

4th quarter 2022

Unaudited



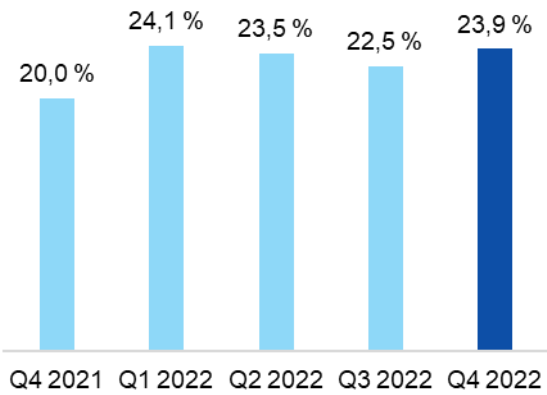
Key figures

	Q4 2022	Q4 2021	2022	2021
Profitability				
1) Profit after tax	16	35	91	146
2) Net interest in % of average total assets	0.41 %	0.65 %	0.50 %	0.71 %
3) Profit before tax in % of total assets	0.09 %	0.17 %	0.46 %	0.68 %
4) Cost-to-income ratio	9.0 %	5.9 %	7.0 %	4.9 %
5) Return on equity	3.6 %	7.3 %	4.8 %	7.4 %
Balance sheet				
6) Lending to customers	25 383	25 661	25 383	25 661
7) Loss in % of gross loans	0.00 %	0.02 %	-0.01 %	0.01 %
8) Defaults in % of gross loans	0.00 %	0.00 %	0.00 %	0.00 %
9) Total assets	25 695	25 757	25 695	25 757
10) Average total assets	26 380	25 355	25 726	24 597
11) Covered bonds issued	21 870	22 270	21 870	22 270
12) Overcollateralisation	116.3 %	115.2 %	116.3 %	115.2 %
Capital and liquidity				
13) CET 1 Capital ratio	23.9 %	20.0 %	23.9 %	20.0 %
14) T1 Capital ratio	23.9 %	20.0 %	23.9 %	20.0 %
15) Total capital ratio	23.9 %	20.0 %	23.9 %	20.0 %
16) Leverage ratio	7.3 %	7.3 %	7.3 %	7.3 %
17) LCR	- %	19568.8 %	- %	19568.8 %

Definitions

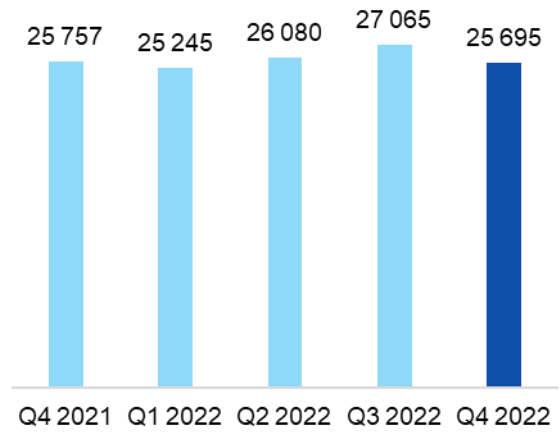
- 2) Net interest income, % of average total assets
- 4) Sum operating expenses before losses, in % of net income
- 5) Return on equity after tax, % of average equity
- 7) Loan losses of the period divided by the average loan volume of the period
- 8) Exposure overdue more than 90 consecutive days in % of gross loans
- 10) Average total assets per month
- 11) Covered bonds face value
- 12) Cover pool in % of issued of cover bonds
- 13) Common Equity Tier 1 Capital ratio
- 14) Tier 1 Capital ratio
- 15) Total capital ratio
- 16) Leverage ratio
- 17) Liquidity coverage ratio *(There are no LCR eligible outflows as per the reporting date 31.12.2022)*

