GHG Emission Accounting Report 2024

Eika Boligkreditt

This report provides an overview of the organisation's greenhouse gas (GHG) emissions, which is an integrated part of the organisation's climate strategy. GHG emissions accounting is a fundamental tool in identifying tangible measures to reduce GHG emissions. The annual GHG emissions accounting report enables the organisation to benchmark performance indicators and evaluate progress over time.

The report comprises Eika Boligkreditts' financed emissions and emissions related to operations.

The input is based on consumption data from internal and external sources, which has then been converted into tonnes CO_2-equivalents (tCO_2e) using generic and/or specific emission factors. The GHG emissions accounting is based on the international standard; A Corporate Accounting and Reporting Standard, developed by the Greenhouse Gas Protocol Initiative (GHG Protocol). The GHG Protocol is the most widely used and recognised international standard for measuring greenhouse gas emissions on a company level, and is the basis for the ISO standard 14064-I.

Reporting Year Energy and GHG Emissions

Emission source	Description	Consumption	Unit	Energy (MWh)	Emissions tCO_2e	% share
Transportation total				**19.2**	**4.7**	**0.04 %**
Petrol (E5)		1 750.0	liters	15.9	3.9	<0.01%
Petrol (E5)	Hybrid	360.0	liters	3.3	0.8	<0.01%
Scope 1 total				**19.2**	**4.7**	**0.04 %**
Electricity total				**64.9**	**1.0**	**<0.01 %**
Electricity Norway (NVE)	El- and hybrid car	15 070.0	kWh	15.1	0.2	<0.01%
Electricity Norway (NVE)		49 856.0	kWh	49.9	0.7	<0.01%
District heating location total				**14.2**	**0.2**	**<0.01 %**
District heating NO/Oslo		14 160.0	kWh	14.2	0.2	<0.01%
Scope 2 total				**79.1**	**1.1**	**<0.01 %**
Waste total				**-**	**0.1**	**<0.01 %**
Residual waste, incinerated		295.3	kg	-	0.1	<0.01 %
Paper waste, recycled		97.8	kg	-	<0.01	<0.01 %
Glass waste, recycled		41.9	kg	-	<0.01	<0.01 %
Organic waste, treated		716.5	kg	-	<0.01	<0.01 %
Plastic waste, recycled		40.6	kg	-	<0.01	<0.01 %
Business travel total				**-**	**14.6**	**0.1 %**
Air travel, continental		98 574.0	pkm	-	10.8	0.1 %
Hotel nights, Nordic		26.0	nights	-	0.2	<0.01 %
Air travel, domestic		16 210.0	pkm	-	2.6	<0.01 %
Hotel nights, Europe		71.0	nights	-	1.0	<0.01 %
Train		656.0	pkm	-	0.02	<0.01 %
Mortgage Portfolio total				**-**	**12 100.0**	**99.8 %**
Electricity Norway (NVE)	Location-Based	12,100.0	tonnes	-	12 100.0	99.8 %
Scope 3 total				**-**	**12 114.8**	**100.0 %**
Total*				**98.2**	**12 120.6**	**100.0 %**
Total (Without mortgage portfolio)				**98.2**	**20.6**	**100.0 %**
KJ*				**353 668 366.8**		
***The total numbers for MWh and KJ include only Scope 1 + Scope 2**						

Reporting Year Market-Based GHG Emissions

Category	Unit	2024
Electricity Total (Scope 2) with Market-based calculations	tCO_2e	38.9
Scope 2 Total with Market-based electricity calculations	tCO_2e	39.0
Scope 1+2+3 Total with Market-based electricity calculations	tCO_2e	479 558.9

Climate Report 2024

Eika Boligkreditt had a total climate emission of 12 120.6 tons of CO_2 equivalents (tCO_2e) in 2024. Eika has seen a significant reduction in location-based emissions but a marked increase in market-based emissions for 2024. This is mainly due to changes in the location-based and market-based emission factors from 2022 to 2023, which were used to calculate the company's climate footprint. The greenhouse gas emissions in 2024 are distributed in Scope 1, 2, and 3 with the following distribution (location-based method):

Scope 1: 4.7 tCO_2e (0.04%)

Scope 2: 1.1 tCO_2e (0.1%)

Scope 3: 12 114.8 tCO_2e (99.8%)

Scope 1

Transport: The Consumption of fossil fuel in the company's vehicles is estimated (leased petrol car and petrol hybrid). Total fuel consumption in 2024 corresponds to an emission of 4.7 tCO_2e, a reduction of 6.0% from 2023. Petrol is the only emission source in Scope 1. Electricity from hybrid cars is reported in Scope 2.

