



Boligkreditt  
2<sup>nd</sup> Quarterly Report 2019

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# Statement of the Board of Directors of SpareBank 1 Boligkreditt AS, 30 June 2019

## SpareBank 1 Boligkreditt's purpose

SpareBank 1 Boligkreditt AS ('Boligkreditt', 'SpaBol', or 'The Company') is a credit institution licensed by the Norwegian Financial Supervisory Authority (Finanstilsynet) and is operated according to the legislation for covered bond issuers in Norway which is included in the law regarding financial enterprises ("Finansforetaksloven") chapter 11, section II and the detailed regulations thereof.

The purpose of the Company is solely to provide funding for its owner banks by buying qualifying residential mortgage loans from them with a loan-to-value ("LTV") of up to 75 percent and financing these through the issuance of covered bonds<sup>1</sup>.

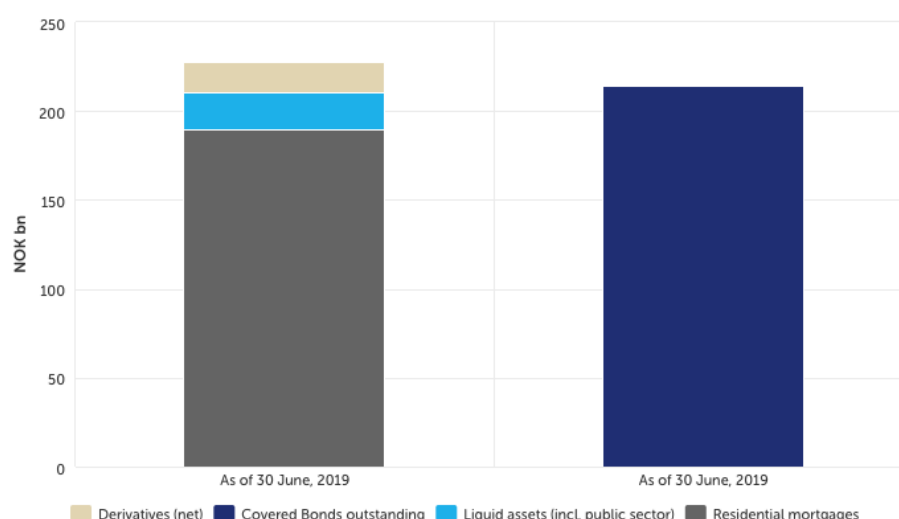
The Company, which is based in Stavanger, is owned by banks which are all members of the SpareBank 1 Alliance. A comprehensive agreement with each of these banks regulates the mortgage purchasing process and the obligations which the banks owe the Company and its mortgage customers ("Transfer and Servicing Agreement", "TSA"). The Company pays out nearly the full interest margin earned to its owner banks. This margin is accounted for as commissions to owner banks and is included in the interest expense line of the Company's financial statements.

The Company's issuances of covered bonds mainly take place under the EUR 25,000,000,000 Global Medium Term Covered Note Programme (GMTCN Programme). This Programme was updated on April 10, 2019 and is available on the Company's home page: <https://spabol.sparebank1.no>.

The Company has procured the services of Moody's Ratings Service to evaluate the credit quality of the issuances under the GMTCN Programme. The covered bonds rating is Aaa.

## Cover pool and outstanding covered bonds<sup>2</sup>

SpareBank 1 Boligkreditt's cover pool consists of residential mortgages and liquid, highly rated assets as well as derivatives hedging liabilities in a foreign currency and/or at fixed rates. The chart below illustrates the balances as of the end of the second quarter 2019:



<sup>1</sup> The limit for instalment mortgages is 75 percent, while mortgages which have no scheduled repayment structure are limited to 60 percent (these are a smaller portion of the mortgage portfolio). All mortgages above 60 percent must be amortizing by at least 2.5 per cent per year according to current mortgage market regulations.

<sup>2</sup> The source is the balance sheet figures as of 30 June 2019 and the cover pool asset liability test for overcollateralization (see notes to the financial statements). Norwegian covered bond issuers are required by law to group derivatives as part of cover pool assets, and not together with the issued covered bonds that they hedge. This is reflected in the chart and figures above.

The amount of **liquid assets** varies over time and the variation is solely a result of the Issuer's liquidity risk management (and regulatory requirements), whereby upcoming redemptions are refinanced prior to the maturity of outstanding bonds (minimum 180 days) with bond proceeds invested as liquid assets. Liquid assets are covered bonds with a triple-A rating, SSA or government bonds with a triple-A rating or short term cash deposits and repos (please see the cover pool statistical reports for details on the composition of liquid assets).

**Derivatives** are used solely to hedge currency and interest rate risk. They are tailored to exactly match the cash flows related to the bonds they hedge, for the full duration of the bond. Swap counterparties are subject to certain rating criteria and are in all cases banks that are not the Company's owner banks.

The table below provide an overview of the **residential mortgages** in the cover pool:

## Residential mortgages key figures

	Q2 2019	Q1 2019	Q4 2018	Q3 2018	Q2 2018
Weighted Average Current LTV (%)	52.1 %	53.1 %	52.7 %	51.7 %	51.3 %
Weighted Average Original LTV (%)	59.6 %	59.6 %	59.6 %	59.8 %	59.8 %
Average Loan Balance (NOK)	1,436,755	1,430,260	1,422,929	1,414,203	1,414,916
Number of Mortgages in Pool	132,483	131,375	129,209	129,791	129,057
Pct. of non first-lien mortgages	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Overcollateralization	6.0 %	6.5 %	6.5 %	6.5 %	6.7 %

## Key developments during the first half of 2019

SpaBol issued a EUR 1.25 billion, 10 year covered bond in late January and repaid the same amount in a maturing EUR benchmark transaction in February. In May, a 7 year covered bond was issued. Both bonds were well oversubscribed.

The residential mortgage lending volume at SpaBol has increased by approximately 3.5 percent during the first half year, as measured against the balance of loans as of December 31, 2018. The current mortgage balance is NOK 190.6 billion (equivalent to approximately EUR 20 billion).

The Board of Directors views Boligkreditt as well capitalized with a capital coverage ratio of 16.7 percent against a total requirement, including buffers, of 15.5 percent (Pillar 1) plus 0.8 percent (Pillar 2). Total equity Tier 1 capital is 14.9 percent against a total requirement, including buffers, of 14.3 percent. Common equity capital was 13.4 percent against a requirement, including all buffers, of 12.8 percent. It is the Company's policy to maintain capital ratios slightly above the regulatory requirements. When required, additional common equity is paid in by the owner banks in the regular course of business, usually in connection with increases in transferred mortgage volume. Additional Tier 1 and Tier 2 capital is raised in the Norwegian domestic market.

The Norwegian regulator has proposed a change in capital requirements to come into effect at December 31, 2019. The Basel I Norwegian transitory rules in effect for a number of years will be discontinued, and this will lead to an increase in reported capitalization coverage levels for Boligkreditt. With the change implemented, the estimated total capitalization would be 25.5 percent as of June 30, 2019. At the same time, the requirements for the systemic risk buffer has been proposed to increase to 4.5 percent (from 3 percent), the anticyclical buffer is set to increase to 2.5 percent (from 2 percent).

Moody's has increased the requirement for overcollateralization to 2.5 percent in June 2019, from 0.5 percent prior. This change results from the conclusion of a rating review process of the Company's owner banks. The ratings review was initiated by Moody's due to the introduction of BRRD in Norway, which reduces the likelihood of government support. The Company's owner banks counterparty risk rating was reduced by one notch, to A1. Boligkreditt's cover pool overcollateralization at June 30, 2019 was 6 percent.

## Quarterly accounts

The quarterly accounts have been prepared in accordance with the International Reporting Standards (IFRS) as adopted by the EU and published by the International Reporting Standards Board (IASB).

The Board views the accounts as presented to be a true representation of SpareBank 1 Boligkreditt's operations and financial position as of the end of the second quarter 2019. Numbers in brackets refer to the corresponding period last year for comparison.