Total capital ratio



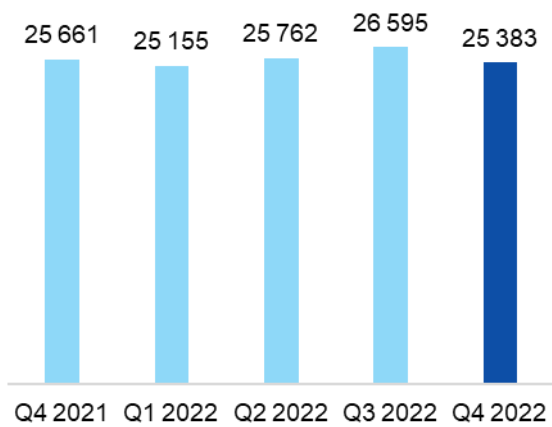
Total assets

MNOK

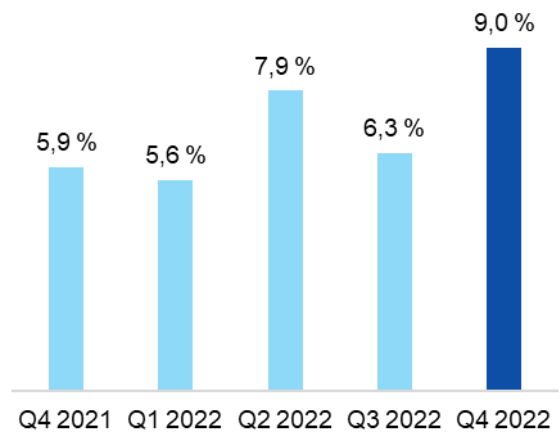


Lending

MNOK

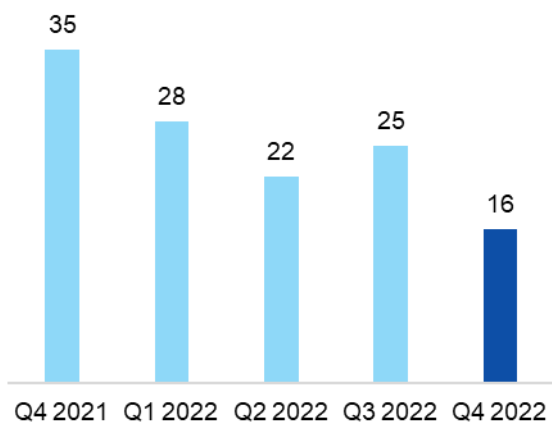


Cost-to-income ratio

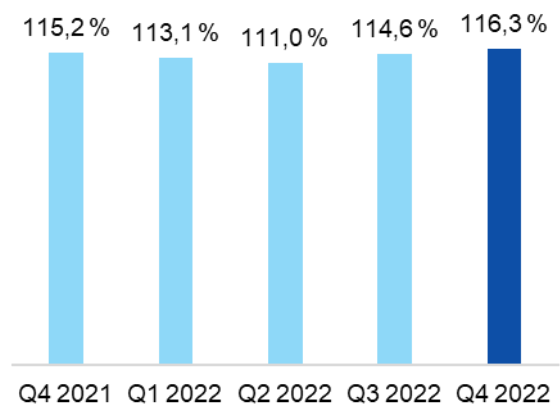


Profit after tax

MNOK



Overcollateralisation



Fourth quarter results

OBOS Boligkreditt AS (“The company”) is registered in Oslo, and is a wholly owned subsidiary of OBOS-banken. OBOS Boligkreditt started operations in 2016 and is licensed to operate as a mortgage company and to issue covered bonds. The company is OBOS-banken’s most important source of long term market funding and an important part of the bank’s funding strategy. Its assets consist of retail mortgage loans and housing co-operative loans originally underwritten by OBOS-banken.

All covered bonds issued by OBOS Boligkreditt AS have been assigned Aaa-rating by Moody’s.

The income statement and balance sheet are compared with last year’s figures (in parenthesis).

Fourth quarter results

The company’s net interest income amounted to NOK 27.0 (40.6) million at quarter-end, compared to NOK 34.9 million in the previous quarter. The decrease in net interest income is due to a reduction in the lending margin.

Operating expenses amounted to NOK 2.3 (2.5) million in the quarter. These expenses are mainly related to payments for services provided by the parent bank. The cost-to-income ratio was 9.0 per cent in the quarter, compared to 5.9 per cent in the fourth quarter of 2021. The increase in cost-to-income ratio is a result of the reduced net interest income, and thus not as a result of increased operating expenses.

Profit before loan losses and taxes was NOK 23.4 (39.6) million in the quarter. Net loan losses were NOK 0.3 (-4.4) million. Profit after tax was NOK 16.2 million (35.1).

OBOS Boligkreditt AS did not issue bonds during the quarter, neither did any bonds mature.

OBOS Boligkreditt AS had seven bond loans outstanding at quarter-end with total debt securities issued of NOK 21 870 million face value, compared to seven bond loans and NOK 22 270 million face value outstanding at fourth quarter-end 2021.

Total assets at quarter-end amounted to NOK 25 695 (25 757) million. Lending to customers amounted to NOK 25 383 (25 661) million. All loans are at the time of acquisition from OBOS-banken within 75 per cent of the property’s estimated value. There are no substitute assets forming part of the cover pool. Overcollateralisation, calculated as the value of the cover pool relative to the value of outstanding covered bond loan debt, was 116.3 per cent at quarter end,

compared to 115.2 per cent at the corresponding quarter last year. At the end of the quarter, the mortgages in the cover pool had an unindexed weighted average loan-to-value ratio of 34.4 per cent.

Total equity amounted to NOK 1 907 (1 907) at the quarter-end. Total own funds for the purposes of capital adequacy amounted to NOK 1 880 (1 888) million. Risk weighted assets amounted to NOK 7 879 (9 452) million, the CET 1 capital ratio was 23.9 (20.0) per cent. OBOS Boligkreditt AS uses the standardised approach to calculate capital requirements for credit risk.

OBOS Boligkreditt AS’ liquidity portfolio, consisting of loans and receivables to credit institutions, certificates and bonds, amounted to NOK 299.8 (55.3) million at quarter-end. There were no LCR eligible outflows as per the reporting date, and OBOS Boligkreditt is thus reporting an LCR of 0 (19569) per cent.

Outlook

The 4th quarter of 2022 was also characterized by high inflation, interest rate increases, high energy prices, but at the same time high activity in the Norwegian economy. The labour market is still tight. Interest rates have been raised a lot in a short time, and monetary policy has started to have a tightening effect on the economy. High price growth has dampened households’ purchasing power, and growth in consumption is slowing. Households now save less, but still have a lot of saved funds overall.

There has been a turnaround in the housing market. Since the summer of 2022, house prices have fallen, and the number of unsold homes has increased. Lower house prices reduce household wealth, and together with the prospect of a significant drop in disposable real income, it is expected to contribute to a fall in consumption in 2023. Households are now affected both by solvency effects from falling house prices and liquidity effects from reduced purchasing power.

The key policy rate was raised by 0.25 percentage points to 2.75 per cent on 15 December 2022. Norges Bank stated that the key interest rate will most likely be further raised in the first quarter of 2023.

