

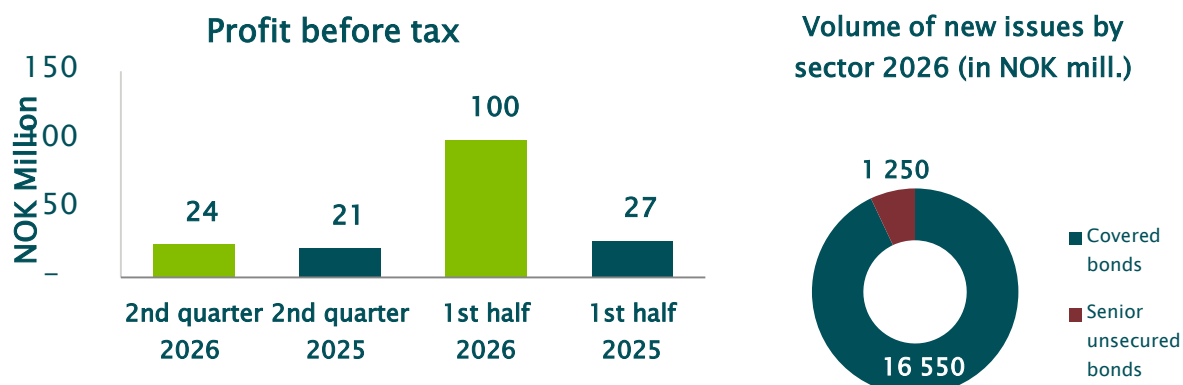
Eika Boligkreditt AS

Interim report for the second quarter and first half of 2026

Unaudited



Highlights



Second quarter 2026

- Pre-tax profit of NOK 23.8 million (Q2 2025: profit of NOK 21.3 million)
- Total comprehensive loss of NOK 6.5 million (Q2 2025: income of NOK 8.5 million)
- Mark-to-market effect of basis swaps negative at NOK 45.6 million (Q2 2025: negative at NOK 24.7 million)
- Financing of the owner banks up by 3.5 per cent, corresponding to an annualised growth of 13.9 per cent (Q2 2025: growth of 1.4 per cent, annualised at 5.7 per cent)
- NOK 120.4 million in expenses paid to owner banks for the intermediation of loans (Q2 2025: NOK 211.2 million)
- NOK 5.3 billion in bonds issued (Q2 2025: NOK 7.1 billion)

First half of 2026

- Pre-tax profit of NOK 100.0 million (H1 2025: profit of NOK 26.9 million)
- Total comprehensive income of NOK 72.1 million (H1 2025: income of NOK 95.4 million)
- Mark-to-market effect of basis swaps negative at NOK 23.9 million (H1 2025: positive at NOK 80.4 million)
- Financing of the owner banks up by 5.8 per cent, corresponding to an annualised growth of 11.7 per cent (H1 2025: growth of 4.0 per cent, annualised at 7.9 per cent)
- NOK 265.2 million in expenses paid to owner banks for the intermediation of loans (H1 2025: NOK 395.7 million)
- NOK 17.8 billion in bonds issued (H1 2025: NOK 20.1 billion)

Share price

Price per share NOK 4.1633 (Q2 2025: NOK 4.0630)

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

REPORT FOR THE SECOND QUARTER AND FIRST HALF OF 2026

Introduction

Eika Boligkreditt's main purpose is to ensure that the local banks in the Eika Alliance have access to long-term, 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 depth of access. The object of the company's business is to reduce risk for the owner banks. At 30 June 2026, the owner banks had NOK 121 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 second quarter and first half of 2026