The total balance sheet at 30.06.19 amounted to 243 (253) billion kroner. The balance sheet decreased primarily due to a reduction of liquid assets. The Company had in the first half of 2019 net interest income of 226 (176) million kroner, which also includes the deduction of commissions (almost the entire net interest margin on mortgages) paid to the owner banks. The cost of operations for the first half of 2019 was 16.5 (16) million kroner including depreciation and amortization. IFRS 9 expected loan losses increased by 2 million to 14.7 million. No actual loan losses have occurred since the Company commenced operations in 2007. This produces an operating result of 173 (-6.9) million kroner before tax. In addition to the increase in net interest income, this change in result was due to accounting valuation adjustments on bonds held for liquidity management purposes as well as issued bonds, including derivatives.

Mortgage loans for residential properties amounted to 191 (183) billion kroner as of the first half of 2019. The Company's own liquid assets were approximately 21 (40) billion kroner.

Liquid assets are cash and highly rated, highly liquid bonds which are held as a function of refinancing early the Company's upcoming bond maturities at least six months ahead in time, or to comply with the Net Stable Funding Ratio, as proposed. Liquid assets are managed to meet the 180 day minimum liquidity rule in the EU covered bond harmonization directive and the NSFR rule. The minimum liquidity portfolio is managed to whichever of these measures requires the greatest amount.

## Risk aspects

SpareBank 1 Boligkreditt as an issuer of covered bonds is subject to strict rules regarding its exposure to credit, market, and liquidity risks. This fact, and the aim of the maintenance of the Moody's Aaa rating, mean that the Company is subject to low levels of risk and places strong emphasis on risk control.

**Credit Risk** is defined as the risk that losses can occur as a consequence of that customers and others not having the ability or willingness to meet their obligations to SpareBank 1 Boligkreditt. Because the Company buys residential mortgages within 75 percent of the value of the objects on which the mortgages are secured, the Board of Directors concludes that the credit risk is lower than for Norwegian banks in general.

**Market risk** is defined as the risk of losses due to changes in market rates, i.e. interest rates, exchange rates and the prices of financial instruments. At the end of the year SpareBank 1 Boligkreditt AS had issued bonds for approximately 138 billion kroner in EUR, 8.9 billion kroner in USD, 8.2 billion kroner in GBP and 0.3 billion kroner in Swedish kroner, at exchange rates at the end of June 2019. However, all borrowing and investments with a fixed rate and all borrowing and investments in a foreign currency, have been hedged by financial currency- and/or interest rate swap agreements or through natural hedges. The collective cash flow therefore matches borrowings in Norwegian kroner with floating rate conditions (NIBOR 3 months). The Company receives collateral from its counterparties in derivative agreements according to certain criteria.

The bonds held in the Company's liquidity portfolio are mainly Nordic covered bonds and German supra sovereign and agencies (agencies guaranteed by the German government) with a triple-A rating from Fitch, Moody's or S&P. Deposits are placed in banks with a minimum rating of A/A2. Cash is also placed in reverse repos with approved counterparty banks, with AAA rated securities as collateral.

The Company had as of 30.06.2019 only moderate interest rate risk and immaterial amounts of currency risk.



**Liquidity risk** is defined as the risk that the Company is not able to meet its obligations at maturity or to finance the purchase of loans at normal terms and conditions. Liquidity risk is managed based upon a liquidity strategy approved by the Board of Directors. According to the strategy, SpareBank 1 Boligkreditt AS shall maintain a material liquidity reserve with a minimum size equal to or more than all debt maturities within the next 6 months or to comply with the NSFR requirement as proposed, whichever is higher. The Board of Directors views SpareBank 1 Boligkreditt AS's liquidity situation as good.

**Operational risk** is defined as risk of loss due to error or neglect in transaction execution, weakness in internal control, information technology systems breakdowns or malfunction. Reputational, legal, ethical and competency risks are also elements of operational risk. The risk is assessed by the Board of Directors to be moderate.

The Company spends much time identifying, measuring, managing and following up on central areas of risk in such a way that this contributes to meeting its strategic goals. The notes 23 to 27 in the 2018 annual accounts provides further information.

## Macroeconomic development and outlook<sup>3</sup>

The Norwegian mainland economy expanded by 2.2 percent over 2018 and 2.5 percent is expected in 2019, slightly revised up from the start of this year. The economic cycle is in a moderate but broad growth phase, with increases across several segments of the economy.

The oil sector investments are providing a growth contribution for the economy in 2019, after which they are expected to drop off as large investment projects are completed. Investments in wind energy and other sectors will balance this out for an overall expectation of stable industry or business investments after 2019 (no significant growth contribution).

Housing investments are increasing and are a moderate positive contributor to growth, driven by moderate valuation appreciation in the housing market which is related to household income growth. Increased interest rates (the central bank's policy rate is now 1.25 percent, after another increase in June 2019) and lower population growth are expected to keep investments moderate in coming years. Household consumption is expected to remain stable growing 2 to 2.5 percent in real terms, related to wage growth.

The micro-prudential regulations of the mortgage market, which were last tightened in January 2017 and renewed in June 2018, are believed to have had the desired effect, targeting a balancing of supply and demand after rapid price appreciation in 2016, particularly in the capital of Oslo. Residential real estate prices through June in 2019 have increased moderately, they are up 5.3 percent nationally from the start of the year after a 2.8 percent increase in 2018, and a 4.1 percent decline in 2017.

Summarized for a few macroeconomic indicators, the recent data and forecast for the next few years are as follows:

Recent data and forecast (percent)	2017	2018	2019	2020	2021
Mainland GDP growth	2,0	2,2	2,5	2,2	1,8
Unemployment rate	4,2	3,8	3,6	3,6	3,6
CPI growth	2,7	2,5	1,7	1,9	2,0
Annual wage growth	2,3	2,8	3,3	3,5	3,5
Current account surplus to GDP	5,7	8,1	7,6	8,6	9,0

Source: Statistics Norway (SSB) June 6, 2019

<sup>3</sup> Macroeconomic projections have been sourced from Statistics Norway as of June 6, 2019.

## Future prospects of the Company

The Company has a portfolio of residential mortgage loans with an average loan to value (LTV) slightly above 50 percent and no loans are in default. The maximum allowable level for a mortgage in a cover pool is 75 percent LTV, with amounts above that level not being eligible as a cover pool asset.

SpareBank 1 Boligkreditt's residential mortgage portfolio is well diversified, albeit weighted towards the eastern, central and northern regions in Norway (with little exposure in the southwest oil-dominated area of Norway). Mortgage loans in the cover pool are very granular (average size of 1.4 million kroner). The banks in the SpareBank 1 Alliance are required to keep reserves of eligible (i.e. cover pool qualified) mortgages in order to provide replacement assets should this become necessary, i.e. if residential price declines or increase LTVs above the eligibility limit for mortgages in the pool. Reserves in the banks are robust, making the covered bond funding function in SpareBank 1 resilient to downward shifts in real estate prices.

Due to a strict qualifying process for loans to become part of the cover pool (bank lending practices, mortgage regulations and cover pool qualification requirements), a high degree of diversification of the mortgages in the pool, and the continued strength of the Norwegian economy, the Board of Directors views prospects for the Company continuing to be good and stable. The Board also bases this conclusion on the low average LTV of the mortgage portfolio, no defaults or arrears, a strong history and institutional framework in Norway for loan performance, as well as the low unemployment environment.

\* \* \*

The Board of Directors affirms its conviction that the financial accounts present a correct and complete picture of the Company's operations and financial position at the end of the first half of 2019. The financial accounts including notes are produced under the assumption of a going concern.

There have been no incidents of a material nature after quarter-end which are expected to impact the accounts for the first half of 2019.

Stavanger, 5 August 2019

The Board of Directors of SpareBank 1 Boligkreditt AS



/s/ Kjell Fordat  
Chairman of the Board



/s/ Bengt Olsen



/s/ Merete N. Kristiansen



/s/ Knut Oscar Fleten



/s/ Geir-Egil Bolstad



/s/ Inger M.S. Eriksen



/s/ Arve Austestad  
CEO



# SpareBank 1 Boligkreditt AS

## - Statement of the Members of the Board and the Chief Executive Officer

The Board and the Chief Executive Officer have today reviewed and approved the financial accounts for the first half of 2019 for SpareBank 1 Boligkreditt AS. The accounts have been prepared in accordance with the International Financial Reporting Standards (IFRS), as adopted by the EU.