The capital requirements in the form of the countercyclical capital buffer increased to 2.0 per cent with effect from 31 December 2022, but the increase in the systemic risk buffer was postponed on short notice and thus did not increase on the same date. The countercyclical capital buffer will further increase to 2.5 per cent with effect from 31 March 2023.

OBOS Boligkreditt is experiencing somewhat lower lending margins as a result of the increased key policy rate. It is also expected that increased interest rates may result in reduced credit growth. A high level of interest rates combined with high price growth may also give rise to expectations of somewhat increased defaults.

The group's lending capacity to members and housing companies is strong, with sufficient liquidity and solvency. A strong ESG-profile together with satisfied customers provides a good foundation for further development and growth in the group.

OBOS Boligkreditt's portfolio has an average loan to value (LTV) ratio at a low 34 percent. With a maximum allowed LTV of 80 percent, there is significant headroom for a severe drop in house prices. The parent bank holds significant volumes of loans which qualify for transfer to OBOS Boligkreditt. Combined with good cost control, outlook is stable for OBOS Boligkreditt AS.

Oslo 7.2.2023

The Board of Directors of OBOS Boligkreditt AS

Income statement

(In NOK thousand)

	NOTE	Q4 2022	Q4 2021	2022	2021
Interest income calculated using the effective interest method		233 107	102 856	661 820	389 849
Interest income from instruments using fair value		2 368	181	4 633	394
Interest expenses calculated using the effective interest method		-205 286	-59 315	-524 296	-202 799
Interest expenses from instruments using fair value		-3 172	-3 172	-12 584	-12 584
Net interest income	4	27 018	40 550	129 573	174 860
Commission and banking service expenses		-96	-102	-451	-404
Net commission expenses		-96	-102	-451	-404
Net gain/(loss) and change in value of fin. Instruments	5	-1 222	1 637	-419	7 231
Net operating income		25 699	42 085	128 703	181 687
Salaries and other personnel cost		-41	-63	-188	-183
Administration cost		-184	-100	-483	-428
Other operating expenses		-2 092	-2 315	-8 320	-8 351
Total operating expenses		-2 318	-2 478	-8 990	-8 961
Profit before loan losses and taxes		23 382	39 607	119 713	172 726
Net loan losses	11	-285	4 353	-1 285	3 535
Profit before tax		23 097	43 960	118 428	176 261
Income tax expense		-6 907	-8 831	-27 879	-30 738
Profit after tax		16 191	35 129	90 549	145 522
Attributable to					
Retained earnings		16 191	35 129	90 549	145 522
Total		16 191	35 129	90 549	145 522

Statement of comprehensive income

(In NOK thousand)

	NOTE	Q4 2022	Q4 2021	2022	2021
Profit after tax		16 191	35 129	90 549	145 522
Losses on loans and guarantees, fair value	11	14	-3 316	-68	-2 493
Income tax expense on items that can be reclassified		-3	181	15	548
Items that can be reclassified to profit or loss		11	-3 135	-53	-1 944
Net change in values from own credit risk		-3 234	1 662	8 365	-1 340
Income tax expense on items that will not be reclassified		711	183	-1 840	295
Items that will not be reclassified to profit or loss		-2 522	1 845	6 524	-1 045
Comprehensive income for the periode		-2 511	-1 290	6 471	-2 990
Total comprehensive income after tax		13 680	33 839	97 020	142 533
Attributable to					
Retained earnings		13 680	33 839	97 020	142 533
Total		13 680	33 839	97 020	142 533

Balance sheet

(In NOK thousand)

	NOTE	31.12.2022	31.12.2021
ASSETS			
Loans and receivables to credit institutions		30 845	14 935
Loans and receivables to customers	6,1	25 383 230	25 660 744
Certificates and bonds	8	268 932	40 411
Financial derivatives		-	10 646
Deferred tax asset		409	3 732
Other assets		11 457	26 112
TOTAL ASSETS		25 694 873	25 756 580
LIABILITIES AND EQUITY			
Loans from credit institutions	6,9	1 742 266	1 516 385
Financial derivatives		30 555	-
Debt securities issued	6,8,9	21 891 180	22 294 295
Other liabilities		97 216	212
Tax payable		26 382	38 413
TOTAL LIABILITIES		23 787 599	23 849 305
Share capital		131 000	131 000
Share premium		1 369 039	1 369 039
Retained earnings		407 236	407 236
TOTAL EQUITY		1 907 275	1 907 275
TOTAL LIABILITIES AND EQUITY		25 694 873	25 756 580

Statement of changes in equity

(In NOK thousand)

	Share Capital	Share Premium	Retained earnings	Total equity
Equity as at 01.01.2021	131 000	1 369 039	264 703	1 764 742
Result for the period 01.01.2021 - 31.12.2021			145 522	145 522
Losses on loans and guarantees, fair value			-2 493	-2 493
Net change in values from own credit risk			-1 340	-1 340
Income tax expense on items that will not be reclassified			843	843
Total comprehensive income 01.01.2021 - 31.12.2021			142 533	142 533
Equity as at 31.12.2021	131 000	1 369 039	407 236	1 907 275
Proposed dividend			-97 020	-97 020
Result for the period 01.01.2022 - 31.12.2022			90 549	90 549
Losses on loans and guarantees, fair value			-68	-68
Income tax expense on items that can be reclassified			15 030	15 030
Net change in values from own credit risk			8 365	8 365
Income tax expense on items that will not be reclassified			-1 840	-1 840
Total comprehensive income 01.01.2022 - 31.12.2022			97 020	97 020
Equity as at 31.12.2022	131 000	1 369 039	407 236	1 907 275

