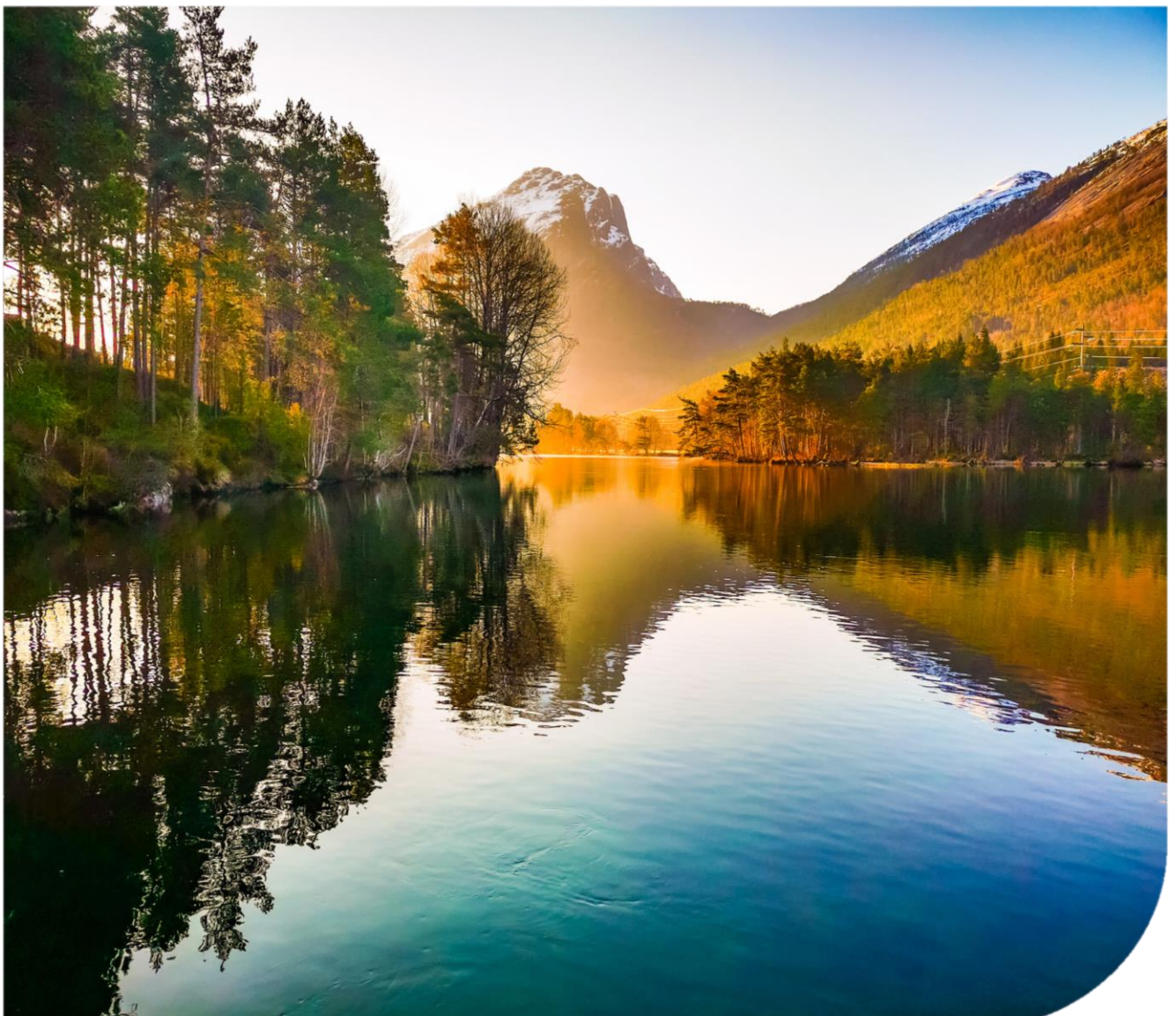


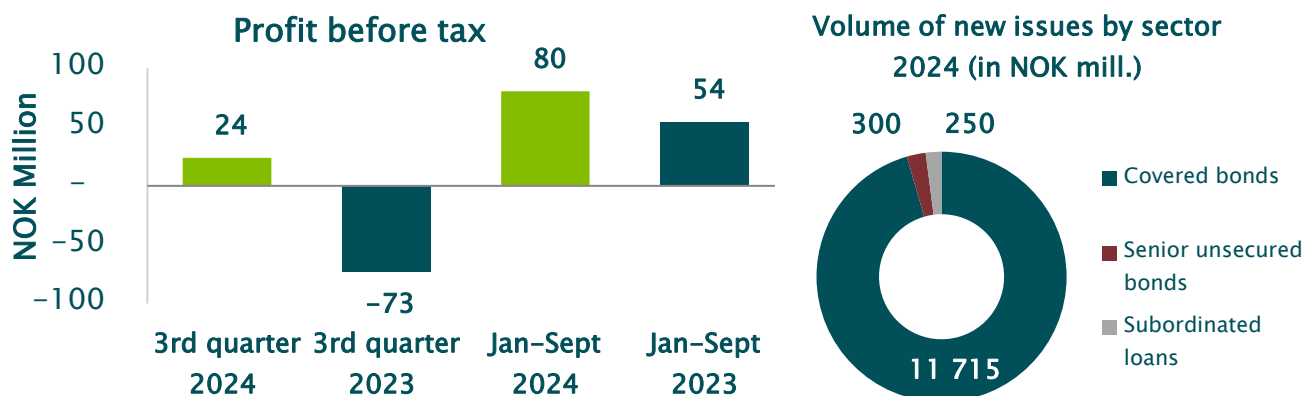
# Eika Boligkreditt AS

## Interim report for the third quarter of 2024

Unaudited



# Highlights



## Third quarter 2024

- Pre-tax profit of NOK 23.8 million (2023: loss of NOK 72.5 million)
- Total comprehensive loss of NOK 18.2 million (2023: loss of NOK 124.0 million)
- Mark-to-market effect of basis swaps negative at NOK 44.9 million (2023: negative at NOK 124.2 million)
- Financing of the Eika banks, excluding the Local Bank Alliance, up by 2.5 per cent, corresponding to an annualised growth of 10.0 per cent
- Commissions to owner banks of NOK 172.8 million (2023: NOK 115.6 million)
- No bonds were issued during the quarter (2023: NOK 2.3 billion)

## First nine months 2024

- Pre-tax profit of NOK 80.3 million (2023: profit of NOK 54.3 million)
- Total comprehensive loss of NOK 134.6 million (2023: income of NOK 15.2 million)
- Mark-to-market effect of basis swaps negative at NOK 289.9 million (2023: negative at NOK 67.6 million)
- Financing of the Eika banks, excluding the Local Bank Alliance, up by 6.3 per cent, corresponding to an annualised growth of 8.4 per cent
- Commissions to owner banks of NOK 492.7 million (2023: NOK 383.2 million)
- NOK 12.3 billion in bonds issued (2023: NOK 13.9 billion)

No full or limited external auditing of the figures for the quarter has been undertaken.

## INTERIM REPORT FOR THE THIRD QUARTER AND FIRST NINE MONTHS 2024

### Introduction

Eika Boligkreditt's main purpose is to ensure that the local banks in the Eika Alliance have access to long-term and competitive funding by issuing covered bonds. An important part of the company's business concept is to increase the competitiveness of the owner banks by improving their access to external funding in the Norwegian and international financial markets, with regard to the tenor of loans, their terms and the depth of access. The object of the company's business is to reduce risk for the owner banks. At 30 September 2024, the owner banks had NOK 102.7 billion in total financing with Eika Boligkreditt and had thereby reduced the need for their own market and deposit financing by a corresponding amount.

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

### Income statement for the third quarter and first nine months 2024

Amount in NOK thousand	3rd quarter 2024	3rd quarter 2023	Jan-Sept 2024	Jan-Sept 2023
Total interest income	1 708 492	1 463 715	5 044 669	3 969 331
Net interest income	198 668	133 057	582 720	460 935
Commission costs	163 443	108 075	467 495	362 121
Total gain and losses on financial instruments at fair value	5 405	(89 517)	10 731	(3 226)
<b>Profit before tax</b>	<b>23 761</b>	<b>(72 535)</b>	<b>80 324</b>	<b>54 319</b>
<b>Comprehensive income (taking account of fair value changes in basis swaps)</b>	<b>(18 179)</b>	<b>(123 970)</b>	<b>(134 604)</b>	<b>15 208</b>

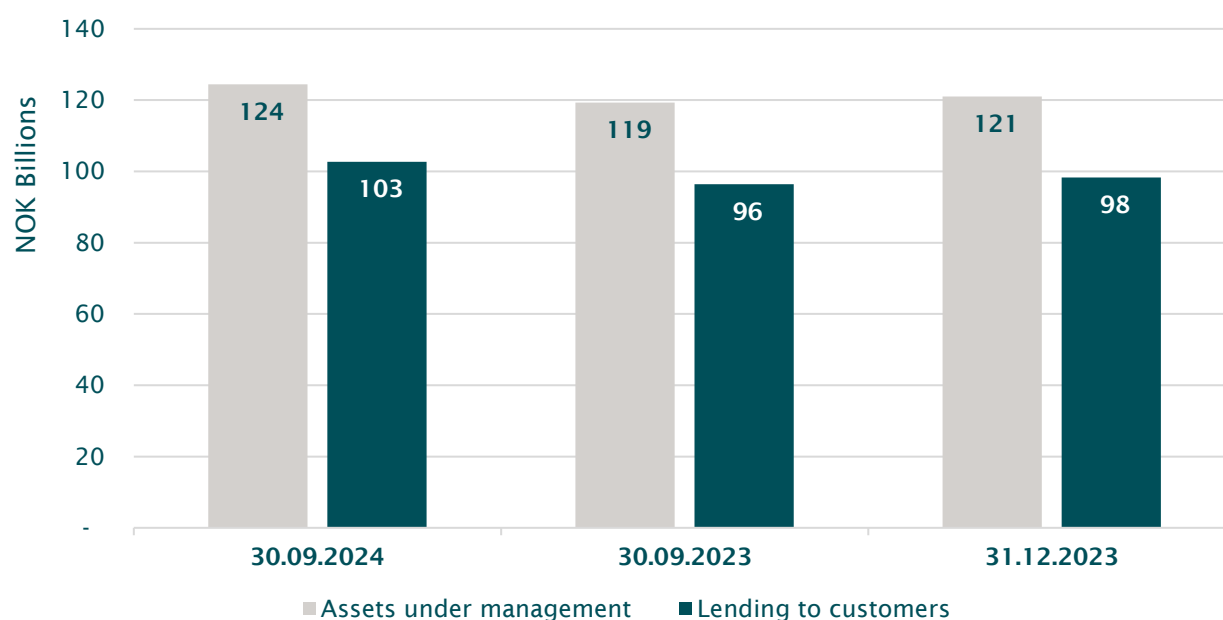
The company's interest income in the third quarter 2024 was 16.7 per cent higher than in the same period the year before. This increase is attributable to higher interest rates on residential mortgages and a higher lending volume compared with the same period in 2023. Net interest income in the third quarter was up by 49.3 per cent from the same period of last year because of higher margins on residential mortgages, with interest rates paid by mortgagees rising more than rates for borrowing. Net interest income was reduced by a NOK 6.9 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest expense. Total commission (portfolio and arrangement) payments to the owner banks in the third quarter came to NOK 172.8 million. This is 49.6 per cent more than in the same period in 2023. The increase is attributable to the banks' higher lending margins. The mark-to-market effect of financial instruments recognised at fair value in profit and loss was positive at NOK 5.4 million. This is an increase of NOK 94.9 million compared with the same period last year, and is attributable to changes in value resulting from interest rate adjustments. The pre-tax profit for the third quarter 2024 was NOK 23.8 million, up by NOK 96.3 million on the same period in 2023.