Scope 2

Scope 2 emissions for Eika Boligkreditt cover office premises (electricity), office premises (district heating), and electricity consumption from transport (electric and hybrid cars). To calculate emissions for office premises and company cars in Scope 2, Eika Boligkreditt has used the emission factor Electricity Norway (NVE).

Location-based emissions

The total Scope 2 (location-based) emission for Eika Boligkreditt is 1.1 tCO_2e in 2024. This corresponds to a reduction of 31.3% from 2023 when the total emission was 1.6 tCO_2e. The table shows electricity-generated greenhouse gas emissions calculated with the location-based emission factor Electricity Norway (NVE). NVE's electricity factor measures physically delivered electricity and includes the import and export of electricity in the Norwegian power grid. The factor calculated in 2023 shows that the electricity used in Norway mainly came from renewable energy sources. Hydropower, wind power, and other renewable energy sources accounted for 95 percent of the physically delivered electricity.

Office Premises

Electricity: Measured consumption of electricity in leased office premises. The electricity consumption for Eika Boligkreditt's office premises corresponds to 0.7 tCO_2e, a reduction of 36.4% since 2023.

District Heating: Use of district heating in leased office premises. The emission from the use of district heating amounted to 0.16 tCO_2e in 2024. The reduction of 0.04 leads to a 20.0% reduction in district heating emissions due to a 34.6% reduction in consumption measured in kWh.

Transport (Electric and Hybrid Cars)

Electric and Hybrid Cars: Use of electric leased company car. Electric car emissions were 0.2 tCO_2e in 2024. A reduction of 0.1 tCO_2e (33.3%) from 2023. Hybrid cars were separated in 2022 to achieve a more accurate climate report. Since 2022, a new method has been used to calculate emissions for hybrid cars based on driving patterns. For the 2024 climate report, Eika Boligkreditt has moved away from the emission factor Electric Car Nordic (IEA-based) to convert to kWh reported with NVE's electricity factor. Figures from previous years have been recalculated according to the same methodology.

Market-Based Emissions
In 2024, emissions from electricity consumption were 39.0 tCO_2e using the market-based factor, an increase of 2.9 tCO_2e (8.0%) from 36.1 tCO_2e in 2023. The reason for the change in electricity consumption in 2023 is due to the adjustment of the emission factor to NVE's electricity factor. The total market-based emission (Scope 1, 2, and 3) is presented in the table on page 8 of the report. The table shows greenhouse gas emissions from electricity calculated with the market-based emission factor Electricity Norway (NVE).

Scope 3

Business Travel: Measured in passenger kilometers (Pkm) and hotel nights (number of nights). Emissions from air travel totaled 13.4 tCO_2e. This corresponds to an increase of 173% from 4.9 tCO_2e in 2023 but is relatively similar to air travel emissions in 2022 (9.6 tCO_2e). No bus travel was recorded in 2024. Emissions from train travel were 0.02 tCO_2e in 2024. Hotel nights had a total emission of 1.2 tCO_2e in 2024, an increase of 224.3% from 2023. Overall, there was an increase in emissions from business travel of 9.3 tCO_2e (175.5%) from 2023.

Waste: Reported waste in kg distributed across various waste fractions, as well as treatment method (recycled, energy recovered, landfilled). Emissions from waste fell by 50% from 2023 to 2024, mainly due to a reduction in emissions from waste emission factors. The total amount of waste (kg) remained stable from 2023 to 2024 (3.8% reduction). Waste constitutes a small part of the total emissions, and the change will not make a significant difference to Eika Boligkreditt's total emissions with and without the mortgage portfolio.

Mortgage Portfolio: Eika Boligkreditt included the mortgage portfolio for the first time in its 2023 climate report. The company has used the methodology described in Finance Norway's "Guide for Calculating Financed Greenhouse Gas Emissions" to calculate its financed emissions. There has been a strong reduction in location-based emissions from the mortgage portfolio, from 17 300 tCO_2e in 2023 to 12 100 tCO_2e in 2024. This corresponds to a 30.1% reduction from the previous year. The market-based emissions went the other way and increased from 420 000 tCO_2e to 479 500 tCO_2e, a 14.2% increase. The NVE factor has been reduced by 21% from 2023 to 2024 for the location-based factor but increased by 19.3% for the market-based factor.