Cash flow

(In NOK thousand)

	NOTE	31.12.2022	31.12.2021
Profit before tax		118 428	176 261
Interest income calculated using the effective interest method	4	-661 820	-389 849
Interest payments from customers and credit institutions		650 743	388 046
Loans to customers transferred from parent company		287 234	-2 303 996
Payment on certificates and bonds		-228 521	-9 932
Interest from certificates and bonds/bond funds		39 085	36 376
Other net gain/(loss) on derivatives	5	-39 503	-29 145
Payment for other assets		18 245	7 117
Payment for other debt		35 943	-107
Net gain/(loss) on financial instruments	5	419	-7 231
Net loan losses		1 356	-1 036
Taxes paid		-38 413	-32 103
Change in accrued interests		58 695	6 311
Change in other accruals		-45	-9
Net new lines of credit		225 881	-79 187
(A) Net cash flow from operating activities		467 726	-2 238 484
Payments related to acquisition of shares and securities		-	-
(B) Net cash flow from investment activities		-	-
Debt securities issued	9	4 000 000	6 750 000
Repayment of covered bonds	9	-4 400 000	-4 455 000
Issue of share capital		-	-
Change in other time limits related to financing activities		-51 817	-48 708
(C) Net cash flow from financing activities		-451 817	2 246 292
(A) + (B) + (C) Net cash flow for the period		15 910	7 808
Cash and cash equivalents at beginning of period		14 935	7 127
Cash and cash equivalents at end of period		30 845	14 935
Net change in cash and cash equivalents		15 910	7 808
Liquidity reserves specified			
Loans and receivables to credit institutions ¹⁾		30 845	14 935
Cash and cash equivalents		30 845	14 935

1) Hereof 0,9 TNOK in restricted deposits

Quarterly changes in income statement

(In NOK thousand)

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Interest income calculated using the effective interest method	233 107	174 597	117 251	102 856	92 927
Interest income from instruments using fair value	2 368	1 594	105	181	66
Interest expenses calculated using the effective interest method	-205 286	-138 132	-76 527	-59 315	-39 815
Interest expenses from instruments using fair value	-3 172	-3 172	-3 103	-3 172	-3 172
Net interest income	27 018	34 887	37 726	40 550	50 006
Commission and banking service expenses	-96	-134	-107	-102	-89
Net Commission expenses	-96	-134	-107	-102	-89
Net gain/(loss) and change in value of fin. instruments	-1 222	-325	590	1 637	2 154
Net operating income	25 699	34 429	38 209	42 085	52 071
Salaries and other personnel cost	-41	-41	-41	-63	-40
Administration cost	-184	-121	-73	-100	-120
Other operating expenses	-2 092	-1 991	-2 008	-2 315	-2 013
Total operating expenses	-2 318	-2 153	-2 122	-2 478	-2 173
Profit before loan losses and taxes	23 382	32 276	36 087	39 607	49 899
Net loan losses	-285	-216	-733	4 353	96
Profit before tax	23 097	32 060	35 354	43 960	49 994
Income tax expense	-6 907	-7 053	-7 778	-8 831	-10 999
Profit after tax	16 191	25 007	27 576	35 129	38 995
Attributable to					
Retained earnings	16 191	25 007	27 576	35 129	38 995
Total	16 191	25 007	27 576	35 129	38 995

Quarterly changes in statement of comprehensive income

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Profit after tax	16 191	25 007	27 576	35 129	38 995
Losses on loans and guarantees, fair value	14	83	-330	-3 316	192
Income tax expense on items that can be reclassified	-3	-18	73	181	-42
Items that can be reclassified to profit or loss	11	65	-258	-3 135	150
Net change in values from own credit risk	-3 234	1 677	4 690	1 662	-193
Income tax expense on items that will not be reclassified	711	-369	-1 032	183	42
Items that will not be reclassified to profit or loss	-2 522	1 308	3 658	1 845	-150
Comprehensive income for the periode	-2 511	1 373	3 400	-1 290	-
Total comprehensive income after tax	13 680	26 379	30 976	33 839	38 995
Attributable to					
Retained earnings	13 680	26 379	30 976	33 839	38 995
Total	13 680	26 379	30 976	33 839	38 995

Quarterly changes in balance sheet

(In NOK thousand)

	31.12.2022	30.09.2022	30.06.2022	31.03.2022	31.12.2021
Assets					
Loans and receivables to credit institutions	30 845	183 420	15 778	14 935	477 486
Loans and receivables to customers	25 383 230	26 594 831	25 154 626	25 660 744	24 313 625
Certificates and bonds	268 932	268 265	30 875	40 411	140 593
Financial derivatives (assets)	-	-	-	10 646	11 253
Receivables	-	1 578	505	-	1 026
Deferred tax asset	409	3 732	3 732	3 732	2 413
Other assets	11 457	13 497	39 804	26 112	6 520
Total Assets	25 694 873	27 065 323	25 245 320	25 756 580	24 952 916
Liabilities and equity					
Loans from credit institutions	1 742 266	1 752 504	990 060	1 516 385	2 037 043
Financial derivatives	30 555	43 431	18 879	-	-
Debt securities issued	21 891 180	23 254 625	22 265 841	22 294 295	21 004 775
Other liabilities	97 216	642	23 572	212	9 036
Deferred tax	-	23 506	8 737	-	28 627
Tax payable	26 382	-	-21	38 413	-
Total Liabilities	23 787 599	25 074 708	23 307 069	23 849 305	23 079 480
Share capital	131 000	131 000	131 000	131 000	131 000
Share premium	1 369 039	1 369 039	1 369 039	1 369 039	1 369 039
Retained earnings	407 236	490 576	438 212	407 236	373 397
Total Equity	1 907 275	1 990 615	1 938 251	1 907 275	1 873 436
Total Liabilities and Equity	25 694 873	27 065 323	25 245 320	25 756 580	24 952 916