The increase corresponding to 27.1 per cent in the company's interest income for the first nine months compared with the same period last year is primarily due to the company raising lending rates in line with the rising interbank rate and the growth in lending volume. Net interest income in the first nine months of 2024 is 26.4 per cent up on the corresponding period last year. The increase is attributable to higher lending margins as a result of interest rates on residential mortgages payable by customers increasing more than the rates payable on the company's borrowings. Net interest income was also affected by a NOK 20.8 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest expense. Total commission (portfolio and arrangement) payments rose by 30.9 per cent in the first nine months of 2024, compared with the same period in 2023. The increase is attributable to the banks' higher lending margins. The mark-to-market effect of financial instruments was positive at NOK 10.7 million, an improvement of NOK 14.0 million from the same period last year. Pre-tax profit in the first nine months of 2024 came to NOK 80.3 million, an increase of NOK 26.0 million from the same period in 2023.

Interest on tier 1 perpetual bonds totalled NOK 13.1 million in the third quarter and NOK 38.8 million in the first nine months of 2024. This cost is not presented as an interest expense in the profit and loss account, but as a reduction in equity in the balance sheet.

Total comprehensive income for the third quarter includes a mark-to-market effect of basis swaps that was negative at NOK 44.9 million (2023: negative at NOK 124.2 million). The mark-to-market effect of basis swaps in the first nine months of 2024 was negative at NOK 289.9 million (2023: negative at NOK 67.6 million). Over the term of the derivatives, the effect of such value changes will be zero. The accounting effects will thereby reverse until the derivatives mature. This means that the mark-to-market effect of basis swaps only impacts accruals relating to unrealised gains and losses in the financial statements. Unless Eika Boligkreditt realises the derivative agreement prematurely, such mark-to-market effects do not result in realised gains or losses over the term of the derivative.

## Balance sheet and liquidity



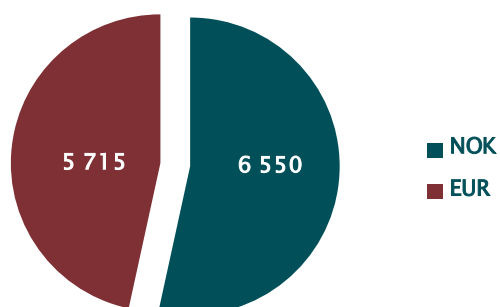
Assets under management by Eika Boligkreditt amounted to NOK 124.5 billion at 30 September 2024, up by NOK 3.4 billion from the close of 2023. Financing of the owner banks (residential mortgage lending to customers at nominal value excluding accrued interest and changes to the fair value of residential mortgages) totalled NOK 102.7 billion, representing a net increase of NOK 1.8 billion in the third quarter and NOK 6.0 billion for the past 12 months. This is equivalent to a net growth in lending of 6.2 per cent year-on-year. Looking exclusively at the Eika banks and excluding running-down by the Local Bank Alliance (LBA), the portfolio showed net growth of NOK 2.4 billion in the third quarter and NOK 8.3 billion over the past 12 months, excluding accrued interest and changes to the fair value of residential mortgages. This is equivalent to a net growth in lending of 9.4 per cent year-on-year.

## Borrowing

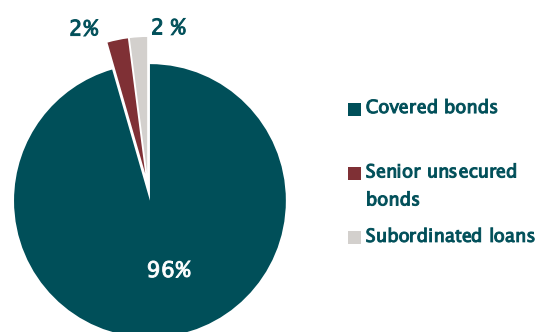
Eika Boligkreditt issued no bonds in the third quarter 2024. In the same period last year, it issued bonds to the value of NOK 2.3 billion.

During the first nine months of the year, the company issued bonds (excluding tier 1 perpetual bonds) with a nominal value of NOK 12.3 billion, compared with NOK 13.9 billion in the same period in 2023. The volume issued in the first nine months of 2024 comprised NOK 11.7 billion in covered bonds, NOK 300 million in senior unsecured bonds and NOK 250 million in subordinated loans.

### Issuance by currency (in NOK mill) in 2024



### Issuance by sector (in %) in 2024



Of the bonds issued in 2024, 53.4 per cent were denominated in Norwegian kroner (NOK) and 46.6 per cent in euro (EUR). Covered bonds accounted for 96 per cent of the total volume issued.

The table below shows the issues (excluding tier 1 perpetual bonds) undertaken in 2024, 2023 and 2022.

New issues (amounts in NOK million)	Jan.-sept. 2024	Jan.-sept. 2023	2023	2022
Covered bonds (issued in EUR)	5 715	5 922	5 922	10 194
Covered bonds (issued in NOK)	6 000	7 500	7 500	14 200
Senior unsecured bonds and certificates (issued in NOK)	300	500	1 000	-
Subordinated loans (issued in NOK)	250	-	-	375
<b>Total issued</b>	<b>12 265</b>	<b>13 922</b>	<b>14 422</b>	<b>24 769</b>

The average tenor for covered bonds issued in 2024 has been 5.1 years. At 30 September, the average tenor for the company's borrowing portfolio was 3.67 years, compared with 3.89 years at 1 January.

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

Carrying value in NOK million	30.09.2024	30.09.2023	31.12.2023	31.12.2022
Covered bonds	109 569	104 649	106 573	109 617
Senior unsecured bonds	2 711	2 795	3 303	2 819
Senior unsecured certificates	-	-	-	-
Subordinated loans	779	779	779	813
<b>Total borrowing including accrued interest</b>	<b>113 059</b>	<b>108 223</b>	<b>110 655</b>	<b>113 249</b>

Total borrowing by the company at 30 September came to NOK 113.1 billion, an increase of NOK 2.4 billion from 1 January.

## Liquidity

At the close of the third quarter 2024, the company had a liquidity portfolio of NOK 16.3 billion. The liquidity portfolio includes cash collateral of NOK 4.3 billion received from counterparties to derivative contracts. Cash collateral received is held as bank deposits, repo agreements and various high-quality securities.

## New developments in the alliance

The Financial Supervisory Authority of Norway has approved Haugesund Sparebank and Tysnes Sparebank's application to merge. Both banks are members of the Eika Alliance. It had previously been announced that the goal was to complete the merger on or around 1 November 2024. After Tysnes Sparebank reported that it had made substantial loss provisions on 3 September this year, Haugesund Sparebank notified Tysnes Sparebank that it would seek to renegotiate the swap ratio specified in the merger plan. Renegotiation of the swap ratio and other elements in the merger plan must be expected to postpone the merger's date of completion until early February 2025. The merger is otherwise proceeding as planned.

At their respective meetings on 20 September 2024 and 14 October 2024, the boards of directors of SpareBank 1 Østlandet and Totens Sparebank resolved to implement the previously announced merger between the banks. The Financial Supervisory Authority of Norway had granted its approval for the merger on 4 September 2024. Completion of the merger is planned for 1 November 2024.

On 29 April 2024, the boards of Eidsberg Sparebank and Marker Sparebank approved an agreement to merge the two banks. The merged bank will be known as Marker og Eidsberg Sparebank. Both banks are members of the Eika Alliance. Based on figures at the close of the third quarter 2023, the merged bank will have business capital of around NOK 17 billion. The agreement is contingent on the approval of the Financial Supervisory Authority of Norway. The aim is for the merger to be completed on 3 February 2025.

On 15 May, Skudenenes & Aakra Sparebank and Eika Gruppen signed an agreement that will result in the bank joining the Eika Alliance by the end of 2025. The agreement is contingent on the approval of the Financial Supervisory Authority of Norway. The bank is currently affiliated with DSS and is the second bank to leave DSS and join Eika in the past year.

On 28 June 2024, the Financial Supervisory Authority of Norway approved the merger between Eika Forsikring and Fremtind Forsikring. The transaction was completed on 1 October 2024.

On 10 September 2024, the boards of Sunndal Sparebank and Romsdal Sparebank announced that they had commenced negotiations with the intention of merging the banks. Both banks are members of the Eika Alliance. Based on figures at the close of the second quarter 2024, the merged bank will have business capital of around NOK 18 billion.

## Risk management and capital adequacy

Eika Boligkreditt had subordinated capital totalling NOK 7.6 billion at 30 September 2024. This is a net increase of approx. NOK 0.3 billion since the start of the year, taking into account the allocation of funds. The change is attributable primarily to the issue of NOK 300 million in equity during the second quarter. In addition, the company raised a subordinated loan of NOK 250 million in the second quarter this year. In addition, it redeemed NOK 121 million in subordinated loans in the second quarter and NOK 129 million in the third quarter.

Capital adequacy is calculated in accordance with the standardised method specified in the Capital Requirements Regulation (CRR).

The basis for calculating the capital adequacy ratio at 30 September 2024 amounted to NOK 40.0 billion. After accounting for growth in overall lending and changes in the company's liquidity portfolio, operational risk and CVA risk, the calculation basis for capital adequacy at the close of the third quarter was NOK 1.3 billion higher than at 1 January. Eika Boligkreditt's primary capital ratio is calculated as a proportion of this basis.

The table below presents developments in the capital adequacy ratio.

Amounts in NOK million	30 Sep 2024	30 Sep 2023	31 Dec 2023
Risk-weighted assets	39 982	38 324	38 644
Total primary capital (tier 2 capital)	7 615	7 495	7 327
<b>Capital adequacy ratio in per cent</b>	<b>19.0 %</b>	<b>19.6 %</b>	<b>19.0 %</b>

The requirement for a countercyclical buffer stands at 2.5 per cent. This buffer is intended to improve the capital adequacy of the banks and prevent their credit practice from strengthening an economic downturn. The company's systemic risk buffer was increased from 3 per cent to 4.5 per cent with effect from 31 December 2023.

The company's capital targets are specified as follows:

- Core tier 1 capital ratio: 14.78% (15.7% at 30 September 2024)
- Tier 1 capital ratio: 16.37% (17.1% at 30 September 2024)
- Tier 2 capital ratio: 18.50% (19.0% at 30 September 2024)

These targets are adequate in relation to legal requirements, the company's Pillar II requirement of 0.5 per cent and its Pillar II guidance of 0.5 per cent. As shown above, the applicable buffer requirements were fulfilled at 30 September 2024, with a core tier 1 capital adequacy of 15.7 per cent.