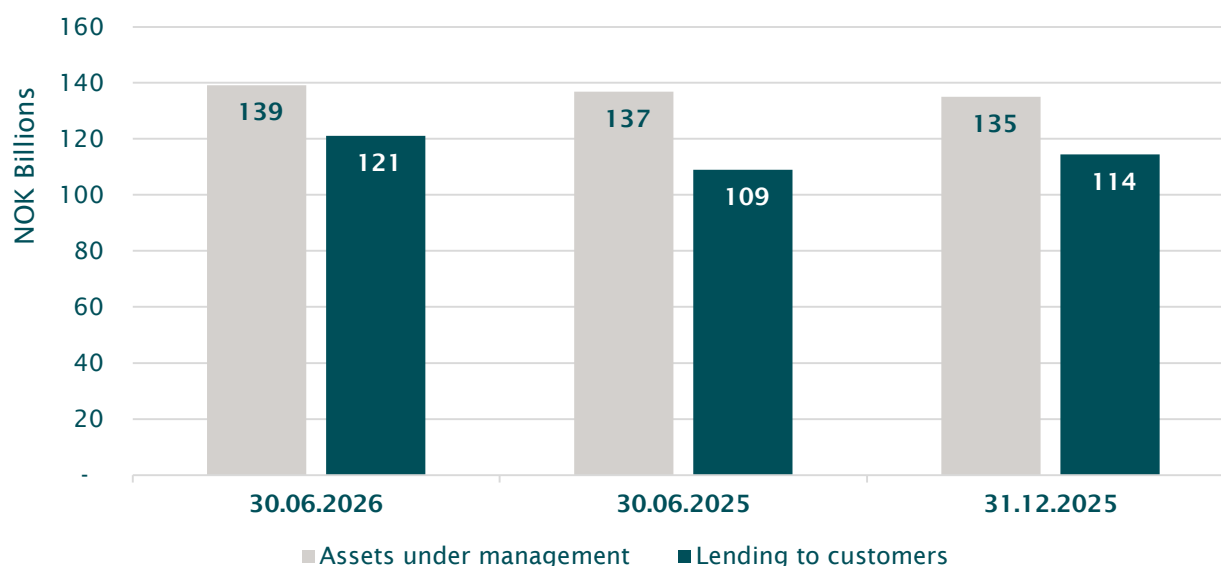
Amount in NOK thousand	2nd quarter 2026	2nd quarter 2025	1st half 2026	1st half 2025
Total interest income	1 574 926	1 535 675	3 076 619	3 024 438
Net interest income	23 327	30 069	68 931	60 628
Total gain and losses on financial instruments at fair value	17 254	(13 370)	67 410	(19 695)
Profit before tax	23 808	21 295	100 018	26 884
Comprehensive income (taking account of fair value changes in basis swaps)	(6 526)	8 525	72 068	95 388

The company's interest income in the second quarter 2026 was 2.6 per cent up on the corresponding period last year. The increase is attributable primarily to growth in the lending portfolio. Net interest income in the quarter was 22.4 per cent lower than in the second quarter 2025. The decrease is attributable to lower interest margins due to borrowing expenses rising more than interest income. Net interest income was also reduced by a NOK 7.7 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest expense. A combined total of NOK 120.4 million in total expenses was paid to the owner banks in the second quarter 2026. This is 43.0 per cent less than in the same period in 2025. The reduction reflects the fact that the banks achieved lower lending margins than in the second quarter last year. The mark-to-market effect of financial instruments recognised at fair value in profit and loss was positive at NOK 17.3 million. This is an increase of NOK 30.6 million compared with the same period last year, and is attributable to changes in value resulting from interest rate adjustments. Pre-tax profit for the second quarter 2026 totalled NOK 23.8 million, up by NOK 2.5 million on the same period in 2025.

The company's interest income in the first half of 2026 was 1.7 per cent up on the corresponding period last year. The increase is attributable primarily to growth in the lending portfolio. Net interest income in the first half of 2026 was 13.7 per cent up on the corresponding period last year. The increase is attributable primarily to higher interest margins due to interest income rising more than borrowing expenses. Net interest income was also affected by a NOK 10.3 million contribution to the Norwegian Banks Guarantee Fund's resolution fund, which is recognised as an interest expense. The total expenses paid to owner banks in the first half of 2026 was 33.0 per cent down on the same period in 2025. The decrease reflects lower lending margins on the part of the banks. The mark-to-market effect of financial instruments at fair value was positive at NOK 67.4 million, up NOK 87.1 million from the same period last year. Pre-tax profit in the first half of 2026 came to NOK 100 million, an increase of NOK 73.1 million compared with the same period in 2025.

Interest on tier 1 perpetual bonds totalled NOK 12.3 million in the second quarter and NOK 24.2 million in the first half of 2026. 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.

Balance sheet and liquidity



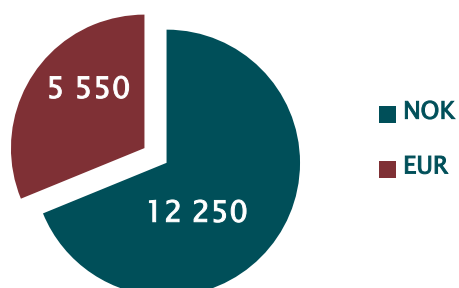
Assets under management by Eika Boligkreditt amounted to NOK 139.1 billion at 30 June 2026, up by NOK 4.1 billion from 31 December 2025. Financing of the owner banks (residential mortgage lending to customers at nominal value excluding accrued interest and changes to the fair value of residential mortgages) totalled NOK 121.1 billion, representing a net increase of NOK 4.1 billion in the second quarter and NOK 12.2 billion over the past 12 months. This is equivalent to a net growth in lending of 10.6 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 4.3 billion in the second quarter and NOK 14.2 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 12.9 per cent over the past 12 months.