Target Setting for 2030

Eika Boligkreditt aims to reduce its climate footprint (Scope 1, Scope 2, and Scope 3 business travel and waste) by 2030. The footprint must be reduced by 50 percent by 2030 from a reference point set to an average of emissions in the period 2012–2019. In 2030, the company must have a climate footprint lower than 14.9 tCO_2e. The company will achieve this goal through annual sub-goals. In 2024, the sub-goal was set to 23 tCO_2e. The company's climate footprint, excluding the mortgage portfolio, was 20.6 tCO_2e in 2024. Since the goal was set, Eika Boligkreditt has managed to meet all sub-goals towards the 2030 goal. The mortgage portfolio constitutes the largest part of the company's climate report. Eika Boligkreditt has therefore had the ambition to set a target for the climate footprint in its lending business. In 2024, a common climate ambition was adopted in EBS (Eika Bank Cooperation) for net-zero emissions for all banks by 2050 at the latest. This allowed Eika Boligkreditt to set a similar goal. To support the common climate ambition, three working goals were established for the banks:

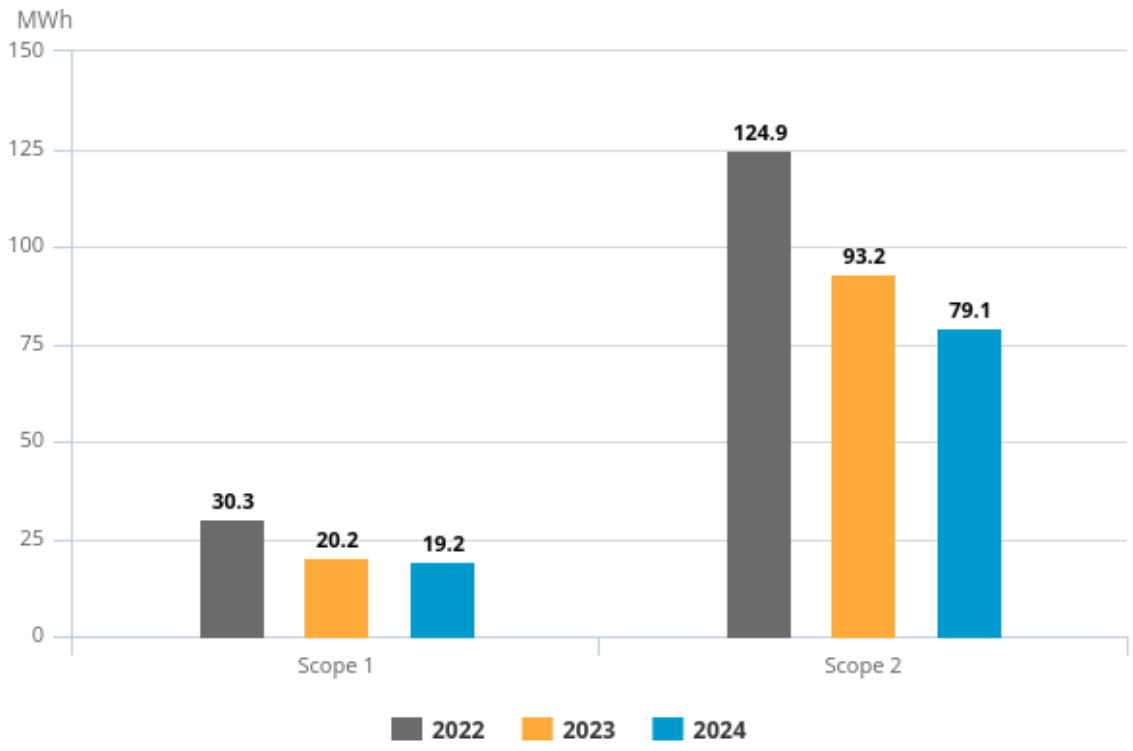
- Each bank establishes a climate report with direct emissions and significant categories for indirect emissions for the 2024 annual report.
- Establish further sub-goals in line with international and national commitments and action plans to achieve the sub-goals by the end of 2025.
- Annually revise and update climate reports, action packages, and sub-goals in line with updated climate research.