## Outlook

The company's net financing of the owner banks increased by NOK 1.8 billion in the third quarter 2024, and by NOK 6 billion over the past four quarters. The past year's net portfolio increase corresponds to a 12-month growth of 6.2 per cent. The credit indicator for September 2024 from Statistics Norway (SSB) showed a 12-month increase of 3.5 per cent in Norwegian household debt, up from 3.4 per cent at 31 December 2023 but down from 3.7 per cent at the close of the third quarter 2023. The growth in debt marks a clear increase from the low point of 3.0 per cent noted in March/April.

In Norges Bank's latest lending survey, the banks reported that demand for residential mortgages was slightly higher in the third quarter 2024. This is the second quarter in succession that has seen a rise. The last time the banks reported increased demand was as far back as the second quarter 2020. Demand for fixed-rate loans increased substantially, and more than expected, in the third quarter. The banks expect demand for residential mortgages and fixed-rate loans to remain more or less unchanged in the fourth quarter. Credit practice with respect to households and the use of interest-only repayments was virtually unchanged in the third quarter, and the banks expect no change in the fourth quarter. Overall, the banks reported a slight decrease in the lending margin for residential mortgages. In keeping with the second quarter, the banks reported a slight increase in competition in the third quarter. They also expect competition to increase somewhat in the fourth quarter.

The house price report published by Real Estate Norway (Eiendom Norge) showed that the average price of residential property in Norway fell by 0.6 per cent in September. Adjusted for seasonal variations, prices rose by 0.4 per cent. Thus far in 2024, house prices in Norway have risen by 7.6 per cent, which is higher than anyone anticipated at the start of the year. Stavanger and its hinterland have experienced the biggest rise so far in 2024, at 13.2 per cent, while Bodø (including Fauske) has fared the least well with an increase of 3.5 per cent. The most remarkable aspect of the September figures is that the sales volume remains at a high level. If this trend continues, 2024 will see a record sales volume in the second-hand market. Normally, the bulk of the growth in house prices comes in the first half of the year – particularly the first quarter. We expect a robust second-hand housing market going forward, although prices will rise less strongly in the second half-year, in keeping with the normal seasonal pattern.

The credit spread for the company's covered bonds with a five-year tenor in Norwegian kroner narrowed by 17 basis points in the first nine months of 2024 to a level 0.38 percentage points above the three-month Nibor.

Over the past four quarters, the spread in Norwegian kroner narrowed by 21 basis points. Credit spreads indicated by potential arrangers for a new-issue transaction with a similar tenor in the euro market narrowed by an estimated 6 basis points during the first nine months of the year, giving a spread of 0.30 percent at 30 September. Over the past 12 months, the corresponding credit spread in euro has narrowed by 3 basis points. The currency basis for a five-year tenor to hedge the amount from euro back to Norwegian kroner is approx. -1 basis point, a narrowing of 12 basis points so far this year. The contraction over the past 12 months is no less than 19 basis points. For 2024, it was expected that the credit spreads for covered bonds in euro could widen slightly more in the first six months. So far, credit spreads have improved more than we expected at the start of the year.

Since the middle of 2022, the Norwegian economy has only experienced modest growth. Multiple interest rate rises, a high rate of inflation and low international demand have dampened economic activity. Inflation has more than halved since it peaked at 7.5 per cent in October 2022. It then fell to below 3 per cent during the summer. Statistics Norway (SSB) expects that activity in the Norwegian economy will probably pick up as a result of a real wage growth, high levels of activity in the public sector and a reversal of the decline in investment in residential property in the near future. SSB expects that GDP in mainland Norway will rise to what it considers a cyclically neutral position with effect from 2026. The forecasts presume a cut in the policy rate of interest in March next year.

There has been an active market for new covered-bond issues in both euro and Norwegian kroner in 2024. About NOK 155 billion in covered bonds was issued in the Norwegian market, with EUR 145 billion issued in the euro market. Norwegian residential mortgage lenders have issued covered bonds worth EUR 6.25 billion in 2024. This means that around 70 per cent of the covered bonds issued by Norwegian residential mortgage companies has been in NOK. Compared with 2023, activity relating to the issue of covered bonds in both EUR and NOK is expected to be slightly reduced in 2024. In 2024, NOK 164 billion is due to mature in the Norwegian market, while EUR 143 billion is due to mature in the euro market. The level of issues denominated in NOK in 2024 is expected to total just over NOK 200 billion, compared with EUR 160–170 billion in the euro market.

Eika Boligkreditt issued covered bonds in the amount of EUR 500 million and NOK 6 billion in the first quarter. In the second quarter, the company raised subordinated loans worth NOK 250 million and issued senior unsecured bonds worth NOK 300 million. In 2023, it issued NOK 13.4 billion in covered bonds, NOK 1 billion in senior unsecured bonds and NOK 275 million in tier 1 perpetual bonds. So far in 2024, the company has issued NOK 11.7 billion in covered bonds.

Oslo, 12 November 2024

The board of directors of Eika Boligkreditt AS

Rune Iversen  
Chair

Geir Magne Tjøland

Kristin Steinfeldt-Foss

Lena Jørundland

Gro Furunes Skårsmoen

Terje Svendsen

Odd-Arne Pedersen  
CEO



# Statement of comprehensive income

Amounts in NOK 1 000	Notes	3Q 2024	3Q 2023	Jan-Sept 2024	Jan-Sept 2023	2023
<b>INTEREST INCOME</b>						
Interest from loans to customers at amortised cost		1 364 161	1 122 995	3 992 456	3 031 762	4 269 825
Interest from loans to customers at fair value		103 250	105 983	314 144	288 138	399 891
Interest from loans and receivables on credit institutions		37 407	26 295	91 817	63 736	79 689
Interest from bonds, certificates and financial derivatives		194 033	201 866	617 927	561 232	789 111
Other interest income at amortised cost		9 065	5 959	26 532	22 574	33 888
Other interest income at fair value		577	617	1 793	1 889	2 487
<b>Total interest income</b>		<b>1 708 492</b>	<b>1 463 715</b>	<b>5 044 669</b>	<b>3 969 331</b>	<b>5 574 890</b>
<b>INTEREST EXPENSES</b>						
Interest on debt securities issued		1 452 168	1 290 232	4 311 598	3 397 827	4 812 138
Interest on subordinated loan capital		15 000	12 055	41 033	32 542	45 437
Contribution to the Norwegian Banks' Guarantee Fund's Resolution Fund		6 926	5 757	20 779	17 485	23 242
Other interest expenses		35 729	22 615	88 538	60 542	93 091
<b>Total interest expenses</b>		<b>1 509 824</b>	<b>1 330 658</b>	<b>4 461 949</b>	<b>3 508 396</b>	<b>4 973 908</b>
<b>Net interest income</b>		<b>198 668</b>	<b>133 057</b>	<b>582 720</b>	<b>460 935</b>	<b>600 982</b>
<b>Commission costs</b>		<b>163 443</b>	<b>108 075</b>	<b>467 495</b>	<b>362 121</b>	<b>432 293</b>
<b>Net interest income after commissions costs</b>		<b>35 226</b>	<b>24 982</b>	<b>115 225</b>	<b>98 814</b>	<b>168 689</b>
<b>Income from portfolio sale</b>	Note 3	–	5 358	–	5 358	<b>5 358</b>
Income from shares in associated company		4 271	3 977	15 125	12 836	15 991
<b>Total income from shares</b>	Note 4	<b>4 271</b>	<b>3 977</b>	<b>15 125</b>	<b>12 836</b>	<b>15 991</b>
<b>NET GAINS AND LOSSES ON FINANCIAL INSTRUMENTS AT FAIR VALUE</b>						
Net gains and losses on bonds and certificates	Note 5	13 363	(742)	28 274	(2 007)	(1 941)
Net gains and losses on fair value hedging on debt securities issued	Note 5, 6	(1 559)	(39 563)	(1 417)	3 989	5 038
Net gains and losses on financial derivatives	Note 5	(87 086)	(11 526)	(62 360)	111 617	(74 774)
Net gains and losses on loans at fair value	Note 5	80 687	(37 687)	46 234	(116 825)	79 682
<b>Total gains and losses on financial instruments at fair value</b>		<b>5 405</b>	<b>(89 517)</b>	<b>10 731</b>	<b>(3 226)</b>	<b>8 006</b>
<b>SALARIES AND GENERAL ADMINISTRATIVE EXPENSES</b>						
Salaries, fees and other personnel expenses		9 360	8 237	26 463	24 095	33 135
Administrative expenses		10 125	7 451	29 079	29 536	41 202
<b>Total salaries and administrative expenses</b>		<b>19 485</b>	<b>15 688</b>	<b>55 542</b>	<b>53 631</b>	<b>74 337</b>
Depreciation		1 002	950	2 719	3 029	3 754
Other operating expenses		653	695	2 496	2 803	3 752
<b>PROFIT BEFORE TAXES</b>		<b>23 761</b>	<b>(72 535)</b>	<b>80 324</b>	<b>54 319</b>	<b>116 201</b>
Taxes		1 607	(24 036)	6 608	511	11 941
<b>PROFIT FOR THE PERIOD</b>		<b>22 154</b>	<b>(48 499)</b>	<b>73 716</b>	<b>53 808</b>	<b>104 260</b>
<b>ITEMS TRANSFERRABLE TO PROFIT AND LOSS</b>						
Net gains and losses on bonds and certificates	Note 5	(8 883)	24 794	12 189	17 370	28 065
Net gains and losses on basis swaps	Note 5	(44 894)	(124 196)	(289 949)	(67 611)	(262 407)
Taxes on other comprehensive income		13 444	23 931	69 440	11 641	58 586
<b>COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>(18 179)</b>	<b>(123 970)</b>	<b>(134 604)</b>	<b>15 208</b>	<b>(71 497)</b>
<b>Price per share</b>				<b>4.08327</b>	4.27244	<b>4.20184</b>

The total comprehensive loss of NOK 134.6 million is transferred from other equity. NOK 38.8 million is attributable to the tier 1 perpetual bond investors, while NOK 15.1 million is attributable to the fund for valuation differences.