To the best knowledge of the Board and the Chief Executive Officer the accounts have been prepared in accordance with applicable accounting standards and give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company taken as a whole as of 30.06.2019.

The Board of Directors and the Chief Executive Officer declare to the best of their knowledge that the quarterly report gives a true and fair view of the development and performance of the business of the Company, as well as a description of the principal risks and uncertainties facing the Company.

Stavanger, 5 August 2019

/s/ Kjell Fordal  
Chairman of the Board

/s/ Bengt Olsen

/s/ Merete N. Kristiansen

/s/ Geir-Egil Bolstad

/s/ Inger M.S. Eriksen

/s/ Knut Oscar Fleten

/s/ Arve Austestad  
CEO

# Financial statements

## Income statement

NOK 1 000	Note	2. quarter 2019	2. quarter 2018	01.01.2019 - 30.06.2019	01.01.2018 - 30.06.2018	2018
Total interest income	2	1,042,088	913,860	1,984,491	1,718,795	3,577,766
Total interest expenses	2	-917,711	-821,721	-1,758,100	-1,542,478	-3,244,627
<b>Net interest income</b>		<b>124,376</b>	<b>92,139</b>	<b>226,391</b>	<b>176,317</b>	<b>333,139</b>
Net gains/losses from financial instruments	3	-49,926	-125,375	-34,536	-166,560	-293,531
<b>Net other operating income</b>		<b>-49,926</b>	<b>-125,375</b>	<b>-34,536</b>	<b>-166,560</b>	<b>-293,531</b>
<b>Total operating income</b>		<b>74,450</b>	<b>-33,236</b>	<b>191,855</b>	<b>9,757</b>	<b>39,608</b>
Salaries and other ordinary personnel expenses	4	-2,506	-2,860	-5,340	-6,140	-11,766
Other operating expenses	5	-5,820	-4,901	-11,163	-9,938	-20,490
<b>Total operating expenses</b>		<b>-8,325</b>	<b>-7,761</b>	<b>-16,504</b>	<b>-16,077</b>	<b>-32,256</b>
<b>Operating result before losses</b>		<b>66,125</b>	<b>-40,997</b>	<b>175,352</b>	<b>-6,321</b>	<b>7,352</b>
Write-downs on loans and guarantees		136	-665	-2,098	-601	-849
<b>Pre-tax operating result</b>		<b>66,261</b>	<b>-41,662</b>	<b>173,253</b>	<b>-6,922</b>	<b>6,503</b>
Taxes		-16,565	10,416	-43,313	1,730	-1,627
<b>Profit/loss for the year</b>		<b>49,695</b>	<b>-31,247</b>	<b>129,940</b>	<b>-5,191</b>	<b>4,876</b>
Portion attributable to shareholders		38,817	-41,908	108,610	-25,727	-36,928
Portion attributable to additional Tier 1 capital holders		10,878	10,661	21,330	20,536	41,804
<b>Profit/loss for the period</b>		<b>49,695</b>	<b>-31,247</b>	<b>129,940</b>	<b>-5,191</b>	<b>4,876</b>

## Overview of comprehensive income

NOK 1 000	2. quarter 2019	2. quarter 2018	01.01.2019 - 30.06.2019	01.01.2018 - 30.06.2018	2018
Profit/loss for the year	49,695	-31,247	129,940	-5,191	26,055
Items which will not impact the income statement in future periods:					
Change due to basis swap spread adjustment	117,184	-108,600	-37,389	-94,928	-280,245
Tax effect of basis swap spread adjustment	-29,296	27,150	9,347	23,732	70,061
Change in pensions for a previous period					
Estimate deviation for pensions	-	0	-	-	5,468
Tax effect of the estimate deviation	-	0	-	-	-1,367
<b>Total profit/loss accounted for in equity</b>	<b>87,888</b>	<b>-81,450</b>	<b>-28,042</b>	<b>-71,196</b>	<b>-206,083</b>
<b>Total profit/loss</b>	<b>137,583</b>	<b>-112,696</b>	<b>101,898</b>	<b>-76,387</b>	<b>-180,028</b>

# Balance sheet

NOK 1 000	Note	30.06.2019	30.06.2018	2018
<b>Assets</b>				
Lending to and deposits with credit institutions	12	4,519,102	9,270,163	12,990,004
Certificates and bonds	12,13	29,554,116	43,651,308	25,271,910
Residential mortgage loans	7,12	190,606,858	182,852,976	184,073,918
Financial derivatives	11,12,13	17,829,896	17,220,292	23,183,793
Deferred tax asset	12	7,110	6,573	-
Other assets	6,12	1,040	1,897	1,750
<b>Total assets</b>		<b>242,518,121</b>	<b>253,003,210</b>	<b>245,521,375</b>
<b>Liabilities and equity</b>				
<b>Liabilities</b>				
Debt incurred by issuing securities	9,12,13	214,370,809	225,077,253	212,351,045
Collateral received under derivatives contracts	12,18	12,625,416	13,203,305	18,733,053
Repurchase agreement	12	553,863	-	-
Financial derivatives	11,12,13	1,030,359	1,225,000	1,042,108
Deferred tax	12	30,029	112,902	39,377
Tax payable	12	-	-	15,503
Subordinated debt	10,12	1,432,458	1,603,084	1,606,160
Other Liabilities	12,14	181,253	130,959	150,763
<b>Total Liabilities</b>		<b>230,224,187</b>	<b>241,352,503</b>	<b>233,938,009</b>
<b>Equity</b>				
Paid-in equity	12	11,418,470	10,398,470	10,788,470
Other paid-in equity (not yet registered)	12	-	240,000	-
Hybrid capital	8,12	1,180,000	1,180,000	1,180,000
Accrued equity	12	-434,476	-234,848	-389,980
Net profit	12	129,940	-5,191	4,876
Declared dividends	12	-	72,276	-
<b>Total equity</b>		<b>12,293,934</b>	<b>11,650,707</b>	<b>11,583,366</b>
<b>Total liabilities and equity</b>		<b>242,518,121</b>	<b>253,003,210</b>	<b>245,521,375</b>

Stavanger, 05.08.2019

/s/ Kjell Fordal  
Chairman of the Board

/s/ Bengt Olsen

/s/ Merete N. Kristiansen

/s/ Geir-Egil Bolstad

/s/ Inger M.S. Eriksen

/s/ Knut Oscar Fleten

/s/ Arve Austestad  
CEO

## Changes in Equity

NOK 1 000	Share capital	Additional paid in equity	Dividend	Other paid-in equity (not yet registered)	Other Equity	Interest on hybrid capital	Hybrid capital	Total Equity
<b>Balance as of 31 December, 2017.</b>	<b>6,570,548</b>	<b>3,287,922</b>	<b>72,276</b>	<b>300,000</b>	<b>-101,894</b>	<b>-37,127</b>	<b>1,180,000</b>	<b>11,271,724</b>
Change in losses due to new IFRS 9 measurment	-	-	-	-	-3,071	-	-	-3,071
Registration of share increase (from 27 December 2017)	200,000	100,000	-	-300,000	-	-	-	-
Share increase 28 February 2018	160,000	80,000	-	-	-	-	-	240,000
Share increase 11 May 2018	160,000	80,000	-	-	-	-	-	240,000
Dividend 2017	-	-	-72,276	-	-	-	-	-72,276
Share increase September 27	100,000	50,000	-	-	-	-	-	150,000
Net income for the period	-	-	-	-	4,876	-	-	4,876
Paid interest on hybrid capital - directly against equity	-	-	-	-	-	-41,804	-	-41,804
OCI -basisswapsread	-	-	-	-	-210,184	-	-	-210,184
Proposed dividend for 2018	-	-	-	-	-	-	-	-
OCI - pension - annual estimate deviation	-	-	-	-	4,101	-	-	4,101
<b>Balance as of 31 December, 2018.</b>	<b>7,190,548</b>	<b>3,597,922</b>	<b>-</b>	<b>-</b>	<b>-306,173</b>	<b>-78,932</b>	<b>1,180,000</b>	<b>11,583,366</b>
Share increase 27 February 2019	280,000	140,000	-	-	-	-	-	420,000
Share increase 22 May 2019	140,000	70,000	-	-	-	-	-	210,000
Net income for the period	-	-	-	-	129,940	-	-	129,940
Paid interest on hybrid capital - directly against equity	-	-	-	-	-	-21,330	-	-21,330
OCI -basisswapsread	-	-	-	-	-28,042	-	-	-28,042
<b>Balance as of 30 June, 2019.</b>	<b>7,610,548</b>	<b>3,807,922</b>	<b>-</b>	<b>-</b>	<b>-204,275</b>	<b>-100,262</b>	<b>1,180,000</b>	<b>12,293,934</b>

Equity is paid in by the Company's parent banks when a requirement arises. The requirement arises regularly when the Company acquires larger portfolios of mortgage loans, and otherwise according to changes in capitalization rules because SpareBank 1 Boligkreditt is subject to the same capital adequacy rules under Pillar 1 as banks in general. Each parent bank has also signed a Shareholders agreement with the Company, which amongst other things stipulates when additional capital must be contributed.