Borrowing

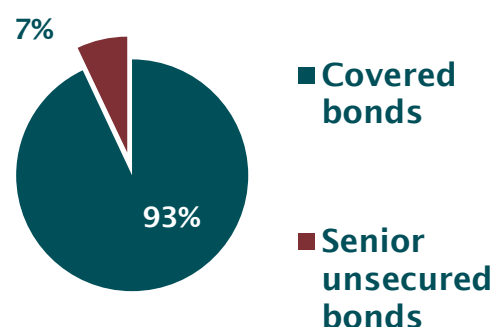
Eika Boligkreditt issued bonds with a nominal value of NOK 5.3 billion in the second quarter 2026, compared with NOK 7.1 billion in the same period in 2025. The volume issued in the second quarter 2026 comprised NOK 4.5 billion in covered bonds and a senior unsecured bond of NOK 750 million.

During the first six months of 2026, Eika Boligkreditt issued bonds with a nominal value of NOK 17.8 billion, compared with NOK 20.1 billion in the same period in 2025. The volume issued in the first six months of 2026 comprised NOK 16.6 billion in covered bonds and NOK 1.2 billion in senior unsecured bonds.

Issuance by currency (in NOK mill) in 2026



Issuance by sector (in %) in 2026



Of the bonds issued in 2026, 68.8 per cent were denominated in Norwegian kroner (NOK) and 31.2 per cent in euro (EUR). Covered bonds accounted for 93.0 per cent of the total volume issued.

The table below shows the issuances (excluding tier 1 perpetual bonds) undertaken in 2026, 2025 and 2024.

New issues (amounts in NOK million)	1st half 2026	1st half 2025	2025	2024
Covered bonds (issued in EUR)	5 550	11 618	11 618	5 715
Covered bonds (issued in NOK)	11 000	7 700	16 400	9 120
Senior unsecured bonds and certificates (issued in	1 250	800	800	800
Subordinated loans (issued in NOK)	-	-	150	250
Total issued	17 800	20 118	28 968	15 885

The average tenor for the covered bonds issued so far in 2026 was 4.65 years. At 30 June 2026, the average tenor for the company's borrowing portfolio was 3.98 years, compared with 3.91 years at 1 January.

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

Carrying value in NOK million	30.06.2026	30.06.2025	31.12.2025	31.12.2024
Covered bonds	125 007	121 374	120 417	110 962
Senior unsecured bonds	3 869	3 216	2 920	2 592
Subordinated loans	779	779	855	779
Total borrowing including accrued interest	129 654	125 370	124 192	114 333

Total borrowing by the company at 30 June came to NOK 129.7 billion, an increase of NOK 5.5 billion from 1 January.

Liquidity

At the close of the second quarter 2026, the company had a liquidity portfolio of NOK 15.7 billion, of which NOK 0.9 billion related to repo agreements. The liquidity portfolio includes cash collateral of NOK 1.2 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 and Eika Boligkreditt

On 26 June 2026, Trøndelag Sparebank and Ørland Sparebank announced that their boards of directors had formally agreed a plan to merge the two banks. The merged bank will continue operating under the name Trøndelag Sparebank. The merged bank will have business capital of approximately NOK 18.0 billion. Ørland Sparebank is affiliated with the Local Bank Alliance, while Trøndelag Sparebank is a member of the Eika Alliance. The banks have performed a thorough and wide-ranging assessment to determine which partnership/alliance the merged bank will affiliate itself with. Based on this assessment, the banks agree that the merged bank will join the Eika Alliance. A potential merger is, in part, contingent on the preparation of a merger plan that is approved by the banks' shareholders at their respective general meetings. This is scheduled to be tabled for consideration on 13 August 2026. The merger is also contingent on the authorities granting the necessary approvals. The merger is provisionally scheduled for completion on 1 April 2027.

On 22 June 2026, the boards of Selbu Sparebank and Hegra Sparebank signed a letter of intent to merge the two banks. Hegra Sparebank is a member of the Eika Alliance, while Selbu Sparebank is affiliated with the Local Bank Alliance. Following an extensive review process, the banks' boards of directors have decided that the merged bank will join the Eika Alliance. The merger is contingent on a merger plan being approved by the banks' shareholders at their respective general meetings. This is scheduled to be tabled for consideration on 12 August 2026. The merger is also contingent on the necessary approvals being granted by the Financial Supervisory Authority of Norway. The merger is provisionally scheduled for completion on or around 1 April 2027.