# Balance sheet

Amounts in NOK 1 000	Notes	30.09.2024	30.09.2023	31.12.2023
<b>ASSETS</b>				
Lending to and receivables from credit institutions		1 808 216	2 278 544	1 032 100
Lending to customers	Note 6, 7	102 709 783	96 429 356	98 261 282
Other financial assets	Note 8	165 670	267 003	90 488
Bonds and certificates at fair value	Note 6,9	14 535 493	17 326 976	17 939 199
Financial derivatives	Note 6,10	5 043 347	2 944 687	3 578 984
Shares	Note 4,11	1 650	1 650	1 650
Shares in associated company	Note 4	57 359	56 517	59 673
Deferred tax assets		126 701	16 056	63 869
Intangible assets		184	501	392
Right-of-use assets	Note 12	9 883	12 484	11 643
<b>TOTAL ASSETS</b>		<b>124 458 286</b>	<b>119 333 775</b>	<b>121 039 280</b>
<b>LIABILITIES AND EQUITY</b>				
<b>Liabilities</b>				
Loans from credit institutions	Note 13	4 296 775	1 912 882	2 750 578
Financial derivatives	Note 6,10	305 944	2 371 135	962 500
Debt securities issued	Note 14	112 279 435	107 444 072	109 875 931
Other liabilities		82 934	76 486	82 460
Pension liabilities		1 011	475	605
Lease obligations	Note 12	10 055	12 548	11 746
Subordinated loan capital	Note 15	779 126	779 204	779 252
<b>TOTAL LIABILITIES</b>		<b>117 755 279</b>	<b>112 596 802</b>	<b>114 463 071</b>
<b>Equity</b>				
Share capital		1 501 040	1 405 153	1 428 559
Share premium		4 309 343	4 005 230	4 081 824
Other paid-in equity		477 728	477 728	477 728
Fund for unrealised gains		-	123 706	-
Fund for valuation differences		-	152	16 143
Other equity		(160 104)	(9 995)	(3 044)
Tier 1 perpetual bonds		575 000	735 000	575 000
<b>TOTAL EQUITY</b>	Note 16	<b>6 703 007</b>	<b>6 736 973</b>	<b>6 576 209</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>124 458 286</b>	<b>119 333 775</b>	<b>121 039 280</b>

# Statement of changes in equity

Amounts in NOK 1 000	Share capital	Share premium <sup>1</sup>	Other paid in equity <sup>2</sup>	Fund for unrealised gains <sup>3</sup>	Fund for valuation differences <sup>4</sup>	Retained earnings: other equity <sup>5</sup>	Tier 1 perpetual bonds <sup>6</sup>	Total equity
<b>Balance sheet as at 31 December 2022</b>	1 405 153	4 005 230	477 728	123 706	14 255	7 979	692 000	6 726 050
Result for the period	-	-	-	-	-	69 661	11 031	80 692
Other income and expenses	-	-	-	-	-	(10 756)	-	(10 756)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	78	(11 031)	(10 953)
Disbursed dividends for 2022	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	(117 000)	(117 000)
<b>Balance sheet as at 31 March 2023</b>	1 405 153	4 005 230	477 728	123 706	14 255	66 963	575 000	6 668 035
Result for the period	-	-	-	-	(14 104)	23 557	12 161	21 614
Other income and expenses	-	-	-	-	-	47 626	-	47 626
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	(861)	(12 161)	(13 022)
Disbursed dividends for 2022	-	-	-	-	-	(7 728)	-	(7 728)
Hybrid capital	-	-	-	-	-	-	160 000	160 000
<b>Balance sheet as at 30 June 2023</b>	1 405 153	4 005 230	477 728	123 706	152	129 558	735 000	6 876 526
Result for the period	-	-	-	-	-	(64 185)	15 686	(48 499)
Other income and expenses	-	-	-	-	-	(75 471)	-	(75 471)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	102	(15 686)	(15 584)
Disbursed dividends for 2022	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
<b>Balance sheet as at 30 September 2023</b>	1 405 153	4 005 230	477 728	123 706	152	(9 995)	735 000	6 736 973
Result for the period	-	-	-	(123 706)	15 991	36 307	14 145	(57 262)
Other income and expenses	-	-	-	-	-	(29 443)	-	(29 443)
Equity issue	23 406	76 594	-	-	-	-	-	100 000
Interest tier 1 capital	-	-	-	-	-	86	(14 145)	(14 059)
Disbursed dividends for 2022	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	(160 000)	(160 000)
<b>Balance sheet as at 31 December 2023</b>	1 428 559	4 081 824	477 728	-	16 143	(3 044)	575 000	6 576 209
Result for the period	-	-	-	-	-	8 586	12 890	21 476
Other income and expenses	-	-	-	-	-	(98 329)	-	(98 329)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	77	(12 890)	(12 813)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
<b>Balance sheet as at 31 March 2024</b>	1 428 559	4 081 824	477 728	-	16 143	(92 709)	575 000	6 486 544
Result for the period	-	-	-	-	(16 143)	33 348	12 880	30 085
Other income and expenses	-	-	-	-	-	(69 659)	-	(69 659)
Equity issue	72 481	227 519	-	-	-	-	-	300 000
Interest tier 1 capital	-	-	-	-	-	77	(12 880)	(12 803)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
<b>Balance sheet as at 30 June 2024</b>	1 501 040	4 309 343	477 728	-	-	(128 942)	575 000	6 734 167
Result for the period	-	-	-	-	-	9 092	13 061	22 154
Other income and expenses	-	-	-	-	-	(40 333)	-	(40 333)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	78	(13 061)	(12 983)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
<b>Balance sheet as at 30 September 2024</b>	1 501 040	4 309 343	477 728	-	-	(160 103)	575 000	6 703 006

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

<sup>1</sup>Share capital and the share premium comprises paid-in capital.

<sup>2</sup>Other paid-in capital comprises paid-in capital which has earlier been taken from the share premium reserve.

<sup>3</sup>The fund for unrealised gains comprises value changes on financial instruments at fair value.

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

<sup>5</sup>Other equity comprises earned and retained profits.

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

- Tier 1 perpetual bond, issued NOK 100 million in 2022, with interest terms of three months Nibor plus 3.15 per cent. The loan provides for a call at 11 May 2027, and thereafter on each banking day in the subsequent interest period and thereafter on each interest payment date.
- Tier 1 perpetual bond, issued NOK 200 million in 2022, with interest terms of three months Nibor plus 4.40 per cent. The loan provides for a call at 14 September 2027, and thereafter on each banking day in the subsequent interest period and thereafter on each interest payment date.
- Tier 1 perpetual bond, issued NOK 275 million in 2023, with interest terms of three months Nibor plus 4.25 per cent. The loan provides for a call at 21 September 2028, and thereafter on each banking day in the subsequent interest period to 21 December 2028, and thereafter on each interest payment date.

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

# Statement of cash flows

Amounts in NOK 1 000	3Q 2024	2023
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit for the period	(134 604)	(71 497)
Taxes	(62 832)	(46 645)
Income taxes paid	(12 299)	(13 063)
Ordinary depreciation	207	437
Non-cash pension costs	406	605
Change in loans to customers	(4 448 501)	(2 290 236)
Change in bonds and certificates	3 403 707	6 581 873
Change in financial derivatives and debt securities issued	360 754	488 626
Interest expenses	4 334 041	4 837 034
Paid interest	(4 346 780)	(4 848 199)
Interest income	(5 016 342)	(5 538 504)
Received interests	4 997 879	5 654 145
Changes in other assets	(56 719)	(177 761)
Changes in short-term liabilities and accruals	25 580	33 361
<b>Net cash flow relating to operating activities</b>	<b>(955 504)</b>	<b>(13 101 195)</b>
<b>INVESTING ACTIVITIES</b>		
Payments related to acquisition of fixed assets	-	-
Share of profit/loss in associated companies	(15 125)	(15 991)
Payments from shares in associated companies	17 440	14 104
<b>Net cash flow relating to investing activities</b>	<b>2 314</b>	<b>(223)</b>
<b>FINANCING ACTIVITIES</b>		
Gross receipts from issuance of bonds and commercial paper	12 115 095	14 622 882
Gross payments of bonds and commercial paper	(12 193 264)	(18 566 553)
Gross receipts on issue of subordinated loan capital	-	-
Gross payments of subordinated loan capital	(127)	(34 004)
Gross receipts from issue of loan from credit institution	-	-
Gross payments from loan from credit institution	1 546 197	(363 295)
Gross receipts from issuing tier 1 perpetual bonds	-	275 000
Gross payments from issuing tier 1 perpetual bonds	-	(392 000)
Interest to the hybrid capital investors	(38 598)	(53 615)
Payments of dividend	-	(7 728)
Paid-up new share capital	300 000	100 000
<b>Net cash flow from financing activities</b>	<b>1 729 304</b>	<b>12 973 800</b>
Net changes in lending to and receivables from credit institutions	776 114	188 975
Lending to and receivables from credit institutions at 1 January	1 032 100	843 126
<b>Lending to and receivables from credit institutions at end of period</b>	<b>1 808 216</b>	<b>1 032 100</b>

# Notes

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## Note 1 – Accounting policies

### General

Eika Boligkreditt will prepare financial statements for 2024 in accordance with the International Financial Reporting Standards (“IFRS”) as adopted by the European Union (EU). Financial assets and liabilities are measured at amortised cost, at fair value through profit or loss or at fair value through other comprehensive income. Note 1 in the annual financial statements for 2023 provides more details about accounting principles pursuant to the IFRS.

The financial statements for the third quarter of 2024 have been prepared in accordance with IAS 34 Interim financial reporting.

## Note 2 – Use of estimates and discretion

In the application of the accounting policies described in note 1 in the annual financial statements for 2023, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities which are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors which are considered to be relevant. Actual results may differ from these estimates.

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

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

### Lending, non-performing/doubtful loans and writedowns

Pursuant to IFRS 9, provisions for losses will be recognised on the basis of expected credit losses in the light of relevant information available at the reporting date. The combination of low loan-to-value ratio in the residential mortgage portfolio and the credit guarantees provided by the owner banks implies that the company does not expect significant effects on EBK’s profit or equity. See note 13 and 13.2.2 in the annual financial statements for 2023 for further information.

No loans were written down at 30 September 2024.

### Fair value of financial instruments

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

### Note 3 – Income from portfolio sale

Amounts in NOK 1 000	2024	2023
<b>Total income from portfolio sale</b>	-	5 358

On 13 September 2023, the board of Eika Boligkreditt approved an agreement with OBOS-banken and OBOS BBL on the purchase of the residential mortgage portfolio held by OBOS-banken in Eika Boligkreditt AS. At its meeting of 9 February 2016, Eika Boligkreditt resolved to terminate its distribution agreement with OBOS-banken following the decision by OBOS to establish a wholly-owned residential mortgage company. In addition to the principal of the residential mortgages corresponding to NOK 931 million, the bank paid NOK 5.4 million in compensation for early redemption of its financing with Eika Boligkreditt.

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

#### Shares classified at fair value recognised in profit and loss

Amounts in NOK 1 000	Number of shares	Cost price	Book value 30 sep 2024	Owner share
Nordic Credit Rating AS	10 000	2 500	1 650	1.67 %
<b>Total</b>	<b>10 000</b>	<b>2 500</b>	<b>1 650</b>	

#### Shares in associated company

Assets in associated companies are recognised using the equity method.