# Cash flow statement

NOK 1 000	30.06.2019	30.06.2018	2018
<b>Cash flows from operations</b>			
Interest received	2,348,453	2,219,481	3,787,762
Paid expenses, operations	-28,477	-18,509	-59,111
Paid tax	-15,503	0	0
<b>Net cash flow relating to operations</b>	<b>2,304,472</b>	<b>2,200,972</b>	<b>3,728,652</b>
<b>Cash flows from investments</b>			
Net purchase of loan portfolio	-6,514,251	-5,188,946	-6,392,387
Net payments on the acquisition of government bills	299,574	987,566	1,163,310
Net payments on the acquisition of /sale of bonds	-5,141,911	8,576,280	27,522,971
Net investments in intangible assets	153	-839	-897
<b>Net cash flows relating to investments</b>	<b>-11,356,435</b>	<b>4,374,062</b>	<b>22,292,996</b>
<b>Cash flows from funding activities</b>			
Net receipt/payment from the issuance of certificates	0	-120,999	-120,999
Net receipt/payment from the issuance of bonds	7,436,101	11,039,537	-8,347,785
Net receipt/payment from the issuance of subordinated debt	175,000	0	0
Net receipt/payment of loans to credit institutions	-5,547,447	-9,897,394	-4,901,801
Equity capital subscription	630,000	480,000	630,000
Paid dividend	0	0	-72,276
Net interest payments on funding activity	-2,106,277	-1,862,718	-3,267,854
<b>Net cash flow relating to funding activities</b>	<b>587,378</b>	<b>-361,573</b>	<b>-16,080,715</b>
<b>Net cash flow in the period</b>	<b>-8,464,585</b>	<b>6,213,460</b>	<b>9,940,933</b>
<b>Balance of cash and cash equivalents at beginning of period</b>	<b>12,990,004</b>	<b>3,044,644</b>	<b>3,044,644</b>
Net receipt/payments on cash	-8,464,585	6,213,460	9,940,933
Exchange rate difference	-6,317	12,059	4,427
<b>Balance of cash and cash equivalents at end of period</b>	<b>4,519,102</b>	<b>9,270,163</b>	<b>12,990,004</b>

## Quarterly Financial Statements

These quarterly statements are not individually audited and are included as additional information to these accounts.

### Income Statement

	2nd. Quarter	1st. Quarter	4th Quarter	3rd. Quarter	2nd. Quarter
NOK 1 000	2019	2019	2018	2018	2018
Total interest income	1,042,088	942,404	933,812	925,159	913,860
Total interest expenses	-917,711	-840,389	-856,896	-845,254	-821,721
<b>Net interest income</b>	<b>124,376</b>	<b>102,015</b>	<b>76,917</b>	<b>79,905</b>	<b>92,139</b>
Net gains/losses from financial instruments	-49,926	15,390	-113,543	-13,427	-125,375
<b>Net other operating income</b>	<b>-49,926</b>	<b>15,390</b>	<b>-113,543</b>	<b>-13,427</b>	<b>-125,375</b>
<b>Total operating income</b>	<b>74,450</b>	<b>117,405</b>	<b>-36,626</b>	<b>66,478</b>	<b>-33,236</b>
Salaries and other ordinary personnel expenses	-2,506	-2,835	-2,527	-3,100	-2,860
Other operating expenses	-5,820	-5,344	-6,145	-4,406	-4,901
<b>Total operating expenses</b>	<b>-8,325</b>	<b>-8,178</b>	<b>-8,672</b>	<b>-7,507</b>	<b>-7,761</b>
<b>Operating result before losses</b>	<b>66,125</b>	<b>109,227</b>	<b>-45,299</b>	<b>58,971</b>	<b>-40,997</b>
Write-downs on loans and guarantees	136	-2,234	-520	272	-665
<b>Pre-tax operating result</b>	<b>66,261</b>	<b>106,993</b>	<b>-45,819</b>	<b>59,243</b>	<b>-41,662</b>
Taxes	-16,565	-26,748	11,453	-14,811	10,416
<b>Profit/loss for the year</b>	<b>49,695</b>	<b>80,245</b>	<b>-34,365</b>	<b>44,433</b>	<b>-31,247</b>
Other income and expense	87,888	-115,930	-104,207	-30,680	-81,450
<b>Total Profit/Loss</b>	<b>137,583</b>	<b>-35,685</b>	<b>-138,572</b>	<b>13,752</b>	<b>-112,696</b>



# Balance sheet

NOK 1 000	30.06.2019	31.03.2019	31.12.2018	30.09.2018	30.06.2018
<b>Assets</b>					
Lending to and deposits with credit institutions	4,519,102	5,111,110	12,990,004	11,411,753	9,270,163
Certificates and bonds	29,554,116	25,623,908	25,271,910	35,032,317	43,651,308
Residential mortgage loans	190,606,858	188,171,797	184,073,918	183,811,362	182,852,976
Financial derivatives	17,829,896	17,447,357	23,183,793	15,982,953	17,220,292
Deferred tax asset	7,110	3,484	-	10,055	6,573
Other assets	1,040	1,801	1,750	1,507	1,897
<b>Total assets</b>	<b>242,518,121</b>	<b>236,359,456</b>	<b>245,521,375</b>	<b>246,249,947</b>	<b>253,003,210</b>
<b>Liabilities and equity</b>					
<b>Liabilities</b>					
Debt incurred by issuing securities	214,370,809	207,447,274	212,351,045	217,814,578	225,077,253
Collateral received under derivatives contracts	12,625,416	12,784,877	18,733,053	13,370,235	13,203,305
Repurchase agreement	553,863	1,508,401	-	-	-
Financial derivatives	1,030,359	1,048,763	1,042,108	1,479,191	1,225,000
Deferred tax	30,029	733	39,377	102,675	112,902
Tax payable	-	15,503	<b>15,503</b>	-	-
Subordinated debt	1,432,458	1,431,965	1,606,160	1,603,108	1,603,084
Other Liabilities	181,253	164,711	150,763	148,423	130,959
<b>Total Liabilities</b>	<b>230,224,187</b>	<b>224,402,227</b>	<b>233,938,009</b>	<b>234,518,210</b>	<b>241,352,503</b>
<b>Equity</b>					
Contributed equity	11,418,470	11,208,470	10,788,470	10,638,470	10,398,470
Other paid in equity (not yet registered)	-	-	-	150,000	240,000
Hybrid capital	1,180,000	1,180,000	1,180,000	1,180,000	1,180,000
Accrued equity	-434,476	-511,486	-389,980	-275,974	-234,848
Net profit	129,940	80,245	4,876	39,241	-5,191
Declared dividends	-	-	-	-	72,276
<b>Total equity</b>	<b>12,293,934</b>	<b>11,957,229</b>	<b>11,583,366</b>	<b>11,731,737</b>	<b>11,650,707</b>
<b>Total liabilities and equity</b>	<b>242,518,121</b>	<b>236,359,456</b>	<b>245,521,375</b>	<b>246,249,947</b>	<b>253,003,210</b>

# Notes to the financial statements

## Note 1 Accounting principles

### 1.1 Basis for preparation

SpareBank1 Boligkreditt AS quarterly accounts have been prepared in accordance with the International Financial Standards (IFRS). The accounts have been produced in accordance with IAS 34 reporting for a partial year. The Company's accounting principles and calculation methods have not materially changed since the annual accounts for 2018. IFRS 16- Leases have been adopted from 1 January, 2019. This standard does not have any significant impacts for SPB1 Boligkreditt AS.