On 10 June 2026, the boards of Berg Sparebank og Trøgstad Sparebank announced that they had signed a letter of intent to merge the two banks. Berg Sparebank and Trøgstad Sparebank are both members of the Eika Alliance. While the banks operate in proximity to each other in the Østfold region, their market areas do not overlap. The merged bank will have business capital of approximately NOK 14.4 billion. The banks' boards of directors are scheduled to finalise a merger plan in mid-October 2026, with the merger being approved by their shareholders at general meetings in early December this year. According to the provisional schedule, the merger is due to be completed during the summer of 2027.

The IRB project is currently transitioning from development/implementation to stable operations and the documentation phase. External consultants have largely been phased out of the project, with the organisation and areas of responsibility for the operational IRB system having been defined and staffed during the project phase. PD models were launched and incorporated into the Credit Portal during the second quarter. The LGD model and regulatory calibration will be finalised up to or after the summer break, with the IRB application being completed and submitted in the second half of the year. The project will therefore have delivered on its most important technical and model-related milestones before the summer.

Risk management and capital adequacy

Eika Boligkreditt had total subordinate capital of NOK 7.8 billion at the close of the second quarter 2026, virtually unchanged from the first quarter. In the first quarter 2026, a call was made announcing the redemption of the remaining NOK 75 million of a subordinated loan originally amounting to NOK 150 million. The date of redemption was 20 April 2026. No tier 1 perpetual bonds matured or were issued in the second quarter, and no new equity has been issued in 2026.

Capital adequacy is calculated using the Standardised Approach (SA) pursuant to the Capital Requirements Regulation III (CRR3). At the close of the second quarter 2026, risk-weighted assets totalled NOK 36.7 billion. After accounting for growth in overall lending and changes in the company's liquidity portfolio, operational risk and CVA risk, risk-weighted assets at 30 June 2026 were NOK 1.6 billion higher than at 1 January. Eika Boligkreditt's total capital ratio is calculated as a proportion of this basis.

The table below presents developments in the capital adequacy ratio.

Amounts in NOK million	30 Jun 2026	30 Jun 2025	31 Dec 2025
Risk-weighted assets	36 683	34 858	35 120
Total primary capital (tier 2 capital)	7 794	7 721	7 867
Capital adequacy ratio in per cent	21.3 %	22.2 %	22.4 %

The requirement for a countercyclical buffer stands at 2.5 per cent. This buffer is intended to improve the banks' capital adequacy and prevent their credit practice from strengthening an economic downturn.

The company is also subject to a 4.5 per cent systemic risk buffer requirement. The purpose of the systemic risk buffer requirement is to make the enterprises more robust and resilient in the face of credit losses and other disturbances which may arise as a consequence of structural vulnerabilities in the economy or other persistent systemic risks.

The company's capital targets are specified as follows:

• Common Equity Tier 1 capital ratio:	14.78%	(17.6% at 30 June 2026)
• Tier 1 capital ratio:	16.37%	(19.1% at 30 June 2026)
• Total capital ratio:	18.50%	(21.3% at 30 June 2026)

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 June 2026, with a common equity tier 1 capital ratio 17.6 per cent.

Outlook

The company's net financing of the owner banks increased by NOK 4.1 billion in the second quarter 2026, and by NOK 14.2 billion over the past four quarters. Net portfolio growth in the past 12 months corresponds to 13.8 per cent. The credit indicator for June 2026 published by Statistics Norway showed a 12-month increase of 4.7 per cent in Norwegian household debt, slightly down from 4.8 per cent at 31 December 2025.

In Norges Bank's latest lending survey, the banks reported that demand for residential mortgages increased slightly in the second quarter 2026. The increase was in line with the banks' expectations. Demand for mortgages from first-time homebuyers and for fixed-rate mortgages remained largely unchanged. The banks expect demand for residential mortgages to remain more or less unchanged in the third quarter. Credit practice with respect to households was virtually unchanged in the second quarter, nor do the banks expect any change in the third quarter. The banks reported that lending margins for residential mortgages decreased slightly in the second quarter, continuing the trend in the previous two quarters. The decrease was somewhat larger than the banks had expected. Some banks expect that margins will decrease further in the third quarter, while others expect them to increase. Overall, margins are expected to remain largely unchanged. Furthermore, the banks reported largely unchanged lending rates and somewhat higher financing costs for residential mortgages in the second quarter. They also reported an intensification in the level of competition. The banks expect that lending rates and financing costs will increase somewhat in the third quarter and that competition will intensify a little further.