Amounts in NOK 1 000	Number of shares	Owner share
Eiendomsverdi AS	470 125	25.0 %
<b>Total</b>	<b>470 125</b>	

Amounts in NOK 1 000	2024	2023
Carrying amount at 1 January	59 673	57 785
Addition/disposal	-	-
Revaluation at acquisition cost	-	-
Share of profit/loss	15 125	15 991
Dividend	(17 440)	(14 104)
<b>Carrying amount</b>	<b>57 359</b>	<b>59 673</b>

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

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

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

Amounts in NOK 1 000	3rd quarter	3rd quarter	Jan-Sept	Jan-Sept	2023
	2024	2023	2024	2023	
Net gains and losses on bonds and certificates including currency effects <sup>1</sup>	13 363	(742)	28 274	(2 007)	(1 941)
Net gains and losses on loans at fair value	80 687	(37 687)	46 234	(116 825)	79 682
Net gains and losses on financial debts, hedged <sup>2</sup>	(3 427 681)	2 336 789	(2 191 723)	1 042 460	(1 121 617)
Net gains and losses on interest swaps related to lending	(87 086)	(11 526)	(62 360)	111 617	(74 774)
Net gains and losses on interest and currency swaps related to liabilities <sup>2</sup>	3 426 122	(2 376 351)	2 190 306	(1 038 471)	1 126 655
<b>Net gains and losses on financial instruments at fair value</b>	<b>5 405</b>	<b>(89 517)</b>	<b>10 731</b>	<b>(3 226)</b>	<b>8 006</b>

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

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

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

Amounts in NOK 1 000	3rd quarter	3rd quarter	Jan-Sept	Jan-Sept	2023
	2024	2023	2024	2023	
Net gains and losses on bonds and certificates	2 598	23 670	14 715	25 205	45 755
Net gains and losses on interest-rate swaps related to bonds and certificates	(11 481)	1 124	(2 526)	(7 835)	(17 690)
Net gains and losses on basis swaps <sup>3</sup>	(44 894)	(124 196)	(289 949)	(67 611)	(262 407)
<b>Net gains and losses on financial instruments at fair value</b>	<b>(53 777)</b>	<b>(99 402)</b>	<b>(277 760)</b>	<b>(50 242)</b>	<b>(234 343)</b>

<sup>3</sup> Total comprehensive loss for 2024 includes negative NOK 289.9 million related to changes in fair value of basis swaps.

Basis swaps are derivative contracts used in connection with long-term borrowing in foreign currency, whereby the foreign currency is converted to Norwegian kroner. These are hedging instruments, and the value is zero over the term of the instrument. As a rule, the company holds both its borrowings and hedging instruments until maturity. This means that changes to margins only have accrual effects with respect to unrealised gains or losses in the accounts, and no realised gains or losses over the tenor of the derivative unless Eika Boligkreditt terminates the derivative early. Gain or loss related to basis swaps will be reclassified to profit and loss if the hedge is terminated early.

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

## Note 6 – Derivatives and hedging

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

Assets	30 Sep 2024		31 Dec 2023	
	Nominal amount	Fair value	Nominal amount	Fair value
Amounts in NOK 1 000				
Interest rate swap lending <sup>1</sup>	5 333 630	236 239	6 236 527	303 732
Interest rate and currency swap <sup>2</sup>	56 259 150	4 796 907	35 540 225	3 262 324
Interest swap placement	100 000	10 201	268 188	12 928
<b>Total financial derivative assets including accrued interest</b>	<b>61 692 780</b>	<b>5 043 347</b>	<b>42 044 940</b>	<b>3 578 984</b>

Liabilities	30 Sep 2024		31 Dec 2023	
	Nominal amount	Fair value	Nominal amount	Fair value
Amounts in NOK 1 000				
Interest rate swap lending <sup>1</sup>	1 179 130	15 586	849 565	18 227
Interest rate and currency swap <sup>2</sup>	6 539 100	277 358	25 990 925	943 221
Interest swap placement	394 044	13 001	39 244	1 052
<b>Total financial derivative liabilities including accrued interest</b>	<b>8 112 274</b>	<b>305 944</b>	<b>26 879 734</b>	<b>962 500</b>

<sup>1</sup> The hedging instruments related to the lending portfolio with fixed interest rate are rebalanced when necessary.

<sup>2</sup> The nominal amount is converted to the historical currency exchange rate.

### Fair value and cash flow hedging on debt securities issued

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

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

Amounts in NOK 1 000	30 Sep 2024		31 Dec 2023	
	Nominal amount	recognised in balance sheet	Nominal amount	recognised in balance sheet
Hedging instruments: interest rate and currency swaps <sup>1,2</sup>	62 798 250	4 326 314	61 531 150	2 153 715
Hedged items: financial commitments incl foreign exchange <sup>2</sup>	62 798 250	(4 700 092)	61 531 150	(2 218 419)
<b>Net capitalised value without accrued interest</b>	<b>-</b>	<b>(373 777)</b>	<b>-</b>	<b>(64 705)</b>

<sup>1</sup> The nominal amount is converted to historical currency exchange rate.

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

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

Amounts in NOK 1 000	3rd quarter 2024	3rd quarter 2023	Jan-Sept 2024	Jan-Sept 2023	2023
	Hedging instruments	3 426 122	(2 376 351)	2 190 306	(1 038 471)
Hedged items	(3 427 681)	2 336 789	(2 191 723)	1 042 460	(1 121 617)
<b>Net gains/losses (ineffectiveness) recorded in profit and loss<sup>3</sup></b>	<b>(1 559)</b>	<b>(39 563)</b>	<b>(1 417)</b>	<b>3 989</b>	<b>5 038</b>

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



## Note 7 – Lending to customers

Amounts in NOK 1 000	30 Sep 2024	30 Sep 2023	31 Dec 2023
Instalment loans - retail market	99 616 294	93 564 749	95 143 338
Instalment loans - housing cooperatives	3 128 061	3 164 471	3 183 494
Accrued interest instalment loans	235 201	226 536	259 995
Adjustment fair value lending to customers <sup>1</sup>	(269 773)	(526 399)	(325 545)
<b>Total lending before specific and general provisions for losses including accrued interest</b>	<b>102 709 783</b>	<b>96 429 356</b>	<b>98 261 282</b>
Impairments on lending to customers	-	-	-
<b>Total lending to and receivables from customers including accrued interest</b>	<b>102 709 783</b>	<b>96 429 356</b>	<b>98 261 282</b>

<sup>1</sup>The table below shows fair value lending to customers.

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

### Provision for losses

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

Eika Boligkreditt had no non-performing engagements at 30 September 2024 where instalments due remained unpaid beyond 90 days. According to the EBA recommendation regarding the definition of default, the company is required to carry out various supplementary evaluations related to the probability of default. This evaluation must take account of the client's overall indebtedness, possible infection between agreements with the same debtor, the level of materiality limits and the duration of quarantine after being declared healthy.

Loss in the accounts is calculated on the basis of the loss model pursuant to IFRS 9. Non-performing engagements are presented in step 3, where an individual impairment is to be carried out per customer without the use of models. Credit guarantees provided by the owner banks in combination with the low LTV ratio for the mortgage portfolio, reduce provision for loss. The company has calculated that expected loss on residential mortgages will amount to NOK 2.7 million at 30 September 2024, compared to NOK 4.4 million at 31 December 2023. This assessment rests on new assumptions about the development of house prices in the time to come. As a result of credit guarantees of NOK 1.8 billion from the owner banks at 30 September 2024, this implies no accounting loss for the company in the third quarter of 2024.

See note 13.2.2 in the annual financial statements for 2023 for further information.

30 Sep 2024		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	96 001 019	96 001 019
Fixed rate loans	6 978 537	6 708 764
<b>Toal lending including accrued interest</b>	<b>102 979 556</b>	<b>102 709 783</b>

30 Sep 2023		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	89 357 615	89 357 615
Fixed rate loans	7 598 141	7 071 742
<b>Toal lending including accrued interest</b>	<b>96 955 756</b>	<b>96 429 356</b>

31 Dec 2023		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	91 118 736	91 118 736
Fixed rate loans	7 468 090	7 142 545
<b>Toal lending including accrued interest</b>	<b>98 586 827</b>	<b>98 261 282</b>

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

## Note 8 – Other financial assets

Amounts in NOK 1 000	30.09.2024	30.09.2023	31.12.2023
Prepaid expenses	8 286	6 827	1 165
Defined contribution pension schemes	849	-	389
Short-term receivables	156 536	260 176	88 934
<b>Total other financial assets</b>	<b>165 670</b>	<b>267 003</b>	<b>90 488</b>

## Note 9 – Bonds and certificates at fair value

Amounts in NOK 1 000	Nominal value	Cost price	Fair Value
Bonds broken down by issuer sector			
Municipalities	4 933 000	4 965 228	4 966 475
Credit institutions	3 920 000	3 948 957	3 968 149
Government bonds	5 592 815	5 617 221	5 600 869
<b>Total bonds and certificates at fair value including accrued interest</b>	<b>14 445 815</b>	<b>14 531 407</b>	<b>14 535 493</b>
<b>Change in value charged recognised through profit and loss to other comprehensive income <sup>1</sup></b>			<b>4 086</b>

The average effective interest rate is 5.33 per cent annualised. The calculation is based on a weighted fair value of NOK 17.0 billion. The calculation takes account of a return of NOK 676.5 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

### 30 September 2023

Amounts in NOK 1 000	Nominal value	Cost price	Fair Value
Bonds broken down by issuer sector			
Municipalities	5 592 819	5 625 643	5 626 830
Credit institutions	8 337 000	8 397 845	8 396 369
Government bonds	3 302 636	3 335 116	3 303 777
<b>Total bonds and certificates at fair value including accrued interest</b>	<b>17 232 455</b>	<b>17 358 605</b>	<b>17 326 976</b>
<b>Change in value charged recognised through profit and loss to other comprehensive income <sup>1</sup></b>			<b>(31 628)</b>

The average effective interest rate is 3.99 per cent annualised. The calculation is based on a weighted fair value of NOK 19.9 billion. The calculation takes account of a return of NOK 591.8 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

### 31 December 2023

Amounts in NOK 1 000	Nominal value	Cost price	Fair value
Bonds broken down by issuer sector			
Municipalities	5 171 674	5 217 302	5 218 282
Credit institutions	8 475 000	8 536 742	8 546 464
Government bonds	4 263 533	4 284 177	4 174 454
<b>Total bonds and certificates at fair value including accrued interest</b>	<b>17 910 207</b>	<b>18 038 221</b>	<b>17 939 199</b>
<b>Change in value charged recognised through profit and loss to other comprehensive income <sup>1</sup></b>			<b>(99 021)</b>

The average effective interest rate is 4.26 per cent annualised. The calculation is based on a weighted fair value of NOK 19.2 billion. The calculation takes account of a return of NOK 817 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

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

	30 Sep 2024	30 Sep 2023	31 Dec 2023
<b>Average term to maturity</b>	1.5	1.9	2.0
<b>Average duration</b>	0.1	0.1	0.1

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

## Note 10 – Coverpool

Section 11-7 of the Regulations relating to Financial Institutions, which came into effect on 8 July 2022, requires overcollateralisation of at least 5 per cent of the value of covered bonds in the cover pool. The 5 per cent requirement is calculated on the basis of nominal values (nominal value of hedged foreign exchange rates, not including accrued interest), while the company's own holding of covered bonds is also taken into account. Eika Boligkreditt has pledged to maintain an overcollateralisation of at least 2.75 per cent in their EMTCN-programme. But the precondition for an overcollateralisation below five per cent is that the Aaa rating for the bonds is maintained. An overcollateralisation of 2 per cent is also necessary to maintain the Aaa rating from Moody's Investor Service. In the calculation of overcollateralisation in accordance with the rating and the loan programme nominal values have been used.