Note information

Note 1 – Introduction

OBOS Boligkreditt AS is a fully owned subsidiary of OBOS-banken AS. The company was formally founded 13 May 2016, with the sole purpose of acquiring mortgages from OBOS-banken AS. The company will finance the business through the issuance of covered bonds. OBOS Boligkreditt received the required permit for operation from the Norwegian Financial Supervision 15 August 2016. OBOS Boligkreditt is registered and domiciled in Norway. The bank has business- and visiting address at Hammersborg Torg 1, 0129 Oslo.

Note 2 – Accounting principles

The interim report for OBOS Boligkreditt has been prepared in accordance with IAS 34. The interim comprises the period 01.01.2022-31.12.2022 and has been prepared in accordance with simplified IFRS.

All amounts in the accounts and notes are stated in Norwegian kroner (NOK) unless otherwise specified. The company's functional currency is NOK.

In addition to this, there is a description of accounting principles in the annual report 2021 for OBOS Boligkreditt. The accounts have not been audited.

Derivatives

Derivatives are recorded at fair value at the time the derivative contracts are entered into, and are subsequently recognized at fair value through profit or loss. Derivatives are presented as a financial asset if the value is positive and as a financial liability if the value is negative. According to IFRS 9, an entity shall apply the hedge accounting requirements to a financial asset or a financial liability that is designated as a hedged item. OBOS Boligkreditt AS doesn't apply the hedge accounting requirements under IFRS 9, but the company utilises interest rate swap agreements to reduce interest rate risk between fixed-rate and market rate. Swap interest rate and change in value are recognized through profit or loss under "Net gain/(loss) and change in value of financial instruments".

Net gain/loss on financial instruments

For interest bearing financial instruments that are measured at fair value, interest income is classified as "Interest income, fair value", and interest expense is classified as "Interest expense, fair value". Interest on derivative contracts is an exception to this principle. Interests paid and received in interest rate swaps, as well as changes in accrued interest, are recognized as "Net gain/(loss) and change in value of financial instruments". Other changes in value of financial instruments are also recognized in this note.

The 2021 Annual Report for OBOS Boligkreditt gives a more detailed description of accounting principles used. This interim report is not audited.

Note 3 – Accounting estimates and discretionary assessments

OBOS Boligkreditt prepares accounting estimates and makes discretionary assessments based on historical experience, assumptions about the future and other factors. The accounting estimates are evaluated continuously and may deviate from the results achieved. However, they are based on the best estimate available at the time of the financial reporting. Below are the most important areas where accounting estimates and discretionary assessments are used and these may be subject to changes in capitalized values in future periods.

3.1 Value measurement at fair value

OBOS Boligkreditt estimates the fair value of its financial instruments, which are not listed in an active market, using valuation methods described in note 17 in the 2021 Annual Report and in general accounting principles. The credit institution's choice of method and associated assumptions are based on market conditions at the balance sheet date.

3.2 Write-down of financial assets

The method for measurement on write-downs for expected loss on financial assets in IFRS 9 depends on the increase in credit risk since initial recognition, instead of an incurred loss model as in IAS 39. The assets are divided into three stages, based on the credit impairment degree. At initial recognition, and if credit risk has not increased significantly, a provision will be made for 12 months' expected loss (stage 1). If the credit risk has increased significantly after initial recognition, but there is no objective evidence for loss, a provision will be made for the total lifetime of such asset (stage 2). If credit risk has increased significantly and there is objective evidence for loss, a provision will be made for the total lifetime of the asset (stage 3). In addition, the interest income for the financial assets under stage 3 will be calculated on the net balance value of the loan, after deduction of write-down on expected loss over its total lifetime. This is different from stage 1 and 2 where the interest income is calculated on gross balance value.

For a more detailed description of the method used for the evaluation and measurement of write-downs, see the 2021 Annual Report, note 2 and 8.

Note 4 – Net interest and credit commission income

(In NOK thousand)

	Q4 2022	Q4 2021	2022	2021
Interest and similar income from loans to credit institutions, amortised cost	746	20	1 120	24
Interest and similar income from loans to customers, amortised cost	232 286	102 824	660 528	389 805
Other interest and similar income, amortised cost	76	13	171	20
Total Interest income calculated using the effective interest method	233 107	102 856	661 820	389 849
Interest and similar income from certificates and bonds, fair value	2 368	181	4 633	394
Total Interest income, fair value	2 368	181	4 633	394
Interest and similar expenses from loans to credit institutions, amortised cost	-16 998	-5 861	-46 014	-16 595
Interest and similar expenses of issued securities, amortised cost	-187 307	-52 769	-474 362	-183 221
Other interest and similar expenses, amortised cost	-980	-685	-3 921	-2 983
Total Interest expenses calculated using the effective interest method	-205 286	-59 315	-524 296	-202 799
Interest and similar expenses of issued securities, fair value	-3 172	-3 172	-12 584	-12 584
Total Interest expenses, fair value	-3 172	-3 172	-12 584	-12 584
Net interest and credit commission income	27 018	40 550	129 573	174 860

Note 5 – Net gain/(loss) and change in value of financial instruments

(In NOK thousand)