The presentation currency is Norwegian Kroner (NOK), which is also the Company's functional currency. All amounts are given in NOK thousand unless otherwise stated.

The interim financial statements are not audited.

### 1.2 Segment

The Company has only one segment, which is the mortgage lending to retail customers. The segment consists of lending to private individuals and all loans have been acquired from the member banks of the SpareBank 1 alliance. The Company's total results as of the first quarter 2018 is therefore equal to the retail segments total results.

### 1.3 Estimates and assessments regarding the use of accounting principles

The preparation of the financial information is in accordance with IFRS and involves management's estimates which affect the implementation of accounting principles and thereby accounting values for assets, liabilities, revenue and costs. These estimates have been described in the notes to the annual accounts for 2018.

## Note 2 Net interest income

NOK 1 000	30.06.2019	30.06.2018	2018
<b>Interest income</b>			
Interest income from certificates, bonds and deposits	93,008	223,028	380,228
Interest income from residential mortgage loans	2,591,050	2,302,467	4,715,801
Commission expense (payable to shareholder banks) *	-699,567	-806,700	-1,518,263
<b>Total interest income</b>	<b>1,984,491</b>	<b>1,718,795</b>	<b>3,577,766</b>
<b>Interest expense</b>			
Interest expense and similar expenses to credit institutions	-34,585	-22,068	-25,036
Interest expense and similar expenses on issued bonds	1,764,679	1,535,506	3,211,071
Interest expense and similar expenses on subordinated debt	23,651	25,599	50,836
Other interest expenses	4,355	3,441	7,757
<b>Total interest expense</b>	<b>1,758,100</b>	<b>1,542,478</b>	<b>3,244,627</b>
<b>Net interest income</b>	<b>226,391</b>	<b>176,317</b>	<b>333,139</b>

\* Commissions to our parent banks are calculated daily for each mortgage loan transferred, whereby the commission equals the customer loan rate less a rate which incorporates the Company's average cost of funding and operational costs. The operational add-on element is expressed through an average rate which is from time to time decided by the Company's Board of Directors.

## Note 3 Net Gains on Financial Instruments

NOK 1 000	30.06.2019	30.06.2018	2018
Net gains (losses) from financial liabilities (1)	-4,565,404	-3,835,286	-4,904,674
Net gains (losses) from financial derivatives, hedging liabilities, at fair value, hedging instrument (1,3)	4,776,797	4,190,193	4,849,334
Net gains (losses) from financial assets (2)	-249,898	-546,786	-234,796
Net gains (losses) from financial derivatives, hedging assets, at fair value, hedging instrument (2,3)	3,969	25,318	-3,394
<b>Net gains (losses)</b>	<b>-34,536</b>	<b>-166,560</b>	<b>-293,531</b>

(1) The Company utilizes hedge accounting as defined in IFRS for issued fixed rate bonds (covered bonds) with derivatives (swaps) which hedges fixed rates to floating and foreign currencies to Norwegian kroner. The hedges are individually tailored to each issued bond and exactly matches the cash flows and duration of the issued bonds. Some liabilities in foreign currency are hedged with natural hedges (corresponding assets in the same currency and will cause the valuation change of the liabilities to be different to the valuation changes in the derivatives hedging the liabilities (there will also be valuation differences due to the the amortization of issuance costs and when the bonds are issued at prices different from par value).

(2) SpareBank 1 Boligkreditt AS manages its liquidity risk by refinancing its outstanding bonds ahead of expected maturities and keeping proceeds as a liquidity portfolio. The majority of this portfolio is valued according to observed market values (fair value). Fixed rate bonds and bonds in other currencies than Norwegian kroner are hedged using swaps. The latter are valued according to interest rate and foreign exchange rates and are also valued at fair value (though differences may occur because the valuation of the bonds include a credit risk/spread element which the swaps do not contain). A smaller part of the portfolio is classified as hold-to-maturity and consist of bonds in Norwegian kroner at floating rates. Included in assets in the table are also investments which are hedged with natural currency hedges, as well as investments in short term, highly rated bonds from funds received from swap counterparties for collateral purposes. Such investments do not have a corresponding value change in the financial derivatives hedging the assets (and are also not included in the liabilities in line 1 in the table above as this contains only the Company's issued debt securities).

(3) All derivatives are valued at fair value according to changes in market interest rates and foreign exchange rates. Changes in valuations from the previous period is accounted for in profit and loss.

## Note 4 Salaries and remuneration

NOK 1 000	30.06.2019	30.06.2018	2018
Salary	4,299	5,296	10,201
Salaries reinvoyed to SpareBank1 Næringskreditt*	-1,197	-1,532	-2,870
Pension expenses	1,008	1,224	2,055
Social insurance fees	1,103	1,159	2,146
Other personnel expenses	127	-9	234
<b>Total salary expenses</b>	<b>5,340</b>	<b>6,140</b>	<b>11,766</b>

Average number of full time equivalents (FTEs)	7	6	7
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\* The company's employees have shared employment between SpareBank 1 Næringskreditt and SpareBank 1 Boligkreditt. All remuneration is effectuated through SpareBank 1 Boligkreditt and a portion is reinvoyed to SpareBank 1 Næringskreditt. The company also buys administrative services from SpareBank 1 SR-Bank ASA and SpareBank 1 Gruppen. Pension benefit obligations are covered in SpareBank 1 Boligkreditt through participation in the pension fund of SpareBank 1 SR-Bank ASA. This pension scheme meets the legal demands on mandatory occupational pension.

## Note 5 Other Operating Expenses

NOK 1 000	30.06.2019	30.06.2018	2018
IT and IT operations	6,109	4,847	9,565
Purchased services other than IT	4,039	3,924	8,310
Other Operating Expenses	851	877	1,987
Depreciation on fixed assets and other intangible assets	164	290	628
<b>Total</b>	<b>11,163</b>	<b>9,938</b>	<b>20,490</b>

## Note 6 Other assets

NOK 1 000	30.06.2019	30.06.2018	2018
Intangible assets	543	986	707
Account receivables from SpareBank 1 Næringskreditt AS	112	911	1,043
Other	384	-	-
<b>Total</b>	<b>1,040</b>	<b>1,897</b>	<b>1,750</b>

## Note 7 Lending to customers

Lending to customers are residential mortgages only. The mortgages generally have a low loan-to-value and losses have been very low. The total amount of lending to customers at the end of 31.03.2019 were NOK 188 billion. All mortgages carry a variable interest rate.

NOK 1 000	30.06.2019	30.06.2018	2018
Revolving loans - retail market	44,624,884	48,036,892	45,484,285
Amortising loans - retail market	145,791,942	134,662,241	138,418,290
Accrued interest	204,739	166,156	183,912
<b>Total loans before specified and unspecified loss provisions</b>	<b>190,621,565</b>	<b>182,865,289</b>	<b>184,086,488</b>

Stage 1	183,683,931	176,512,891	177,082,658
Stage 2	6,937,634	6,352,398	7,003,830
Stage 3	-	-	-
<b>Gross loans</b>	<b>190,621,565</b>	<b>182,865,289</b>	<b>184,086,488</b>

Impairments on groups of loans			
Expected credit loss, stage 1	1,451	3,909	3,905
Expected credit loss, stage 2, no objective proof of loss	13,257	8,404	8,665
Expected credit loss, stage 3, objective proof of loss	-	-	-
<b>Total net loans and claims with customers</b>	<b>190,606,858</b>	<b>182,852,976</b>	<b>184,073,918</b>

<b>Liability</b>			
Unused balances under customer revolving credit lines (flexible loans)	12,499,395	13,354,369	12,304,082
<b>Total</b>	<b>12,499,395</b>	<b>13,354,369</b>	<b>12,304,082</b>

**Defaulted loans**

Defaults*	0,0 %	0,0 %	0,0 %
Specified loan loss provisions	0,0 %	0,0 %	0,0 %
<b>Net defaulted loans</b>	<b>0,0 %</b>	<b>0,0 %</b>	<b>0,0 %</b>

**Loans at risk of loss**

Loans not defaulted but at risk of loss	0,0 %	0,0 %	0,0 %
- Write downs on loans at risk of loss	0,0 %	0,0 %	0,0 %
<b>Net other loans at risk of loss</b>	<b>0,0 %</b>	<b>0,0 %</b>	<b>0,0 %</b>

\* The entire customer loan balance is considered to be in default and will be included in overviews of defaulted loans when overdue instalments and interest payments are not received within 90 days or if credit limits on revolving loans are exceeded for 90 days or more.