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

Amounts in NOK 1 000	Nominal values including retained bonds		
	30 Sep 2024	30 Sep 2023	31 Dec 2023
Loans to customers without accrued interest	102 744 354	96 733 016	98 327 079
Loans not qualified for the cover pool <sup>1</sup>	(1 030 995)	(1 359 797)	(1 023 913)
<b>Substitute assets:</b>			
Substitute assets <sup>2</sup>	11 928 162	17 581 136	16 107 448
Substitute assets excluded from calculation of overcollateralisation for LCR purposes <sup>3</sup>	(300 000)	(300 000)	(250 000)
<b>Total cover pool</b>	<b>113 341 521</b>	<b>112 654 355</b>	<b>113 160 614</b>
The cover pool's overcollateralisation	108.77%	108.13%	109.24%

#### Covered bonds issued

	30 Sep 2024	30 Sep 2023	31 Dec 2023
Covered bonds	104 198 250	104 089 150	103 589 150
Retained bonds (covered bonds) <sup>4</sup>	-	92 000	-
<b>Total covered bonds</b>	<b>104 198 250</b>	<b>104 181 150</b>	<b>103 589 150</b>

<sup>1</sup> Residential mortgages without legal protection, non-performing engagements and any share of loans with a loan-to-value (LTV) ratio in excess of 80% are excluded when calculating the carrying amount in the balance sheet.

<sup>2</sup> Substitute assets include loans to and receivables from credit institutions, including underlying security in repo agreements as well as bonds and certificates at nominal value.

<sup>3</sup> Pursuant to the Financial Supervisory Authority's guidance for reporting LCR, the liquidity cover ratio is excluded when calculating the cover pool's overcollateralisation.

<sup>4</sup> When calculating the 5 per cent requirement, account has been taken of the company's retained covered bonds.

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

Amounts in NOK 1 000	Nominal values		
	30 Sep 2024	30 Sep 2023	31 Dec 2023
Lending to customers without accrued interest	102 744 354	96 733 016	98 327 079
Loans not qualified for the cover pool <sup>5</sup>	(971 447)	(971 285)	(976 976)
<b>Substitute assets:</b>			
Substitute assets <sup>2,6</sup>	11 928 162	17 581 136	16 107 448
<b>Total cover pool</b>	<b>113 701 069</b>	<b>113 342 867</b>	<b>113 457 551</b>
The cover pool's overcollateralisation	109.12%	108.89%	109.53%

Covered bonds issued			
	30 Sep 2024	30 Sep 2023	31 Dec 2023
Covered bonds	104 198 250	104 089 150	103 589 150
<b>Total covered bonds</b>	<b>104 198 250</b>	<b>104 089 150</b>	<b>103 589 150</b>

<sup>5</sup> Residential mortgages without legal protection have been excluded when calculating the carrying amount in the balance sheet.

<sup>6</sup> The calculations of overcollateralisation in previous periods have also been restated in accordance with Moody's Investor Service methodology.

## Note 11 – Fair value hierarchy

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

### Level 1: Financial instruments where the value is based on quoted prices in an active market

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

### Level 2: Financial instruments where the value is based on observable market data

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

### Level 3: Financial instruments where the value is based on information other than observable market data

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

#### 30 September 2024

Amounts in NOK 1 000

	Level 1	Level 2	Level 3
<b>Financial assets</b>			
Lending to customers (fixed rate)	-	-	6 708 764
Bonds and certificates	3 744 048	10 791 445	-
Financial derivatives	-	5 043 347	-
Shares classified at fair value recognised in profit or loss	-	-	1 650
<b>Total financial assets</b>	<b>3 744 048</b>	<b>15 834 792</b>	<b>6 710 414</b>
<b>Financial liabilities</b>			
Financial derivatives	-	305 944	-
<b>Total financial liabilities</b>	<b>-</b>	<b>305 944</b>	<b>-</b>

No significant transactions between the different levels took place in 2024.

#### 31 December 2023

Amounts in NOK 1 000

	Level 1	Level 2	Level 3
<b>Financial assets</b>			
Lending to customers (fixed rate)	-	-	7 142 545
Bonds and certificates	2 686 804	15 252 395	-
Financial derivatives	-	3 578 984	-
Shares classified as available for sale	-	-	1 650
<b>Total financial assets</b>	<b>2 686 804</b>	<b>18 831 380</b>	<b>7 144 195</b>
<b>Financial liabilities</b>			
Financial derivatives	-	962 500	-
<b>Total financial liabilities</b>	<b>-</b>	<b>962 500</b>	<b>-</b>

No significant transactions between the different levels took place in 2023.

## Detailed statement of assets classified as level 3 assets

2024							
Amounts in NOK 1 000	01 Jan 2024	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2024	Other comprehensive income	30 Sep 2024
Lending to customers (fixed-rate loans)	7 142 545	861 611	(1 341 626)	-	46 234	-	6 708 764
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
<b>Total</b>	<b>7 144 195</b>	<b>861 611</b>	<b>(1 341 626)</b>	<b>-</b>	<b>46 234</b>	<b>-</b>	<b>6 710 414</b>

2023							
Amounts in NOK 1 000	01 Jan 2023	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2023	Other comprehensive income	31 Dec 2023
Lending to customers (fixed-rate loans)	7 941 705	935 321	(1 814 164)	-	79 682	-	7 142 545
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
<b>Total</b>	<b>7 943 355</b>	<b>935 321</b>	<b>(1 814 164)</b>	<b>-</b>	<b>79 682</b>	<b>-</b>	<b>7 144 195</b>

### Interest rate sensitivity of assets classified as Level 3 at 30 September 2024

A one-percentage point increase in all interest rates would reduce the value of the company's fixed-rate loans at fair value by NOK 168.9 million. The effect of a decrease in interest rates would be an increase of NOK 168.9 million in the value of fixed-rate loans at fair value. The amounts are calculated by duration, which is the remaining portion of the fixed interest period.

### Changes in fair value of fixed-rate loans attributable to a change in credit risk

Since the company's fixed-rate lending at fair value has an unchanged credit spread, no change in fair value is attributable to a change in the credit risk. That applies both for 30 September 2024 and cumulatively.

## Detailed statement of changes in debt related to currency changes

2024				
Amounts in NOK 1 000	01 Jan 2024	Issued/matured	Currency changes	30 Sep 2024
Change in debt securities issued <sup>1</sup>	56 903 438	727 100	2 064 150	59 694 688
<b>Total</b>	<b>56 903 438</b>	<b>727 100</b>	<b>2 064 150</b>	<b>59 694 688</b>

2023				
Amounts in NOK 1 000	01 Jan 2023	Issued/matured	Currency changes	31 Dec 2023
Change in debt securities issued <sup>1</sup>	63 891 383	(6 137 300)	(850 646)	56 903 438
<b>Total</b>	<b>63 891 383</b>	<b>(6 137 300)</b>	<b>(850 646)</b>	<b>56 903 438</b>

<sup>1</sup>The table shows currency changes related to bonds issued in foreign currencies. Currency changes related to liabilities with credit institutions are not shown.

## Note 12 – Leases

IFRS 16 on lease accounting requires that all leases are recognised in the balance sheet by recognising the beneficial use of an asset as an asset, while making provision for the lease obligation as a liability. Eika Boligkreditt has leases, covering office premises and car leasing which is subject to this standard. The beneficial use and lease obligation are recognised as NOK 9.9 million and NOK 10.1 million respectively, in the company's balance sheet at 30 September 2024, representing the present value of future rent payments over the duration of the lease. The lease duration which forms the basis for calculating future rent payments corresponds to the remaining period until the termination of the lease (as of 30 September 2024 this was about 3 years for leasing of office premises and about 1.7 years for car leasing). Possible options are not added to the lease duration. In addition, the beneficial use is depreciated over the duration of the lease while interest on the lease obligation is expensed. Depreciation is presented together with other depreciation in the statement of comprehensive income, while interest is included in financial expenses in the statement of comprehensive income. Interest costs are calculated by applying the discount rate (the company's incremental borrowing rate) to the lease obligation.

## Note 13 – Loans from credit institutions

Agreements with counterparties regulating trades in OTC derivatives require collateral to be provided in certain cases. Eika Boligkreditt has been provided with such collateral in the form of cash. The cash is managed by Eika Boligkreditt for the duration of the collateral provision and are recognised on the balance sheet as an asset with an associated liability. At 30 September 2024, Eika Boligkreditt had received cash collateral of NOK 4.3 billion posted by counterparties in derivative contracts. Cash collateral received is held in bank deposits, repo agreements and in various high-quality bonds.

## Note 14 – Debt securities issued

Covered bonds - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Sep 2024	30 Sep 2023	31 Dec 2023
NO0010625346	1 500 000	NOK	Fixed	4.60 %	2011	2026	1 566 886	1 566 977	1 515 204
NO0010669922	1 000 000	NOK	Fixed	4.00 %	2013	2028	1 027 214	1 026 907	1 036 984
NO0010687023	150 000	NOK	Fixed	4.10 %	2013	2028	150 427	150 427	151 965
NO0010763022	850 000	NOK	Fixed	2.25 %	2016	2031	854 903	854 363	859 279
NO0010780687	700 000	NOK	Fixed	2.60 %	2016	2027	706 852	706 784	711 351
NO0010815376	1 600 000	NOK	Fixed	2.67 %	2018	2033	1 620 709	1 619 878	1 630 766
NO0010863178	7 250 000	NOK	Floating	3M Nibor + 0.25 %	2019	2024	-	7 176 545	6 676 002
NO0010881162	6 000 000	NOK	Floating	3M Nibor + 0.41 %	2020	2025	6 039 964	6 039 087	6 039 914
NO0010921067	10 500 000	NOK	Floating	3M Nibor + 0.75 %	2021	2026	10 611 617	10 664 653	10 651 773
NO0011135105	6 000 000	NOK	Floating	3M Nibor + 0.50 %	2021	2026	6 038 906	6 056 717	6 053 125
NO0012475609	6 000 000	NOK	Floating	3M Nibor + 0.42 %	2022	2027	6 003 903	6 003 544	6 004 786
NO0012708827	2 000 000	NOK	Fixed	4.00 %	2022	2032	1 992 894	1 991 894	2 012 144
NO0012728643	1 700 000	NOK	Fixed	4.33 %	2022	2034	1 827 847	1 833 610	1 776 962
NO0012807421	7 500 000	NOK	Floating	3M Nibor + 0.48 %	2023	2028	7 583 072	7 576 206	7 581 679
NO0013135301	6 000 000	NOK	Floating	3M Nibor + 0.57 %	2024	2029	5 999 217	-	-
XS1566992415	500 000	EUR	Fixed	0.375 %	2017	2024	-	5 650 096	5 623 910
XS1725524471	500 000	EUR	Fixed	0.375 %	2017	2025	5 892 009	5 643 755	5 617 586
XS1869468808	500 000	EUR	Fixed	0.50 %	2018	2025	5 878 713	5 631 067	5 606 708
XS1945130620	500 000	EUR	Fixed	0.875 %	2019	2029	5 890 884	5 642 856	5 623 707
XS1969637740	10 000	EUR	Fixed	1.245 %	2019	2039	118 375	113 499	113 189
XS1997131591	60 000	EUR	Fixed	1.112 %	2019	2039	708 624	679 434	677 358
XS2085864911	5 000	EUR	Fixed	0.56 %	2019	2039	59 030	56 596	56 032
XS2133386685	500 000	EUR	Fixed	0.01 %	2020	2027	5 911 769	5 680 239	5 644 322
XS2234711294	500 000	EUR	Fixed	0.01 %	2020	2028	5 931 306	5 700 851	5 664 344
XS2353312254	500 000	EUR	Fixed	0.125 %	2021	2031	5 857 494	5 612 603	5 582 597
XS2482628851	500 000	EUR	Fixed	1.625 %	2022	2030	5 884 936	5 637 140	5 628 551
XS2536806289	500 000	EUR	Fixed	2.50 %	2022	2028	5 858 228	5 610 576	5 614 732
XS2636611332	500 000	EUR	Fixed	3.25 %	2023	2033	5 884 812	5 636 456	5 650 898
XS2787826382	500 000	EUR	Fixed	2.875 %	2024	2029	5 949 367	-	-
Value adjustments							(2 281 320)	(5 913 768)	(3 233 051)
<b>Total covered bonds including accrued interest<sup>1</sup></b>							<b>109 568 637</b>	<b>104 648 994</b>	<b>106 572 817</b>

<sup>1</sup> For covered bonds linked to the company's cover pool, an overcollateralisation requirement of 2.75 per cent applies in accordance with the company's borrowing programme (Euro Medium Term Covered Note Programme). But the precondition for an overcollateralisation below five per cent is that the Aaa rating for the bonds is maintained. An overcollateralisation of 2 per cent is required to maintain the Aaa rating that Moody's Investors Service has accorded to the company's bonds.