	Q4 2022	Q4 2021	2022	2021
Net gain/(loss) and change in value on certificates and bonds	164	-123	-887	-205
Net interest income on derivatives ¹	-1 194	1 821	1 230	7 965
Other net gain/(loss) and change in value on derivatives	10 429	-3 480	-39 503	-29 145
Net gain/(loss) and change in value on fixed rate covered bonds ²	-10 621	3 420	38 742	28 616
Net gain/(loss) and change in value of financial instruments	-1 222	1 637	-419	7 231

1) Net interest income (/expenses) from derivatives that have been entered into as hedging agreements against the ordinary portfolios of OBOS Boligkreditt's fixed rate covered bonds is classified as net gain/(loss) and change in value of financial instruments in accounting terms. Net interest income on derivatives is included in relevant key figures.

2) OBOS Boligkreditt has used the Fair Value Option (FVO) when valuing fixed rate covered bonds in accordance with IFRS 9. The principle implies that changes in value as a result of changes in own credit risk are recognized in the OBOS-banken group's comprehensive income. The amount that has been deducted from OBOS Boligkreditt's result and transferred to/from the Group is -8,4 million Norwegian kroner on 31 December 2022.

Note 6 – Assets and liabilities measured at amortized cost

(In NOK thousand)

For all items booked at amortised cost, the book value is approximately equal to the fair value. This applies to the following balance sheet items: Loans and receivables to credit institutions, Loans and receivables to customers and Debt securities issued.

Note 7 – Capital adequacy

(In NOK thousand)

Net own funds	31.12.2022	31.12.2021
Share capital	131 000	131 000
Share premium	1 369 039	1 369 039
Retained earnings	407 236	407 236
Total equity	1 907 275	1 907 275
Adjustments in common tier 1 capital	-27 639	-19 274
Common equity tier 1 capital	1 879 636	1 888 000
Additional Tier 1 capital		
Tier 1 capital	1 879 636	1 888 000
Tier 2 instruments		
Own funds	1 879 636	1 888 000
Minimum requirement own funds	31.12.2022	31.12.2021
Institutions	706	408
Retail	18 005	15 023
Secured by mortgages on immovable property	585 691	713 786
Exposures in default	1 295	2 542
Covered bonds	1 286	-
Credit risk	606 984	731 760
Operational risk	23 172	22 578
CVA-risk	162	1 791
Minimum requirement own funds	630 318	756 129
Risk weighted assets	7 878 975	9 451 614
Capital adequacy ratio		
Common tier 1 capital ratio	23,86 %	19,98 %
Tier 1 capital ratio	23,86 %	19,98 %
Capital adequacy ratio	23,86 %	19,98 %

Note 8 – Assets and liabilities measured at fair value

(In NOK thousand)

OBOS Boligkreditt uses the following valuation hierarchy for financial instruments measured at fair value:

Level 1: Market price (non-adjusted) quoted in an active market for identical assets or liabilities.

Level 2: Market price that is not listed, but is observable for assets or liabilities either directly (for example in the form of prices) or indirectly (for example derived from prices)

Level 3: Information that is not based on observable market data.

There was no movement between level 1 and 2 during the periods.

Method for calculating fair value of financial instruments measured at fair value:

Certificates, bonds and debt securities

The bank obtains market prices and credit spreads from independent brokers in major financial institutions in order to calculate fair value.

Financial derivatives

The fair value of financial derivatives is calculated based on discounted cash flows based on exchange rates and current interest rate curves at the balance sheet date.

Loans and receivables to customers

Mortgages to customers mainly consists of loans to the private market. Mortgages to customers, at a floating interest rate, has contractual cash flows that are only payment of interest and principal on given dates and is held in a business model for the purpose of receiving both contractual cash flows and sales. This is because the OBOS-Bank sells mortgages with floating interest rates to OBOS Boligkreditt AS. These loans are recognized at fair value through comprehensive income. The bank calculates contractual cash flows on fixed-rate loans discounted by market interest rates including a credit premium at the balance sheet date. The yield curve is derived from observable market interest rates.

See also note 2: accounting policies.

As at 31.12.2022	Level 1	Level 2	Level 3	Total
Assets				
Certificates and bonds	-	268 932	-	268 932
Financial derivatives	-	-	-	-
Assets valued at fair value through OCI				
Loans and receivables to customers			25 386 312	25 386 312
Total assets	-	268 932	25 386 312	25 655 244
Liabilities				
Debt securities issued	-	491 705	-	491 705
Financial derivatives		-30 555		-30 555
Total liabilities	-	461 150	-	461 150

As at 31.12.2021	Level 1	Level 2	Level 3	Total
Assets				
Certificates and bonds	-	40 411	-	40 411
Financial derivatives	-	10 646	-	10 646
Assets valued at fair value through OCI				
Loans and receivables to customers			25 662 470	25 662 470
Total assets	-	51 057	25 662 470	25 713 527
Liabilities				
Debt securities issued	-	538 811	-	538 811
Financial derivatives		-		-
Total liabilities	-	538 811	-	538 811

Note 9 – Debt securities

(In NOK thousand)

	Balance 31.12.2022	New issues 2022	Maturity/ buy backs 2022	Other changes 2022	Balance 31.12.2021
Changes in debt securities					
Debt securities issued nominal value	21 870 000	4 000 000	-4 400 000	-	22 270 000
Net premium / discount on bonds payable	-	-12 550	-7 063	19 613	-
Bond interest receivable / payable	-	3 563	-16 712	13 149	-
Accrued interest	83 556	-	-	56 998	26 558
Amortisation	-26 117	-	-	-13 007	-13 110
Fair value adjustment	-36 259	-	-	-47 106	10 847
Total debt securities	21 891 180	3 991 013	-4 423 774	29 647	22 294 295

Method:

Debt securities is classified at amortised cost or at fair value by "fair value option". Book value at amortised cost corresponds to cost adjusted for amortisation.