## Note 8 Share Capital and Shareholder Information

**List of shareholders as of 30.06.2019**

	<b>No of Shares</b>	<b>in percent</b>	<b>Share of votes</b>
SpareBank 1 Østlandet	16,446,741	21.61 %	21.61 %
SpareBank 1 SMN	15,748,727	20.69 %	20.69 %
SpareBank 1 Nord-Norge	13,558,833	17.82 %	17.82 %
BN Bank ASA	4,973,224	6.53 %	6.53 %
SpareBank 1 BV	4,895,107	6.43 %	6.43 %
SpareBank 1 SR-Bank ASA	3,663,342	4.81 %	4.81 %
Sparebanken Telemark	3,498,261	4.60 %	4.60 %
SpareBank 1 Ringerike Hadeland	3,420,431	4.49 %	4.49 %
SpareBank 1 Østfold Akershus	3,318,023	4.36 %	4.36 %
SpareBank 1 Nordvest	1,659,011	2.18 %	2.18 %
SpareBank 1 Modum	1,454,195	1.91 %	1.91 %
SpareBank 1 Hallingdal Valdres	983,118	1.29 %	1.29 %
SpareBank 1 Søre Sunnmøre	944,202	1.24 %	1.24 %
SpareBank 1 Gudbrandsdal	931,914	1.22 %	1.22 %
SpareBank 1 Lom og Skjåk	610,353	0.80 %	0.80 %
<b>Total</b>	<b>76,105,482</b>	<b>100 %</b>	<b>100 %</b>

The share capital consists of 76 105 482 shares with a nominal value of NOK 100.

**Hybrid capital**

<b>NOK 1000</b>	<b>ISIN</b>	<b>Interest rate</b>	<b>Issued year</b>	<b>Call option</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Perpetual							
Hybrid (Tier 1 capital instrument)	NO0010713746	3M Nibor + 310 bp	2014	09.05.2019	-	350,000	350,000
Hybrid (Tier 1 capital instrument)	NO0010745920	3M Nibor + 360 bp	2015	23.09.2020	300,000	300,000	300,000
Hybrid (Tier 1 capital instrument)	NO0010746191	3M Nibor + 360 bp	2015	29.09.2020	180,000	180,000	180,000
Hybrid (Tier 1 capital instrument)	NO0010767643	3M Nibor + 360 bp	2016	22.06.2021	250,000	250,000	250,000
Hybrid (Tier 1 capital instrument)	NO0010811318	3M Nibor + 310 bp	2017	01.12.2022	100,000	100,000	100,000
Hybrid (Tier 1 capital instrument)	NO0010850621	3M Nibor + 340 bp	2019	30.04.2024	350,000	-	-
<b>Book value</b>					<b>1,180,000</b>	<b>1,180,000</b>	<b>1,180,000</b>

The issued bonds listed in the table above have status as Tier 1 capital instruments in the Company's capital coverage ratio.

## Note 9 Liabilities incurred by issuing Securities

	Nominal value*	Nominal value*	Nominal value*
<b>NOK 1 000</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Senior unsecured bonds	-	2,203,000	1,047,000
Repurchased senior unsecured bonds	-	-57,000	-
Covered bonds	196,619,073	206,255,947	188,169,679
Repurchased Covered bonds	-	-15,000	-
<b>Total debt incurred by issuing securities</b>		<b>208,386,947</b>	<b>189,216,679</b>

\* Nominal value is incurred debt at exchange rates (EUR/NOK and USD/NOK) at the time of issuance.

	Book value	Book value	Book value
<b>NOK 1 000</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Senior unsecured bonds	-	2,203,053	1,046,990
Repurchased senior unsecured bonds	-	-57,008	-
Covered bonds	213,471,602	221,952,215	209,973,603
Repurchased covered bonds	-	-15,016	-
Activated costs incurred by issuing debt	-206,442	-190,176	-165,808
Accrued interest	1,105,649	1,184,185	1,496,260
<b>Total debt incurred by issuing securities</b>	<b>214,370,809</b>	<b>225,077,253</b>	<b>212,351,045</b>

Liabilities categorized by debt instrument and year of maturity (nominal value\*, net of repurchased bonds) NOK 1,000:

### Senior Unsecured Bonds and notes

<b>Due in</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
2018	-	849,000	1,047,000
2019	-	1,297,000	-
<b>Total</b>	<b>-</b>	<b>2,146,000</b>	<b>1,047,000</b>

### Covered bonds

<b>Due in</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
2018	-	18,755,050	-
2019	11,581,588	27,560,004	24,954,124
2020	24,963,500	24,963,500	24,963,500
2021	28,858,818	28,829,010	28,894,098
2022	38,749,200	38,749,200	38,749,200
2023	30,317,475	30,269,700	30,378,725
2024	13,875,259	11,052,165	13,916,174
2025	10,648,750	10,648,750	10,648,750
2026	21,940,000	12,185,000	12,185,000
2027	669,908	665,768	674,808
2028	2,562,800	2,562,800	2,562,800
2029	12,209,275	-	-
2038	242,500	-	242,500
<b>Total</b>	<b>196,619,073</b>	<b>206,240,947</b>	<b>188,169,679</b>
<b>Total</b>	<b>196,619,073</b>	<b>208,386,947</b>	<b>189,216,679</b>

\* Nominal value is incurred debt at exchange rates (EUR/NOK, USD/NOK, SEK/NOK and GBP/NOK) at the time of issuance.



NOK 1 000	30.06.2019	30.06.2018	2018
NOK	58,860,642	67,760,752	62,711,262
EUR	138,169,836	138,982,585	130,285,193
USD	8,932,243	9,971,473	10,707,438
GBP	8,161,880	8,115,585	8,382,733
SEK	246,208	246,858	264,420
<b>Total</b>	<b>214,370,809</b>	<b>225,077,253</b>	<b>212,351,045</b>

## Note 10 Subordinated debt

NOK 1000	ISIN	Interest rate	Issued year	Call option from	Maturity	Nominal amount	30.06.2019	30.06.2018	2018
With maturity									
Subordinated debt	NO0010704109	3M Nibor + 225 bp	2014	07.03.2019	07.03.2024	475,000	-	475,000	475,000
Subordinated debt	NO0010826696	3M Nibor + 153 bp	2018	22.06.2023	22.06.2028	250,000	250,000	250,000	250,000
Subordinated debt	NO0010833908	3M Nibor + 180 bp	2018	08.10.2025	08.10.2030	400,000	400,000	400,000	400,000
Subordinated debt	NO0010835408	3M Nibor + 167 bp	2018	02.11.2023	02.11.2028	475,000	475,000	475,000	475,000
Subordinated debt	NO0010842222	3M Nibor + 192 bp	2019	24.01.2024	24.01.2029	300,000	300,000	-	-
Accrued interest							7,458	3,084	6,160
<b>Book value</b>							<b>1,432,458</b>	<b>1,603,084</b>	<b>1,606,160</b>

The issued bonds listed in the table above have status as Tier 2 capital instruments in the Company's capital coverage ratio.