The house price report published by Real Estate Norway (Eiendom Norge) showed that the average price of residential property in Norway fell by 0.3 per cent in June. Adjusted for seasonal variations, prices rose by 0.4 per cent. In the year to date, residential property prices have risen by 5.5 per cent in Norway. Developments in residential property prices vary significantly from region to region. In the first six months of 2026, prices rose most steeply in the Greater Ålesund region (up 12.1 per cent), followed by Tromsø (up 10.3 per cent). At the other end of the scale, property prices in Oslo have risen by 1.2 per cent during the period. So far this year, developments in residential property prices in Norway's Eastern Region (Østlandet) have been noticeably weaker than in the rest of the country. A total of 57 680 homes were sold in Norway in the first half of 2026, which is 4.1 per cent fewer than in the same period in 2025. We expect that residential property prices will continue to rise somewhat going forward, driven by good growth in real wages and a continued low level of housebuilding.

The credit spread for the company's covered bonds with a five-year tenor in Norwegian kroner narrowed by 10 basis points in the first six months of 2026 to a level 23 basis points above the three-month Nibor. The entire decrease came in the second quarter. The credit spreads indicated by potential facilitators of a new first-hand transaction with a similar tenor in the euro market have remained largely unchanged in the first half of 2026 at a level equivalent to around 23 basis points above the swap rate. The cross currency basis for a five-year tenor to hedge the amount from euro back to Norwegian kroner is approx. minus 7 basis points, compared with minus 4.5 basis points at the start of the year. Market expectations indicate relatively stable credit spreads for covered bonds going forward.

Growth in the Norwegian economy slowed from the middle of 2025 and through the first quarter this year, following a noticeable upturn from mid-2024. Although inflation has subsided significantly since its peak in 2022, it held steady at around 3 per cent throughout 2025 and so far into this year. This is clearly above the inflation target of 2 per cent. In the years to come, the Norwegian economy is forecast to grow at close to the trend rate of 1.5 per cent per annum, supported by a solid rise in real wages, growth in household consumption and high levels of public spending, while the rate of inflation gradually falls towards 2 per cent. However, considerable uncertainty attaches to future developments, particularly in relation to the conflict in the Middle East and US policymaking.

There has been an active market for new covered-bond issues in both euro and Norwegian kroner in 2026. In the Norwegian market, covered bonds worth NOK 151 billion were issued in the first half of the year. Of this amount, Nordea Eiendoms kreditt, as the largest single issuer, accounted for NOK 50 billion. In the euro market, covered bonds worth EUR 123 billion were issued, with Norwegian issuers accounting for EUR 5.5 billion. In the first half of 2026, 70 per cent of the covered bonds issued by Norwegian credit institutions were denominated in Norwegian kroner. In 2025 by comparison, covered bonds worth NOK 195 billion were issued in the Norwegian market and EUR 160 billion in the euro market.

The level of activity with respect to the issuance of covered bonds denominated in Norwegian kroner is expected to remain more or less the same in 2026 as in 2025. However, issuances in euro are expected to increase slightly ($\approx +5$ per cent). NOK 190 billion matures in the Norwegian market in 2026, with EUR 157 billion maturing in the euro market. At the same time, covered bonds worth around NOK 200 billion and just under EUR 170 billion are expected to be issued during the year. In the euro market, Norwegian issuers are expected to issue EUR 9.5 billion in covered bonds.

In the first quarter 2026, Eika Boligkreditt issued covered bonds equivalent to EUR 500 million and NOK 6.0 billion, as well as NOK 500 million in senior unsecured bonds. In the second quarter, the company issued NOK 4.5 billion in covered bonds and NOK 750 million in senior unsecured bonds. In the first half of 2026, Eika Boligkreditt issued the equivalent of NOK 16.55 billion in covered bonds and NOK 1.25 billion in senior unsecured bonds. In 2025 as a whole, covered bonds worth the equivalent of NOK 28.0 billion and senior unsecured bonds worth NOK 800 million were issued, while NOK 150 million was raised in subordinated loan financing. In 2026, the company expects to issue a total of NOK 26.4 billion in covered bonds, NOK 1 billion in senior unsecured bonds and NOK 200 million in subordinated loans. The need for senior unsecured bonds in 2026 is higher than budgeted because the company wishes to maintain the level of overcollateralisation in the cover pool. The need for covered bonds and subordinated loans is expected to remain at the level originally budgeted.

Oslo, 13 August 2026

The board of directors of Eika Boligkreditt AS

Paul Carsten Holst
Chair

Lena Jørundland

Kristin Steinfeldt-Foss

Gro Furunes Skårsmoen

Terje Svendsen

Knut Marius Skoglund

Odd-Arne Pedersen
CEO

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

We hereby confirm that, to the best of our knowledge, the company's interim financial statements for the period from 1 January to 30 June 2026 have been prepared in accordance with applicable accounting standards, and that the information in the financial statements provides a true and fair picture of the overall assets, liabilities, financial position and financial results of the business.