Loans issued in NOK as at 31.12.2022

ISIN	Type	Due date	Face value	Book value	Accrued interest	Book value incl. accrued interest	Maturity	Interest rate
Bonds at amortised cost								
NO0010795487	FRN	06.06.2023	2 600 000	2 600 895	7 398	2 608 293	0,4	3,94 %
NO0010841232	FRN	19.06.2024	4 000 000	4 003 772	5 330	4 009 102	1,5	3,69 %
NO0010872757	FRN	13.06.2025	4 000 000	3 984 930	7 494	3 992 424	2,5	3,55 %
NO0010922842	FRN	04.02.2026	4 000 000	3 997 507	23 522	4 021 029	3,1	3,65 %
NO0011160962	FRN	02.09.2026	2 750 000	2 747 969	8 502	2 756 471	3,7	3,71 %
NO0012493941	FRN	07.05.2027	4 000 000	3 988 811	23 344	4 012 155	4,4	3,82 %
Bonds at fair value								
NO0010851645	¹⁾ Fixed	15.05.2029	520 000	483 741	7 964	491 705	6,4	2,42 %
Total debt securities			21 870 000	21 807 624	83 556	21 891 180	2,7	3,68 %

All bond loans are listed on the Nordic ABM. They have a bullet structure and fall due on the maturity date. See obos.no for further information and agreements on each of the above-mentioned bond loans.

1) The bonds are hedged from fixed to floating interest rates.

Note 10 – Cover Pool

(In NOK thousand)

Cover pool	31.12.2022	31.12.2021
Mortgages ¹⁾	25 364 768	25 652 002
Ineligible loans	-1 368	-1 870
Total Cover pool²⁾	25 363 400	25 650 131
Debt through the issuance of securities (excl. accrued interest)	21 807 624	22 267 737
The cover pool's overcollateralization	116,3 %	115,2 %

Regional distribution of mortgages	Housing	co-ops and Retail
Viken	4 579 075	4 921 859
Agder	38 014	26 770
Troms og Finnmark	153 882	163 300
Innlandet	1 312 877	1 189 009
Vestland	855 182	945 398
Møre og Romsdal	176 543	158 036
Nordland	8 797	14 743
Trøndelag	472 718	438 217
Oslo	16 473 722	16 447 586
Rogaland	555 598	582 114
Vestfold og Telemark	738 359	764 970
Total Mortgages	25 364 768	25 652 002

1) The cover pools composition is defined in Finansforetaksloven §11-8. OBOS-banken use Eiendomsverdi or a Real Estate Agent to define the value of the object being used to calculate the loan-to-value ratio. Mortgages transferred to OBOS Boligkreditt have a loan-to-value ratio under 75%. All mortgages over 30 days in default are transferred from OBOS Boligkreditt to OBOS-banken. Therefore, there are no mortgages in default in OBOS Boligkreditt. For information on market-, credit- and liquidity risk see the latest annual report. There have been no significant changes in these aspects since last year.

2) According to Finansforetaksforskriften §11-7 the minimum value of the cover pool should be 105 per cent of the value of the bonds conferring a preferential claim of the cover pool. Overcollateralization consistent with current rating is 107. For maturity structure of the cover pool see the cover pool report published on the website.

Covered bonds ISIN	Type	Due date	Face value
NO0010795487	FRN	06.06.2023	2 600 000
NO0010841232	FRN	19.06.2024	4 000 000
NO0010872757	FRN	13.06.2025	4 000 000
NO0010922842	FRN	04.02.2026	4 000 000
NO0011160962	FRN	02.09.2026	2 750 000
NO0012493941	FRN	07.05.2027	4 000 000
NO0010851645	Fixed	15.05.2029	520 000
Total debt securities			21 870 000

Criteria for extending the maturity of a standard or premium covered bond:

The maturity of a standard or premium covered bond can with the consent of the Norwegian Financial Supervisory Authority be extended for 12 months when:

a) There is reason to assume the credit institution is expected to be affected by a crisis in the near future, cf. Finansforetaksloven §20-15 second paragraph and there is no reasonable prospect that other measures can prevent the institution from being affected by a crisis, or

b) The ministry of Finance has made a decision pursuant to Finansforetaksloven §20-15 first paragraph or §20-29 first paragraph. An extended maturity can only be used if there is reasonable reason to assume that the obligations can be covered within 12 months.

Note 11 – Impairment and losses

(In NOK thousand)

Provisions for losses are calculated based on the expected credit loss (ECL) using the 3-step method in IFRS 9, as described in Note 3.