Senior unsecured bonds - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Sep 2024	30 Sep 2023	31 Dec 2023
NO0010834716	500 000	NOK	Fixed	3.01 %	2018	2025	308 405	308 337	301 581
NO0010841620	300 000	NOK	Fixed	2.87 %	2019	2026	305 906	305 851	308 017
NO0010845936	500 000	NOK	Floating	3M Nibor + 0.78 %	2019	2024	-	300 902	300 937
NO0010849433	500 000	NOK	Floating	3M Nibor + 0.74 %	2019	2024	-	300 175	300 194
NO0010874944	300 000	NOK	Floating	3M Nibor + 0.58 %	2020	2025	302 187	302 026	302 101
NO0010904642	500 000	NOK	Floating	3M Nibor + 0.65 %	2020	2024	504 267	504 235	504 101
NO0010918113	300 000	NOK	Floating	3M Nibor + 0.45 %	2021	2024	-	302 848	302 997
NO0012899915	250 000	NOK	Floating	3M Nibor + 1.25 %	2023	2028	252 586	252 558	252 628
NO0013013979	250 000	NOK	Floating	3M Nibor + 1.24 %	2023	2028	250 589	250 546	250 579
NO0013101576	500 000	NOK	Floating	3 M Nibor + 0.87%	2023	2026	500 792	-	500 797
NO0013251207	300 000	NOK	Floating	3 M Nibor + 0.60%	2024	2027	301 090	-	-
Value adjustments							(15 026)	(32 400)	(20 817)
<b>Total senior unsecured bonds including accrued interest</b>							<b>2 710 797</b>	<b>2 795 078</b>	<b>3 303 114</b>

<b>Total debt securities issued including accrued interest</b>							<b>112 279 435</b>	<b>107 444 072</b>	<b>109 875 931</b>
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## Note 15 – Subordinated loan capital

Subordinated loan capital - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Sep 2024	30 Sep 2023	31 Dec 2023
NO0010864333	250 000	NOK	Floating	3M Nibor + 1.55% <sup>1</sup>	2019	2029	-	250 075	250 145
NO0010917735	150 000	NOK	Floating	3M Nibor + 1.04% <sup>2</sup>	2021	2031	151 644	151 553	151 617
NO0012618927	375 000	NOK	Floating	3M Nibor + 2.20% <sup>3</sup>	2022	2027	377 662	377 576	377 491
NO0013265900	250 000	NOK	Floating	3M Nibor + 1.65% <sup>4</sup>	2024	2029	249 821	-	-
<b>Total subordinated loan capital including accrued interest</b>							<b>779 126</b>	<b>779 204</b>	<b>779 252</b>

<sup>1</sup> Subordinated loan of NOK 250 million maturing on 27 September 2029, with a redemption right (call) on 27 September 2024 and thereafter quarterly at each interest date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest. Eika Boligkreditt has redeemed the bond in full as of 27 September 2024 (call).

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

<sup>3</sup> Subordinated loan of NOK 375 million maturing on 18 November 2032, with a redemption right (call) on 18 August 2027 and thereafter on each banking day in the subsequent interest period and thereafter on each interest payment date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest.

<sup>4</sup> Subordinated loan of NOK 250 million maturing on 27 December 2034, with a redemption right (call) on 27 September 2029 and thereafter on each banking day (including the next interest payment date) in the subsequent interest period and thereafter on each interest payment date. A regulatory and a tax related call are also provided. Should official regulation lead to changes which affect how far the capital can be regarded as tier 2 capital, the bond can be redeemed at a price equal to 100 per cent plus accrued interest.

## Note 16 – Capital adequacy ratio

Amounts in NOK 1 000	30 Sep 2024	30 Sep 2023	31 Dec 2023
Share capital	1 501 040	1 405 153	1 428 559
Share premium	4 309 343	4 005 230	4 081 824
Other paid-in equity	477 728	477 728	477 728
Other equity <sup>1</sup>	(110)	(429)	(343)
<b>Total equity recognised in the balance sheet (without tier 1 perpetual bonds)</b>	<b>6 288 001</b>	<b>5 887 682</b>	<b>5 987 768</b>
Fund for unrealised gains	-	123 706	-
Fund for valuation differences	-	152	16 143
Intangible assets	(184)	(501)	(392)
Deferred tax assets <sup>2</sup>	-	-	-
Prudent valuation adjustments of fair valued positions without accrued interest	(21 802)	(25 019)	(25 371)
<b>Total core tier 1 capital</b>	<b>6 266 014</b>	<b>5 986 019</b>	<b>5 978 147</b>
<b>Core capital adequacy ratio (core tier 1 capital)</b>	<b>30 Sep 2024</b>	<b>30 Sep 2023</b>	<b>31 Dec 2023</b>
Risk-weighted assets	39 981 979	38 323 855	38 644 408
Core tier 1 capital	6 266 014	5 986 019	5 978 147
<b>Core tier 1 capital ratio</b>	<b>15.7%</b>	<b>15.6%</b>	<b>15.5%</b>
Total core tier 1 capital	6 266 014	5 986 019	5 978 147
Tier 1 perpetual bonds	575 000	735 000	575 000
<b>Total tier 1 capital</b>	<b>6 841 014</b>	<b>6 721 019</b>	<b>6 553 147</b>
<b>Capital adequacy ratio (tier 1 capital)</b>	<b>30 Sep 2024</b>	<b>30 Sep 2023</b>	<b>31 Dec 2023</b>
Risk-weighted assets	39 981 979	38 323 855	38 644 408
Tier 1 capital	6 841 014	6 721 019	6 553 147
<b>Tier 1 capital ratio</b>	<b>17.1%</b>	<b>17.5%</b>	<b>17.0%</b>
Total tier 1 capital	6 841 014	6 721 019	6 553 147
Subordinated loans	774 118	774 181	774 249
<b>Total primary capital (tier 2 capital)</b>	<b>7 615 132</b>	<b>7 495 200</b>	<b>7 327 397</b>
<b>Capital adequacy ratio (tier 2 capital)</b>	<b>30 Sep 2024</b>	<b>30 Sep 2023</b>	<b>31 Dec 2023</b>
Risk-weighted assets	39 981 979	38 323 855	38 644 408
Total primary capital (tier 2 capital)	7 615 132	7 495 200	7 327 397
<b>Capital adequacy ratio</b>	<b>19.0%</b>	<b>19.6%</b>	<b>19.0%</b>
Required capital corresponding to eight per cent of calculation basis	3 198 558	3 065 908	3 091 553
Surplus equity and subordinated capital	4 416 573	3 450 463	4 235 844
The capital adequacy ratio is calculated using the standard method in Basel II.			
<b>30 September 2024</b>	<b>Risk-weighted assets</b>	<b>Capital requirement</b>	
Risk-weighted assets			
Credit risk <sup>3</sup>	38 541 370	3 083 310	
Operational risk	262 527	21 002	
CVA risk <sup>4</sup>	1 178 082	94 247	
<b>Total</b>	<b>39 981 979</b>	<b>3 198 558</b>	
<b>Leverage ratio</b>	<b>30 Sep 2024</b>	<b>30 Sep 2023</b>	<b>31 Dec 2023</b>
Total leverage ratio exposure	122 068 889	120 890 505	120 787 645
Tier 1 capital	6 841 014	6 721 019	6 553 147
<b>Leverage ratio</b>	<b>5.6 %</b>	<b>5.6 %</b>	<b>5.4 %</b>

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

<sup>1</sup>Pursuant to the rules for hedge accounting set out in IFRS 9, changes in fair value relating to cross-currency interest rate swaps may be recognised as cash-flow hedging. Because it is possible to disaggregate the basis spread as cash-flow hedging under IFRS 9, changes in value relating to the basis spread are neutralised in line with Article 33(1) of the CRR when calculating core tier 1 capital. This is the same as was the case for cash-flow hedging under IAS 39.

<sup>2</sup>Deferred tax assets attributable to temporary differences and amounting to less than 10 per cent of core tier 1 capital are not deducted from core tier 1 capital, but risk-weighted by 250 per cent. See the changes to the calculation regulations which came into force on 30 September 2014.

<sup>3</sup>Eika Boligkreditt had no non-performing engagements at 30 September 2024 where instalments due remained unpaid beyond 90 days. According to the EBA recommendation regarding the definition of default, the company is required to carry out various supplementary evaluations related to the probability of default. This evaluation must take account of the client's overall indebtedness, possible infection between agreements with the same debtor, the level of materiality limits and the duration of quarantine after being declared healthy.

On the basis of this new standard for assessing defaults, these are estimated to amount to NOK 18.7 million at 30 September 2024. This definition of default will affect the company's calculation of capital adequacy, where mortgages defined as in default have their risk weighting in the calculation base changed from 35 to 100 per cent, assuming that the LTV for the defaulting mortgages is below 100 per cent. The mortgages can also be deducted from tier 1 capital pursuant to article 47c of the CRR if the mortgage is entered into after 26 April 2019.

<sup>4</sup>At 30 September 2024, Eika Boligkreditt accounts for the risk of credit valuation adjustment (CVA) when calculating capital requirements for credit risk. This represents a supplement to the capital requirement for credit risk related to counterparty risk for derivatives.

The risk-weighted assets at 30 September amounted to NOK 40.0 billion and represents a quantification of the company's risk. After accounting for growth in overall lending and changes in the company's liquidity portfolio, operational risk and CVA risk, the calculation basis for capital adequacy at 30 September 2024 was NOK 1.3 billion higher than at 1 January.

