total assets [1]	117 324 111	121 320 312	120 881 106
Total assets	120 497 354	118 382 007	114 860 840
Rate of return/profitability			
Fee and commission income in relation to average total assets, annualised (%)	0.5	0.6	0.7
Staff and general administration expenses in relation to average total assets, annualised (%)	0.03	0.03	0.03
Return on equity before tax, annualised (%) [2]	0.0	1.3	1.1
Total assets per full-time position	6 341 966	6 230 632	6 045 307
Cost/income ratio (%) [3]	58.6	64.2	116.9
Financial strength			
Core tier 1 capital	5 093 751	5 086 692	5 109 143
Tier 1 capital	5 668 751	5 661 083	5 684 143
Total primary capital (tier 2 capital)	6 393 237	6 385 279	6 408 485
Risk-weighted assets	38 346 625	37 798 735	37 295 905
Core tier 1 capital ratio (%)	13.3	13.5	13.7
Tier 1 capital ratio (%)	14.8	15.0	15.2
Capital adequacy ratio % (tier 2 capital)	16.7	16.9	17.2
Leverage ratio (%) [4]	4.6	4.6	4.8
NSFR total indicator in % [5]	116	99	99
Defaults in % of gross loans	0.03	0.04	0.05
Loss in % of gross loans	-	-	-
Staff			
Number of full-time positions at end of period	19.0	19.0	19.0

Liquidity Coverage Ratio (LCR) [6]:

30 Jun 2022	Totalt	NOK	EUR
Stock of HQLA	3 165 908	1 205 382	182 538
Net outgoing cash flows next 30 days	2 958 764	938 347	182 257
LCR indicator (%)	**107 %**	**128 %**	**100 %**

30 Jun 2021	Totalt	NOK	EUR
Stock of HQLA	4 975 738	1 350 225	331 727
Net outgoing cash flows next 30 days	4 848 637	1 212 432	331 727
LCR indicator (%)	**103 %**	**111 %**	**100 %**

31 Dec 2021	Totalt	NOK	EUR
Stock of HQLA	4 249 202	1 411 876	272 885
Net outgoing cash flows next 30 days	4 124 931	1 253 419	272 885
LCR indicator (%)	**103 %**	**113 %**	**100 %**

[1] Total assets are calculated as a quarterly average for the last period.

[2] Annualised profit before tax as a percentage of average equity on a quarterly basis (return on equity).

[3] Total operating expenses in % of net interest income after commissions costs.

[4] Leverage ratio is calculated in accordance with the CRR/CRD IV regulatory. The calculation of the leverage ratio is described in articles 416 and 417 of the regulations.

[5] NSFR total indicator: Is calculated in accordance with the CRR/CRD IV regulations and is based on the Basel Committee recommendations.

[6] Liquidity coverage ratio (LCR): $\frac{High-quality\ liquid\ assets}{Net\ outgoing\ cash\ flows\ next\ 30\ days}$

LCR indicators: Pursuant to the Financial Supervisory Authority's guidance for reporting LCR, the liquidity cover ratio is excluded when calculating the cover pool's overcollateralisation. At 30 June 2022, liquid assets totalling NOK 1.1 billion in the form of bonds and certificates were excluded from the calculation of the cover pool's overcollateralisation.

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