## Note 11 Financial Derivatives

NOK 1 000	30.06.2019	30.06.2018	2018
<b>Interest rate derivative contracts</b>			
<b>Interest rate swaps</b>			
Nominal amount	60,631,583	64,755,942	68,401,281
Asset	2,595,572	2,948,808	2,918,190
Liability	-450,826	-583,774	-514,399
<b>Currency derivative contracts</b>			
<b>Currency swaps</b>			
Nominal amount	142,476,917	144,590,359	140,302,215
Asset	15,234,324	14,271,484	20,265,604
Liability	-71,431	-355,830	-56,996
<b>Total financial derivative contracts</b>			
Nominal amount	203,108,500	209,346,301	208,703,496
Asset	17,829,896	17,220,292	23,183,793
Liability	-522,257	-939,605	-571,395
All derivative contracts exist for the purpose of hedging changes in interest rates and currency exchange rates.			
<b>* Change due to basis swap spread adjustment</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Asset/Liability (-)	-522,257	-939,605	-571,395
Net gain (loss) on valuation adjustment of basisswap spreads	-508,102	-285,395	-470,713
<b>Net asset/liability derivatives</b>	<b>-1,030,359</b>	<b>-1,225,000</b>	<b>-1,042,108</b>

Basis swaps are currency swaps and are entered into at a certain cost (spread) between SpareBank 1 Boligkreditt and banks which offer such swaps and which have signed an ISDA agreement with the Company. Changes in the cost are valued each quarter across all of the Company's swaps in accordance with the IFRS rules. An increase in the cost would result in an increase in the value of the basisswaps while a cost decrease would reduce the value of the basis swaps. The effect may be material from quarter to quarter because the Company's portfolio of swaps is extensive. All basisswap value changes will reverse over time towards the point of termination of the swaps.

IFRS 9 allows the company to present the changes in basisswaps spreads below other comprehensive income. As of 01.01.2018 it will no longer be presented below the income statement. It will be presented in other comprehensive income.

## Note 12 Classification of Financial Instruments

NOK 1 000	Financial instruments accounted for at fair value*	Financial assets and debt accounted for at amortised cost	Financial assets held to maturity	Non-financial assets and liabilities	30.06.2019
<b>Assets</b>					
Lending to and deposits with credit institutions	-	4,519,102	-	-	4,519,102
Certificates and bonds	29,554,116	-	-	-	29,554,116
Residential mortgage loans	-	190,606,858	-	-	190,606,858
Financial derivatives	17,829,896	-	-	-	17,829,896
Deferred tax asset	-	-	-	7,110	7,110
Other assets	-	-	-	1,040	1,040
<b>Total Assets</b>	<b>47,384,012</b>	<b>195,125,960</b>	<b>-</b>	<b>8,150</b>	<b>242,518,121</b>
<b>Liabilities</b>					
Debt incurred by issuing securities	172,289,245	42,081,564	-	-	214,370,809
Collateral received in relation to financial derivatives	-	12,625,416	-	-	12,625,416
Repurchase agreement	-	553,863	-	-	553,863
Financial derivatives	1,030,359	-	-	-	1,030,359
Deferred taxes	-	-	-	30,029	30,029
Taxes payable	-	-	-	-	-
Subordinated debt	-	1,432,458	-	-	1,432,458
Other liabilities	-	-	-	181,253	181,253
<b>Total Liabilities</b>	<b>173,319,604</b>	<b>56,693,301</b>	<b>-</b>	<b>211,282</b>	<b>230,224,187</b>
<b>Total Equity</b>	<b>-</b>	<b>1,180,000</b>	<b>-</b>	<b>11,113,934</b>	<b>12,293,934</b>
<b>Total Liabilities and Equity</b>	<b>173,319,604</b>	<b>57,873,301</b>	<b>-</b>	<b>11,325,216</b>	<b>242,518,121</b>

\* Fair value calculation according to changes in market interest rates and currencies exchange rates.

NOK 1 000	Financial instruments accounted for at fair value*	Financial assets and debt accounted for at amortised cost	Financial assets held to maturity	Non-financial assets and liabilities	30.06.2018
<b>Assets</b>					
Lending to and deposits with credit institutions	-	9,270,163	-	-	9,270,163
Residential mortgage loans	-	182,852,976	-	-	182,852,976
Certificates and bonds	43,651,308	-	-	-	43,651,308
Financial derivatives	17,220,292	-	-	-	17,220,292
Deferred tax asset	-	-	-	6,573	6,573
Other assets	-	-	-	1,897	1,897
<b>Total Assets</b>	<b>60,871,600</b>	<b>192,123,139</b>	<b>-</b>	<b>8,470</b>	<b>253,003,210</b>
<b>Liabilities</b>					
Debt incurred by issuing securities	174,147,697	50,929,556	-	-	225,077,253
Collateral received in relation to financial derivatives	-	13,203,305	-	-	13,203,305
Financial derivatives	1,225,000	-	-	-	1,225,000
Deferred taxes	-	-	-	112,902	112,902
Taxes payable	-	-	-	-	-
Subordinated dept	-	1,603,084	-	-	1,603,084
Other liabilities	-	-	-	130,959	130,959
<b>Total Liabilities</b>	<b>175,372,697</b>	<b>65,735,945</b>	<b>-</b>	<b>243,860</b>	<b>241,352,503</b>
<b>Total Equity</b>	<b>-</b>	<b>1,180,000</b>	<b>-</b>	<b>10,470,707</b>	<b>11,650,707</b>
<b>Total Liabilities and Equity</b>	<b>175,372,697</b>	<b>66,915,945</b>	<b>-</b>	<b>10,714,568</b>	<b>253,003,210</b>

\*Fair value calculation according to changes in market interest rates and currencies exchange rates.

## Note 13 Financial Instruments at Fair Value

### Methods in order to determine fair value

#### General

The interest rate curve that is used as input for fair value valuations of hedging instruments and hedging objects consists of the NIBOR-curve for maturities less than one year. The swap-curve is used for maturities exceeding one year.

#### Interest rate and currency swaps

Valuation of interest rate swaps at fair value is done through discounting future cash flows to their present values. Valuation of currency swaps will also include the element of foreign exchange rates.

#### Bonds

Valuation of bonds at fair value is done through discounting future cash flows to present value.

With effect from 2009 SpareBank 1 Boligkreditt AS has implemented the changes in IFRS 7 in relation to the valuation of financial instruments as of the date of the financial accounts. The changes require a presentation of the fair value measurement for each Level. We have the following three Levels for the fair value measurement:

**Level 1:** Quoted price in an active market. Fair value of financial instruments which are traded in active markets are based on the market price at the balance sheet date. A market is considered to be active if the market prices are easily and readily available from an exchange, dealer, broker, industry group, pricing service or regulating authority and that these prices represent actual and regular market transactions on an arm's length basis.

**Level 2:** Valuation based on observable factors. Level 2 consist of instruments which are not valued based on listed prices, but where prices are indirectly observable for assets or liabilities, but also includes listed prices in not active markets.

**Level 3:** The valuation is based on factors that are not found in observable markets (non-observable assumptions). If valuations according to Level 1 or Level 2 are not available, valuations are based on not-observable information. The Company has a matter of principle neither assets nor liabilities which are valued at this level.

The following table presents the company's assets and liabilities at fair value as of 30.06.2019

**NOK 1 000**

	Level 1	Level 2	Level 3	Total
Bonds and bills	18,207,095	11,347,021	-	29,554,116
Financial Derivatives	-	17,829,896	-	17,829,896
<b>Total Assets</b>	<b>18,207,095</b>	<b>29,176,917</b>	<b>-</b>	<b>47,384,012</b>
Bonds	-	172,289,245	-	172,289,245
Financial Derivatives	-	1,030,359	-	1,030,359
<b>Total Liabilities</b>	<b>-</b>	<b>173,319,604</b>	<b>-</b>	<b>173,319,604</b>

The following table presents the company's assets and liabilities at fair value as of 30.06.2018

**NOK 1 000**

	Level 1	Level 2	Level 3	Total
Bonds and bills	22,604,273	21,047,035	-	43,651,308
Financial Derivatives	-	17,220,292	-	17,220,292
<b>Total Assets</b>	<b>22,604,273</b>	<b>38,267,327</b>	<b>-</b>	<b>60,871,600</b>
Bonds	-	174,147,697	-	174,147,697
Financial Derivatives	-	1,225,000	-	1,225,000
<b>Total Liabilities</b>	<b>-</b>	<b>175,372,697</b>	<b>-</b>	<b>175,372,697</b>

## Note 14 Other Liabilities

<b>NOK 1 000</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Employees tax deductions and other deductions	43,673	850	623
Employers national insurance contribution	701	564	708
Accrued holiday allowance	406	448	946
Commission payable to shareholder banks	120,733	107,474	132,512
Deposits*	1,040	1,993	525
Pension liabilities	10,961	15,711	10,461
Other accrued costs	3,739	3,919	4,988
<b>Total</b>	<b>181,253</b>	<b>130,959</b>	<b>150,763</b>

The Company does not have an overdraft facility or a revolving credit facility as of 30.06.2019.