At all times, the company must have a buffer in relation to the minimum capital adequacy requirement of eight per cent. This buffer must be sufficient to cover relevant risks which could affect the company. The company's Internal Capital Adequacy Assessment Process (ICAAP) is pursued to ensure that it has an adequate buffer in relation to the minimum requirement. The company plans to capitalise continued growth in the residential mortgage portfolio and capital requirements. The company's capital targets are a core tier 1 capital ratio of 14.78 per cent, a tier 1 capital ratio of 16.37 per cent and a tier 2 capital ratio of 18.5 per cent. These targets are adequate in relation to the legal requirements, the company's Pillar 2 demands, and capital requirements based on the company's internal assessment of risk (0.5 per cent). As can be seen above, the applicable buffer requirement was met at 30 September 2024 with a core tier 1 capital ratio of 15.7 per cent.

The company has a shareholder agreement which commits the owner banks, under given circumstances, to provide Eika Boligkreditt with necessary capital. More information on the shareholder agreement can be found in note 27 in the annual financial statements for 2023.

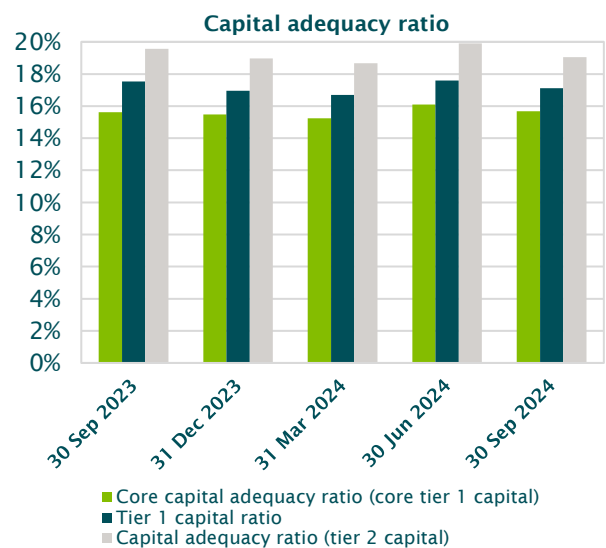
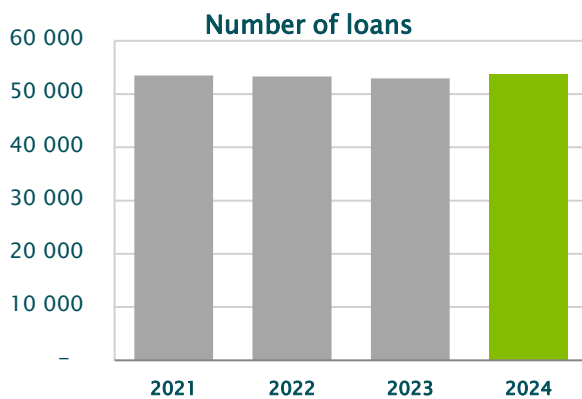
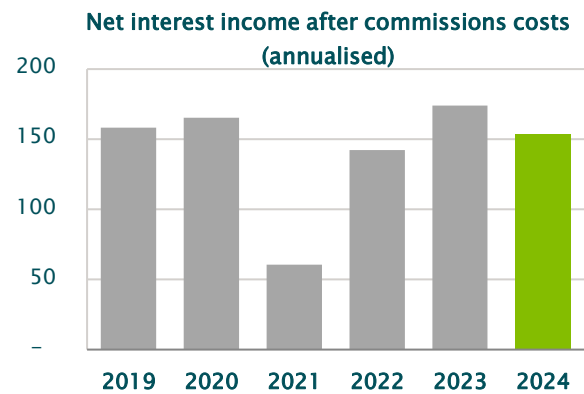
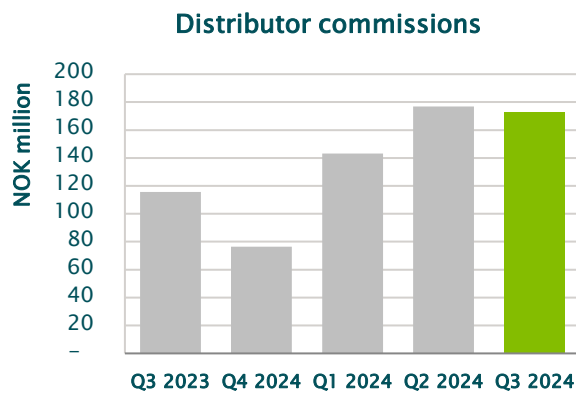
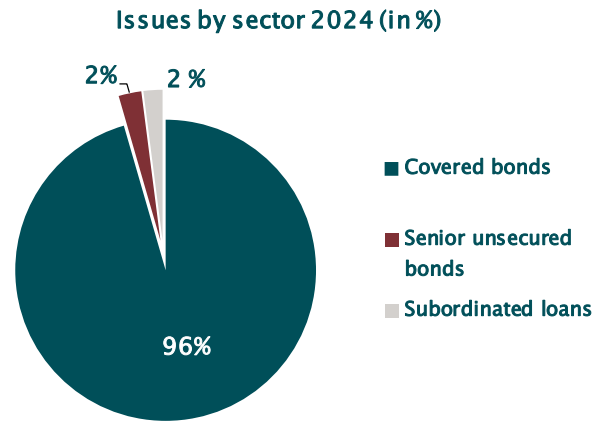
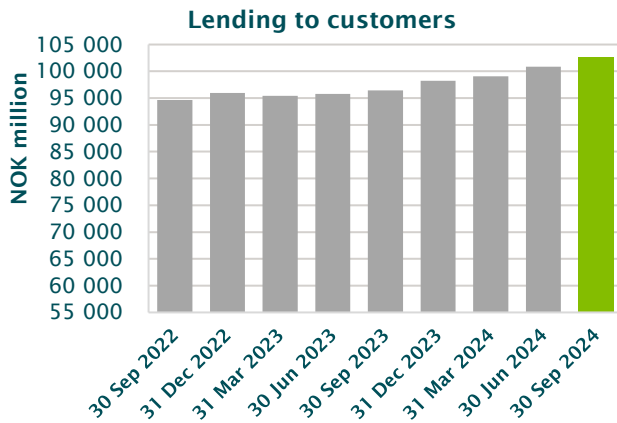
## Note 17 – Contingency and overdraft facilities

The company has an overdraft facility with DNB Bank ASA (DNB). Note 23 in the annual financial statements for 2023 provides a more detailed presentation of the overdraft with DNB. In 2012, the company established a Note Purchase Agreement (NPA) with the owner banks concerning the purchase of covered bonds, whereby the owner banks have accepted a liquidity obligation towards Eika Boligkreditt. Under the terms of this agreement, the owner banks have an obligation to purchase covered bonds issued by Eika Boligkreditt if the company's liquidity situation indicates that such purchases are necessary. During the second quarter of 2024, the terms of the agreement with the owner banks were renegotiated in order to ensure that the purchase obligation does not actually increase the owner banks' future capital requirement. In the revised agreement, the secondary liability has been removed and the owner banks' primary liability is limited such that the total amount of covered bonds issued under the NPA cannot exceed 20 per cent of the total amount of the covered bonds issued by the company. More information on the note purchase agreement can be found in note 23 to the annual financial statements for 2023.

## Note 18 – Risk management

Eika Boligkreditt AS has established a framework for risk management and control in the company, which defines risk willingness and the principles for managing risk and capital. The value of financial assets and liabilities fluctuates as a result of risk in the financial markets. Note 3 in the annual report for 2023 describes the company's financial risk, which also applies to financial risk in 2024.

## Key figures – Development



## Key figures - Unaudited

Amounts in NOK 1 000	30 Sep 2024	30 Sep 2023	31 Dec 2023
<b>Balance sheet development</b>			
Lending to customers	102 709 783	96 429 356	98 261 282
Debt securities issued	112 279 435	107 444 072	109 875 931
Subordinated loan capital	779 126	779 204	779 252
Equity	6 703 007	6 736 973	6 576 209
Equity in % of total assets	5.4	5.6	5.4
Average total assets <sup>1</sup>	122 540 276	122 554 338	122 256 092
Total assets	124 458 286	119 333 775	121 039 280
<b>Rate of return/profitability</b>			
Fee and commission income in relation to average total assets, annualised (%)	0.5	0.4	0.4
Sum operating expenses in relation to average lending to customers (%)	0.081	0.083	0.085
Return on equity before tax, annualised (%) <sup>2</sup>	1.8	1.3	2.0
Total assets per full-time position	6 222 914	6 629 654	6 370 488
Cost/income ratio (%) <sup>3</sup>	52.5	60.2	48.5
<b>Financial strength</b>			
Core tier 1 capital	6 266 014	5 986 019	5 978 147
Tier 1 capital	6 841 014	6 721 019	6 553 147
Total primary capital (tier 2 capital)	7 615 132	7 495 200	7 327 397
Risk-weighted assets	39 981 979	38 323 855	38 644 408
Core tier 1 capital ratio (%)	15.7	15.6	15.5
Tier 1 capital ratio (%)	17.1	17.5	17.0
Capital adequacy ratio % (tier 2 capital)	19.0	19.6	19.0
Leverage ratio (%) <sup>4</sup>	5.6	5.6	5.4
NSFR total indicator in % <sup>5</sup>	114	117	115
Defaults in % of gross loans	0.02	0.07	0.02
Loss in % of gross loans	-	-	-
<b>Staff</b>			
Number of full-time positions at end of period	20.0	18.0	19.0
<b>Liquidity Coverage Ratio (LCR)<sup>6</sup>:</b>			
<b>30 Sep 2024</b>	<b>Total</b>	<b>NOK</b>	<b>EUR</b>
Stock of HQLA	3 448 961	300 000	267 666
Net outgoing cash flows next 30 days	1 507 572	220 403	200 518
<b>LCR indicator (%)</b>	<b>229 %</b>	<b>136 %</b>	<b>133 %</b>
<b>30 Sep 2023</b>	<b>Total</b>	<b>NOK</b>	<b>EUR</b>
Stock of HQLA	1 531 631	300 000	109 444
Net outgoing cash flows next 30 days	1 023 206	317 516	109 444
<b>LCR indicator (%)</b>	<b>150 %</b>	<b>94 %</b>	<b>100 %</b>
<b>31 Dec 2023</b>	<b>Total</b>	<b>NOK</b>	<b>EUR</b>
Stock of HQLA	2 359 377	250 000	187 659
Net outgoing cash flows next 30 days	1 696 792	266 074	161 418
<b>LCR indicator (%)</b>	<b>139 %</b>	<b>94 %</b>	<b>116 %</b>

<sup>1</sup> Total assets are calculated as a quarterly average for the last period.

<sup>2</sup> Annualised profit before tax as a percentage of average equity on a quarterly basis (return on equity).

<sup>3</sup> Total operating expenses in % of net interest income after commissions costs.

<sup>4</sup> Leverage ratio is calculated in accordance with the CRR/CRD IV regulatory.

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

<sup>6</sup> Liquidity coverage ratio (LCR): 
$$\frac{\text{High-quality liquid assets}}{\text{Net outgoing cash flows next 30 days}}$$

LCR indicators: Pursuant to the Financial Supervisory Authority's guidance for reporting LCR, the liquidity cover ratio is excluded when calculating the cover pool's overcollateralisation. At 30 September 2024, liquid assets totalling NOK 300 million in the form of bonds and certificates were excluded from the calculation of the cover pool's overcollateralisation.

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