A common climate ambition will eventually help Eika Boligkreditt set its own goals and measures to achieve the goal of net-zero emissions in the business by 2050 at the latest.

Annual GHG Emissions

Category	Description	2022	2023	2024	% change from previous year
Transportation total		**7.1**	**5.0**	**4.7**	**-6.0 %**
Petrol (E5)		5.4	3.9	3.9	0.4%
Petrol (E5)	Hybrid	1.6	1.1	0.8	-27.3 %
Scope 1 total		**7.1**	**5.0**	**4.7**	**-6.0 %**
Electricity location-based total		**1.2**	**1.4**	**1.0**	**-28.4 %**
Electricity Norway (NVE)		0.5	1.1	0.7	-36.4 %
Electricity Norway (NVE)	El- and hybrid car	0.7	0.3	0.2	-33.3 %
District heating location total		**0.1**	**0.2**	**0.2**	**-20.0 %**
District heating NO/Oslo		0.1	0.2	0.2	-20.0 %
Scope 2 total		**1.4**	**1.6**	**1.1**	**-31.3 %**
Waste total		**0.2**	**0.2**	**0.1**	**-50.0 %**
Residual waste, incinerated		0.2	0.2	0.1	-26.7 %
Paper waste, recycled		<0.01	<0.01	<0.01	-70.0 %
Glass waste, recycled		<0.01	<0.01	<0.01	-82.2 %
Organic waste, treated		<0.01	<0.01	<0.01	-68.3 %
Plastic waste, recycled		<0.01	<0.01	<0.01	-66.2 %
Business travel total		**9.7**	**5.3**	**14.6**	**175.5 %**
Air travel, continental		9.1	4.0	10.8	170.0 %
Air travel, domestic		0.5	0.9	2.6	188.9 %
Hotel nights, Europe		-	0.3	1.0	233.3 %
Hotel nights, Nordic		-	-	0.2	100.0 %
Bus regional		0.1	-	-	-
Train		-	-	0.02	100.0 %
Mortgage Portfolio Total		**17 974.0**	**17 300.0**	**12 100.0**	**-30.1 %**
Electricity Norway (NVE)	Location-Based	17 974.0	17 300.0	12 100.0	-30.1 %
Scope 3 total		**17 983.9**	**17 305.5**	**12 114.8**	**-30.0 %**
Total (Without mortgage portfolio)		**18.4**	**12.1**	**20.6**	**70.2 %**
Total		**17 992.4**	**17 312.1**	**12 120.6**	**-30.0 %**
Percentage change			**-3.8 %**	**-30.0 %**	

Annual energy consumption (MWh) Scope 1 & 2



Annual Location-Based Emissions

Kategori	Enhet	2022	2023	2024
Electricity Sum (Scope 2) with Location-Based Calculations	tCO_2e	1.2	1.4	1.0
Scope 2 Sum with Location-Based Calculations	tCO_2e	1.4	1.6	1.1
Scope 1+2+3 Total with Location-Based Electricity Calculations	tCO_2e	17 992.4	17 312.1	12 120.6
Percentage change			**-3.8 %**	**-30.0 %**

Annual Market-Based GHG Emissions

Category	Unit	2022	2023	2024
Electricity Total (Scope 2) with Market-based calculations	tCO_2e	45.7	35.9	38.9
Scope 2 Total with Market-based Electricity Calculations	tCO_2e	45.8	36.1	39.0
Scope 1+2+3 Total with Market-based Electricity Calculations	tCO_2e	474 944.9	420 046.8	479 558.6
Percentage change			**-11.6 %**	**14.2 %**

Annual Key Energy and Climate Performance Indicators

Name	Unit	2022	2023	2024	% change from previous year
Total emissions (S1+S2+S3)	tCO_2e	17 992.4	17 312.1	12 120.6	-30.0 %
Totalt energy consumption Scope 1+2	MWh	155.2	113.4	98.2	-13.4 %
Total kWh/m^2 (Scope 2)	kWh/m^2	228.5	310.7	265.4	-14.6 %
Emissions per FTE	tCO_2e/Årsverk	999.6	911.2	606.0	-33.5 %
Emissions per MNOK/Revenue	tCO_2e/MNOK	34.0	28.8	15.6	-45.8 %
Emissions per million mortgage portfolio	tCO_2e/MNOK	0.187	0.176	0.116	-34.1 %
Full-time employee		18.0	19.0	20.0	5.3 %
Area	m^2	298.0	298.0	298.0	-
Mortgage Portfolio	MNOK	95 971.0	98 261.3	104 638.3	6.5%
Revenue	MNOK	528.2	600.1	775.8	29.3 %