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

Oslo, 13. august 2026

The board of directors of Eika Boligkreditt AS

Signed electronically

Paul Carsten Holst
Chair

Lena Jørundland

Kristin Steinfeldt-Foss

Gro Furunes Skårsmoen

Terje Svendsen

Knut Marius Skoglund

Odd-Arne Pedersen
CEO

Statement of comprehensive income

Amounts in NOK 1 000	Notes	2Q 2026	2Q 2025	1 st half 2026	1 st half 2025	2025
INTEREST INCOME						
Interest from loans to customers at amortised cost	Note 19	1 322 243	1 245 949	2 565 331	2 460 126	4 979 284
Interest from loans to customers at fair value	Note 19	73 196	87 387	144 679	179 981	339 507
Interest from loans and receivables on credit institutions		20 490	37 798	54 995	70 038	129 873
Interest from bonds, certificates and financial derivatives		148 581	154 723	291 016	294 746	599 573
Other interest income at amortised cost		9 934	9 241	19 617	18 370	37 019
Other interest income at fair value		483	577	981	1 178	2 217
Total interest income		1 574 926	1 535 676	3 024 438	6 087 475	6 087 475
INTEREST EXPENSES						
Interest on debt securities issued		1 528 251	1 465 766	2 959 402	2 879 512	5 796 107
Interest on subordinated loan capital		12 378	12 515	25 024	25 046	50 322
Contribution to the Norwegian Banks' Guarantee Fund's Resolution Fund		7 728	5 093	10 274	10 186	20 372
Other interest expenses		3 242	22 232	12 987	49 065	87 901
Total interest expenses		1 551 599	1 505 606	3 007 687	2 963 810	5 954 703
Net interest income		23 327	30 069	68 931	60 628	132 772
Income from portfolio sale	Note 3	-	23 252	-	23 252	25 027
Total income from shares	Note 4	6 698	5 737	12 108	9 993	23 475
NET GAINS AND LOSSES ON FINANCIAL INSTRUMENTS AT FAIR VALUE						
Net gains and losses on bonds and certificates	Note 5	2 885	2 723	7 523	3 529	7 507
Net gains and losses on fair value hedging on debt securities issued	Note 5, 6	(8 748)	(35 742)	10 006	(29 728)	(7 464)
Net gains and losses on financial derivatives	Note 5	(26 588)	(82 821)	32 091	(101 096)	(96 427)
Net gains and losses on loans at fair value	Note 5	49 705	102 471	17 790	107 599	109 205
Total gains and losses on financial instruments at fair value		17 254	(13 370)	67 410	(19 695)	12 821
SALARIES AND GENERAL ADMINISTRATIVE EXPENSES						
Salaries, fees and other personnel expenses		10 372	8 816	21 219	17 851	39 062
Administrative expenses		10 793	12 906	23 932	25 192	47 249
Total salaries and administrative expenses		21 165	21 723	45 151	43 043	86 311
Depreciation		701	825	422	1 897	3 591
Other operating expenses		1 604	1 845	2 858	2 353	3 804
Losses on loans and guarantees		-	-	-	-	-
PROFIT BEFORE TAXES		23 808	21 295	100 018	26 884	100 389
Taxes		1 209	733	15 929	(2 096)	6 868
PROFIT FOR THE PERIOD		22 599	20 562	84 089	28 980	93 521
ITEMS TRANSFERRABLE TO PROFIT AND LOSS						
Net gains and losses on bonds and certificates	Note 5	6 749	8 678	7 909	8 095	11 524
Net gains and losses on basis swaps	Note 5	(45 583)	(24 727)	(23 937)	80 448	161 142
Taxes on other comprehensive income		9 708	4 012	4 007	(22 136)	(43 167)
				(12 021)	66 407	129 500
COMPREHENSIVE INCOME FOR THE PERIOD		(6 526)	8 525	72 068	95 388	223 021

Of the total comprehensive income for the period, NOK 35.7 million is attributable to the shareholders of the company, NOK 24.2 million is attributed to the Additional Tier 1 perpetual bond investors, and NOK 12.1 million is to the fund for valuation differences.