\* Deposits represents temporary balances paid in by customers in excess of the original loan amount.



## Note 15 Asset Coverage Test

The asset coverage is calculated according to the Financial Services Act § 2-31 (Covered Bond Legislation). There is a difference between this asset coverage test and the amounts in the balance sheet; for the purposes of the test mortgage loans which may have migrated above the 75% loan to value level are adjusted.

Only that part of the mortgage loan corresponding to a loan to value up to 75% of the collateral is considered.

Market values are used for all substitute collateral in the test.

In addition any defaulted loans, i.e. loans in arrears at or beyond 90 days, are excluded from the test.

<b>NOK 1 000</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Total Covered Bonds	214,577,251	223,129,470	211,466,729
Residential mortgage loans	189,507,101	182,009,708	182,916,170
Lending to the public sector (gov. bonds/ certificates or gov. guaranteed debt)	1,321,381	1,887,057	2,443,614
Reverse repo/ depo less than 100 days	126,651	7,531,862	9,337,374
Exposure to credit institutions (covered bonds)	19,213,223	30,261,187	7,829,441
Derivatives	17,307,639	16,280,687	22,612,398
Total Cover Pool	227,475,995	237,970,502	225,138,997
<b>Asset-coverage</b>	<b>106.0 %</b>	<b>106.7 %</b>	<b>106.5 %</b>

<b>Liquidity Coverage Ratio (LCR)</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Liquid assets	9,165,914	11,231,317	10,054,367
Cash outflow next 30 days	1,840,316	2,004,482	1,061,996
LCR ratio	443.7 %	560.3 %	946.7 %

<b>Net Stable Funding Ratio (NSFR)</b>	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>2018</b>
Available amount of stable funding	198,854,003	211,271,697	202,019,676
Required amount of stable funding	199,070,228	186,347,504	191,375,955
NSFR ratio	99.9 %	113.4 %	105.6 %

## Note 16 Capital Adequacy

The primary goal for the Company's management of capital reserves is to ensure compliance with laws and regulatory requirements and maintain solid financial ratios and a high quality credit assessment in order to best support its business.

Transitional rules have been implemented by the FSA whereby regulated financial institutions with approved IRB models will not be able to fully benefit from the results of such models. Regulated entities are allowed to reduce by 20 percent the total sum of risk weighted assets which would otherwise have been in place under the previous Basel I framework.

The European Union has approved new regulatory requirements, CRD IV, which is implemented in Norway. The requirement of 16.3% total capital for SpareBank 1 Boligkreditt includes:

- Minimum core equity Pillar 1: 4.5 percent.
- Additional Tier 1 equity capital 1.5 percent and additional Tier 2 capital 2.0 percent (can be held as Tier 1 and Tier 2, alternatively as core equity capital).
- Conservation buffer: 2.5 percent core capital
- Systemic risk buffer: 3 percent core equity
- Countercyclical buffer: 2 percent core equity (will increase to 2.5 percent. on 31.12.2019).

The Issuer has an additional Pillar 2 requirement which is 0.8 percent core equity capital. The total requirement for the Issuer is therefore to have capital of minimum 16.3 percent of risk weighted assets. With a management buffer added, the target for capital coverage is 16.7 percent as of end of year 2018.

The Company's parent banks have committed themselves to keep the Company's Equity Tier 1 capital at the minimum regulatory level (in the Shareholders Agreement). Primarily this commitment is pro rata according to the ownership stakes in the Company, but it is a joint and several undertaking if one or more ownership banks are unable to comply, up to the maximum of twice the initial pro rata amount.

Capital. NOK 1 000	30.06.2019	30.06.2018	2018
Share capital	7,610,548	6,930,548	7,190,548
Premium share fund	3,807,922	3,467,922	3,597,922
Other equity capital	-434,476	72,237	-385,104
Common equity	10,983,994	10,470,707	10,403,366
Intangible assets	-543	-986	-707
Declared share dividend	-	-72,276	-
100% deduction of expected losses exceeding loss provisions IRB (CRD IV)	-371,400	-336,160	-363,428
Prudent valuation adjustment (AVA)	-20,761	-39,037	-15,182
<b>Core equity capital</b>	<b>10,591,290</b>	<b>10,022,248</b>	<b>10,024,049</b>
Hybrid bond	1,180,000	1,180,000	1,180,000
<b>Tier 1 equity capital</b>	<b>11,771,290</b>	<b>11,202,248</b>	<b>11,204,049</b>
Supplementary capital (Tier 2)	1,425,000	1,600,000	1,600,000
<b>Total capital</b>	<b>13,196,290</b>	<b>12,802,248</b>	<b>12,804,049</b>

Minimum requirements for capital. NOK 1 000	30.06.2019	30.06.2018	2018
Credit risk	3,600,987	3,410,277	3,362,169
Market risk	-	-	-
Operational risk	58,499	62,185	62,185
Depreciation on groups of loans	-	-	-
CVA Risk	357,423	252,688	308,572
Difference in capital requirement resulting from transitional floor	2,317,645	2,414,974	2,378,276
<b>Minimum requirement for capital (8 percent of RWA)</b>	<b>6,334,555</b>	<b>6,140,124</b>	<b>6,111,202</b>

**Capital coverage**

	30.06.2019	30.06.2018	2018
Risk-weighted assets incl. transitional floor	79,181,933	76,751,558	76,390,017
Capital coverage (requirement w/all buffers, 16,3%)	16.67 %	16.68 %	16.76 %
Tier 1 capital coverage (requirement w/all buffers, 14,3%)	14.87 %	14.60 %	14.67 %
Core capital coverage (requirement w/all buffers, 12,8%)	13.38 %	13.06 %	13.12 %
Leverage ratio (requirement 3%)	4.97 %	4.40 %	4.91 %

## Note 17 Related parties

The Company has 190 607 MNOK loans to customers. These are loans acquired from shareholder banks at market values (i.e. nominal value).

**SpareBank 1 SR-Bank ASA**

The Company purchases a substantial amount of their support functions from SpareBank 1 SR-Bank ASA. A complete SLA is established between the Company and SpareBank 1 SR-Bank ASA..

**SpareBank 1 - Alliance**

In addition the Company has a Transfer and Servicing agreement in place with each individual shareholder bank regulating amongst other things the servicing of mortgage loans.

**SpareBank 1 Næringskreditt AS**

All employees within SpareBank 1 Boligkreditt AS are also to various degrees working for SpareBank 1 Næringskreditt AS. Twenty percent of the administrative expenses in SpareBank 1 Boligkreditt AS to be charged to SpareBank 1 Næringskreditt AS. This division of administrative expenses between the two companies reflect the actual resources utilisation in SpareBank 1 Boligkreditt AS.

## Note 18 Collateral received

SpareBank 1 Boligkreditt has signed ISDA-agreements including CSAs (Credit Support Annexes) with a number of financial institutions that are counterparties in interest rate and currency swaps. These institutions post collateral in the form of cash deposits to SpareBank 1 Boligkreditt. At the end of the period 30.06.2019 this collateral amounted to NOK 12 625 million. This amount is included in the balance sheet, but represents restricted cash. According to signed ISDA and CSA agreement, it is not permitted for the parties in derivatives transactions to net amounts amongst various transactions.

## Note 19 Contingencies and Events after Balance Sheet Date

SpareBank 1 Boligkreditt AS is not a party to any ongoing legal proceedings.

No events have taken place after the balance sheet date which are expected to have any material impact on the financial statements as of the end of the period 30.06.2019.

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