Methodology and sources

The Greenhouse Gas Protocol initiative (GHG Protocol) was developed by the World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD). This analysis is done according to *A Corporate Accounting and Reporting Standard Revised Edition*, currently one of four GHG Protocol accounting standards on calculating and reporting GHG emissions. The report considers the following greenhouse gases, all converted into CO_2-equivalents: CO_2, CH_4 (methane), N_2O (laughing gas), SF_6, NF_3, HFCs, and PFCs.

For corporate reporting, two distinct approaches can be used to consolidate GHG emissions: the equity share approach and the control approach. The most common consolidation approach is the control approach, which can be defined in either financial or operational terms.

The carbon inventory is divided into three main scopes of direct and indirect emissions.

Scope 1 includes all direct emission sources. This includes all use of fuels for stationary combustion or transportation, in owned and, depending on the consolidation approach selected, leased, or rented assets. It also includes any process emissions, from e.g. chemical processes, industrial gases, direct methane emissions etc., as well as leakage of refrigerants.

Scope 2 includes indirect emissions related to purchased energy, including electricity and heating/cooling in assets owned/controlled by the organisation.

In January 2015, the GHG Protocol published new guidelines for calculating emissions from electricity consumption. Primarily two methods are used to "allocate" the GHG emissions generated by electricity production to the end consumers on a given grid, namely the location-based and the market-based method. The location-based method reflects the average emission intensity of the grids on which energy consumption occurs, while the market-based method reflects emissions from electricity that companies have purposefully chosen (or not chosen).

Organisations who report on their GHG emissions will now have to disclose both the location-based emissions from the production of electricity, and the marked-based emissions related to the potential purchase of Guarantees of Origin (GoOs) and Renewable Energy Certificates (RECs).

The purpose of this amendment in the reporting methodology is on the one hand to show the impact of energy efficiency measures, and on the other hand to display how the acquisition of GoOs or RECs affect the GHG emissions. Using both methods in the emissions accounting highlights the effect of both of these types of measures regarding electricity consumption.

The location-based method: The location-based method is based on statistical emissions information and electricity output aggregated and averaged within a defined geographic boundary and during a defined time period. Within this boundary, the different energy producers utilize a mix of energy resources, where the use of fossil fuels (coal, oil, and gas) result in direct GHG-emissions. These emissions are reflected in the location-based emission factor. Most location-based electricity emission factors used in CEMAsys are based on national gross electricity production mixes and are published by the International Energy Agency's statistics (IEA Stat). Emission factors per fuel type are in these calculations based on assumptions in the IEA methodological framework. Emission factors for district heating/cooling are either based on actual (local) production mixes, or average national statistics.

The market-based method: The choice of emission factors when using this method is determined by whether the organisation acquires GoOs/RECs or not. When selling GoOs for renewable electricity or RECs, the supplier guarantees that the same amount of electricity has been produced exclusively from renewable sources, which is assumed to have an emission factor of 0 grams CO_2e per kWh. However, for electricity without GoOs or RECs, the emission factor should instead be based on the remaining electricity supply after all GoOs for renewable electricity and/or RECs have been sold and cancelled. This is called the residual mix, which in most cases is connected to a substantially higher emission factor than the location-based emission

factor.

Scope 3 includes indirect emissions resulting from other value chain activities. The scope 3 emissions are a result of the company's upstream and downstream activities, which are not directly controlled by the organisation. Examples include production of purchased goods and services, business travel, goods transportation, waste handling, use of sold products, etc.

In general, the carbon accounting should include information that stakeholders, both internal and external to the company, need for their decision making. An important aspect of relevance is the selection of an appropriate inventory boundary which reflects the substance and economic reality of the company's business relationships.

Sources

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The reference list above is not complete, but contains the most essential references used in CEMAsys. In addition, other databases and local/national sources may be used, depending on the selection of emission factors.