Balance sheet

Amounts in NOK 1 000	Notes	30.06.2026	30.06.2025	31.12.2025
ASSETS				
Lending to and receivables from credit institutions		2 134 525	5 447 550	1 425 506
Lending to customers	Note 6, 7	121 111 406	108 905 077	114 433 832
Other financial assets	Note 8	117 862	160 283	15 666
Bonds and certificates at fair value	Note 6,9	13 613 165	16 911 729	14 993 412
Financial derivatives	Note 6,10	1 982 435	5 213 556	3 968 142
Shares	Note 4,11	1 650	1 650	1 650
Shares in associated company	Note 4	56 380	55 180	63 184
Deferred tax assets		111 341	141 249	111 255
Intangible assets		-	62	19
Right-of-use assets	Note 12	16 526	19 352	18 534
TOTAL ASSETS		139 145 290	136 855 689	135 031 199
LIABILITIES AND EQUITY				
Liabilities				
Loans from credit institutions	Note 13	1 210 751	4 374 236	3 474 785
Financial derivatives	Note 6,10	1 386 745	331 411	494 211
Debt securities issued	Note 14	128 875 299	124 590 717	123 336 886
Other liabilities		50 755	85 742	73 529
Pension liabilities		2 290	1 469	1 958
Lease obligations	Note 12	16 636	20 139	19 508
Subordinated loan capital	Note 15	779 171	779 190	854 675
TOTAL LIABILITIES		132 321 646	130 182 905	128 255 552
Equity				
Share capital		1 501 040	1 501 040	1 501 040
Share premium		4 309 343	4 309 343	4 309 343
Other paid-in equity		477 728	477 728	477 728
Fund for unrealised gains		-	-	-
Fund for valuation differences		741	1 657	19 654
Other equity		(40 209)	(191 983)	(107 118)
Tier 1 perpetual bonds		575 000	575 000	575 000
TOTAL EQUITY	Note 16	6 823 643	6 672 784	6 775 647
TOTAL LIABILITIES AND EQUITY		139 145 290	136 855 689	135 031 199

Statement of changes in equity

Amounts in NOK 1 000	Share capital ¹	Share premium ¹	Other paid in equity ²	Fund for unrealised gains ³	Fund for valuation differences ⁴	Retained earnings: other equity ⁵	Tier 1 perpetual bonds ⁶	Total equity
Result for the period	-	-	-	-	17 641	(11 319)	13 058	19 380
Other income and expenses	-	-	-	-	-	(106 879)	-	(106 879)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	82	(13 058)	(12 976)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 December 2024	1 501 040	4 309 343	477 728	-	17 641	(278 218)	575 000	6 602 530
Result for the period	-	-	-	-	-	(4 244)	12 662	8 418
Other income and expenses	-	-	-	-	-	78 448	-	78 448
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	73	(12 662)	(12 589)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 March 2025	1 501 040	4 309 343	477 728	-	17 641	(203 941)	575 000	6 676 807
Result for the period	-	-	-	-	-	7 937	12 625	20 562
Other income and expenses	-	-	-	-	-	(12 037)	-	(12 037)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	77	(12 625)	(12 548)
Disbursed dividends for 2023	-	-	-	-	(15 984)	15 984	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 June 2025	1 501 040	4 309 343	477 728	-	1 657	(191 980)	575 000	6 672 784
Result for the period	-	-	-	-	-	24 251	12 645	36 896
Other income and expenses	-	-	-	-	-	68 810	-	68 810
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	78	(12 645)	(12 567)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 September 2025	1 501 040	4 309 343	477 728	-	1 657	(98 845)	575 000	6 765 922
Result for the period	-	-	-	-	17 997	(2 633)	12 281	27 645
Other income and expenses	-	-	-	-	-	(5 717)	-	(5 717)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	78	(12 281)	(12 203)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 December 2025	1 501 040	4 309 343	477 728	-	19 654	(107 118)	575 000	6 775 647
Result for the period	-	-	-	-	-	49 570	11 919	61 489
Other income and expenses	-	-	-	-	-	17 104	-	17 104
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	76	(11 919)	(11 843)
Disbursed dividends for 2023	-	-	-	-	-	-	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 31 March 2026	1 501 040	4 309 343	477 728	-	19 654	(40 368)	575 000	6 842 398
Result for the period	-	-	-	-	-	10 292	12 307	22 599
Other income and expenses	-	-	-	-	-	(29 125)	-	(29 125)
Equity issue	-	-	-	-	-	-	-	-
Interest tier 1 capital	-	-	-	-	-	77	(12 307)	(12 230)
Disbursed dividends for 2023	-	-	-	-	(18 913)	18 913	-	-
Hybrid capital	-	-	-	-	-	-	-	-
Balance sheet as at 30 June 2026	1 501 040	4 309 343	477 728	-	741	(40 209)	575 000	6 823 643

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

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

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

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

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

⁵Other equity comprises earned and retained profits.

⁶Additional 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 Additional 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 in equity.