Changes in gross carrying amount

	Expected loss over 12 months	Expected loss	Expected loss	Total
		over the lifetime of the instrument	over the lifetime of the instrument	
	Stage 1	Stage 2	Stage 3	
Gross carrying amount 31.12.2021	25 562 358	67 475	32 637	25 662 470
Migration to Stage 1	13 230	-7 182	-6 048	-
Migration to Stage 2	-61 244	61 473	-229	-
Migration to Stage 3	-665	-1 162	1 827	-
Changes in carrying amount which have not migrated	-1 068 709	-2 935	-2 156	-1 073 801
New loans	4 537 929	17 885	1 457	4 557 271
Disposal of loans	-3 724 386	-22 854	-12 388	-3 759 628
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Other changes	-	-	-	-
Gross carrying amount 31.12.2022	25 258 514	112 699	15 100	25 386 312

Movements in provision and write-downs

	Expected loss over 12 months	Expected loss	Expected loss	Total
		over the lifetime of the instrument	over the lifetime of the instrument	
	Stage 1	Stage 2	Stage 3	
ECL 31.12.2021	1 884	866	854	3 605
Migration to Stage 1	322	-124	-197	-
Migration to Stage 2	-32	36	-5	-
Migration to Stage 3	-	-29	29	-
Changes in ECL for loans which have not migrated	-414	1 793	-79	1 300
New loans	349	231	14	594
Disposal of loans	-349	-227	-307	-884
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Change in risk model / parameters	57	195	22	274
Other changes	-	-	-	-
ECL 31.12.2022	1 816	2 741	332	4 890
Provisions (%) of gross capitalised values	0,01 %	2,43 %	2,20 %	0,02 %
Net change (01.01.2021-31.12.2022)	-68	1 876	-522	1 285

Estimated Stage 1 losses on assets measured at fair value

The table below show changes in fair value and expected losses on loans to customers measured at fair value through profit or loss, which are reversed over other comprehensive income.

	Stage 1	Stage 2	Stage 3	Total
Opening balance	1 884	-	-	1 884
Net change in expected losses	-68	-	-	-68
Closing balance	1 816	-	-	1 816

Net change in losses on stage 1 on loans measured at fair value, is reversed over other comprehensive income for OBOS Boligkreditt AS.

Breakdown of loan provisions per. segment and stage

The table below shows the provisions broken down by the various segments and the stages, as well as change in loan provisions during the period.

Changes in gross carrying amount-Housing co-operatives segment

	Expected loss over 12 months	Expected loss over the lifetime of the instrument	Expected loss over the lifetime of the instrument	Total
	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount 31.12.2021	17 079 979	-	-	17 079 979
Migration to Stage 1	-	-	-	-
Migration to Stage 2	-	-	-	-
Migration to Stage 3	-	-	-	-
Changes in carrying amount which have not migrated	-738 600	-	-	-738 600
New loans	2 639 578	-	-	2 639 578
Disposal of loans	-1 554 665	-	-	-1 554 665
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Other changes	-	-	-	-
Gross carrying amount 31.12.2022	17 426 291	-	-	17 426 291

Movements in provisions and write-downs - Housing co-operatives segment

	Expected loss over 12 months	Expected loss over the lifetime of the instrument	Expected loss over the lifetime of the instrument	Total
	Stage 1	Stage 2	Stage 3	Total
ECL 31.12.2021	3 117	-	-	3 118
Migration to Stage 1	-	-	-	-
Migration to Stage 2	-	-	-	-
Migration to Stage 3	-	-	-	-
Changes in ECL for loans which have not migrated	-59	-	-	-59
New loans	146	-	-	146
Disposal of loans	-88	-	-	-88
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Change in risk model / parameters	-	-	-	-
Other changes	-	-	-	-
ECL 31.12.2022	3 117	-	-	3 118
Provisions (%) of gross capitalised values	0,02 %	0,00 %	0,00 %	0,02 %
Net change (01.01.2021-31.12.2022)	-	-	-	-

Changes in gross carrying amount - Retail segment

	Expected loss	Expected loss	Expected loss	Total
	over 12 months	over the lifetime of the instrument	over the lifetime of the instrument	
	Stage 1	Stage 2	Stage 3	
Gross carrying amount 31.12.2021	8 482 379	67 475	32 637	8 582 491
Migration to Stage 1	13 230	-7 182	-6 048	-
Migration to Stage 2	-61 244	61 473	-229	-
Migration to Stage 3	-665	-1 162	1 827	-
Changes in carrying amount which have not migrated	-330 109	-2 935	-2 156	-335 201
New loans	1 898 352	17 885	1 457,16	1 917 693
Disposal of loans	-2 169 720	-22 854	-12 388	-2 204 962
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Other changes	-	-	-	-
Gross carrying amount 31.12.2022	7 832 222	112 699	15 100	7 960 021

Movements in provisions and write-downs - Retail segment

	Expected loss	Expected loss	Expected loss	Total
	over 12 months	over the lifetime of the instrument	over the lifetime of the instrument	
	Stage 1	Stage 2	Stage 3	
ECL 31.12.2021	-1 233	866	854	487
Migration to Stage 1	322	-124	-197	-
Migration to Stage 2	-32	36	-5	-
Migration to Stage 3	-	-29	29	-
Changes in ECL for loans which have not migrated	-356	1 793	-79	1 359
New loans	203	231	14	448
Disposal of loans	-262	-227	-307	-796
Confirmed losses	-	-	-	-
Included in previously confirmed losses	-	-	-	-
Change in risk model / parameters	57	195	22	274
Other changes	-	-	-	-
ECL 31.12.2022	-1 301	2 741	332	1 771
Provisions (%) of gross capitalised values	-0,02 %	2,43 %	0,00 %	0,02 %
Net change (01.01.2021-31.12.2022)	-68	1 876	-522	1 285

Note 12 – Events after the reporting date

On 9 January 2023, OBOS Boligkreditt AS issued a new NOK 4 billion covered bond (Premium). The maturity date is 17 February 2028, it is listed on Nordic ABM and pays a coupon of 3M Nibor + 0,50% p.a.



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