Statement of cash flows

Amounts in NOK 1 000	2Q 2026	2025
CASH FLOW FROM OPERATING ACTIVITIES		
Profit for the period	72 068	223 021
Taxes	11 922	50 034
Income taxes paid	-	-
Ordinary depreciation	19	122
Non-cash pension costs	332	781
Change in loans to customers	(6 677 574)	(9 795 538)
Change in bonds and certificates	1 380 246	145 375
Change in financial derivatives and debt securities issued	302 782	(256 885)
Interest expenses	2 971 425	5 821 461
Paid interest	(3 114 768)	(5 593 333)
Interest income	(3 190 135)	(6 048 233)
Received interests	3 201 239	6 054 859
Changes in other assets	(113 300)	14 345
Changes in short-term liabilities and accruals	107 695	(238 420)
Share of profit/loss in associated companies	(12 108)	(23 475)
Payments from shares in associated companies	18 913	21 461
Net cash flow relating to operating activities	(5 041 244)	(9 624 424)
INVESTING ACTIVITIES		
Payments related to acquisition of fixed assets	-	-
Net cash flow relating to investing activities	-	-
FINANCING ACTIVITIES		
Gross receipts from issuance of bonds and commercial paper	18 014 538	28 989 957
Gross payments of bonds and commercial paper	(9 900 666)	(17 554 912)
Gross receipts on issue of subordinated loan capital	-	-
Gross payments of subordinated loan capital	(75 504)	75 394
Gross receipts from issue of loan from credit institution	-	-
Gross payments from loan from credit institution	(2 264 034)	(1 580 021)
Gross receipts from issuing tier 1 perpetual bonds	-	-
Gross payments from issuing tier 1 perpetual bonds	-	-
Interest to the hybrid capital investors	(24 072)	(49 904)
Payments of dividend	-	-
Paid-up new share capital	-	-
Net cash flow from financing activities	5 750 262	9 880 514
Net changes in lending to and receivables from credit institutions	709 019	256 090
Lending to and receivables from credit institutions at 1 January	1 425 506	1 169 415
Lending to and receivables from credit institutions at end of period	2 134 525	1 425 506

Notes

Note 1 – Accounting policies

General

Eika Boligkreditt will prepare financial statements for 2026 in accordance with the International Financial Reporting Standards (“IFRS”) as adopted by the European Union (EU), and the Regulations on Annual Accounts for Banks, Credit Institutions and Finance Companies (Forskrift om årsregnskap for banker, kredittforetak og finansieringsforetak). 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 2025 provides more details about accounting principles pursuant to the IFRS.

The financial statements for the second quarter of 2026 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 2025, 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 2025 for further information.

No loans were written down at 30 June 2026.

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	2026	2025
Total income from portfolio sale	-	25 027

Sparebank1 Østlandet (into which Totens Sparebank merged in the fourth quarter 2024) exited as an owner bank in connection with the rebalancing of ownership in October 2025, as a consequence of buying out the remaining portfolio in June 2025. In addition to the principal of the residential mortgages, amounting to NOK 2 658 million, the bank paid NOK 22.3 million in compensation for early redemption of its financing with Eika Boligkreditt

Correspondingly, Sparebanken Norge (into which Oslofjord Sparebank merged on 1 December 2025) exited as an owner bank in connection with the rebalancing of ownership in March 2026, as a consequence of buying out the remaining portfolio in November 2025. Oslofjord Sparebank had a portfolio in Eika Boligkreditt amounting to NOK 324 million. The cost of redemption amounted to NOK 2.7 million.

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

Shares classified at fair value recognised in profit and loss

Amounts in NOK 1 000	Number of shares	Cost price	Book value 30 jun 2026	Owner share
Nordic Credit Rating AS	10 000	2 500	1 650	1.60 %
Total	10 000	2 500	1 650	

Shares in associated company

Assets in associated companies are recognised using the equity method.

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

Amounts in NOK 1 000	2026	2025
Carrying amount at 1 January	63 184	61 171
Addition/disposal	-	-
Revaluation at acquisition cost	-	-
Share of profit/loss	12 108	23 475
Dividend	(18 913)	(21 461)
Carrying amount	56 380	63 184

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	2nd quarter 2026	2nd quarter 2025	1st half 2026	1st half 2025	2025
Net gains and losses on bonds and certificates including currency effects ¹	2 885	2 723	7 523	3 529	7 507
Net gains and losses on loans at fair value	49 705	102 471	17 790	107 599	109 205
Net gains and losses on financial debts, hedged ²	(890 243)	(3 019 480)	2 599 396	(237 985)	1 491 125
Net gains and losses on interest swaps related to lending	(26 588)	(82 821)	32 091	(101 096)	(96 427)
Net gains and losses on interest and currency swaps related to liabilities ²	881 495	2 983 737	(2 589 390)	208 257	(1 498 589)
Net gains and losses on financial instruments at fair value	17 254	(13 370)	67 410	(19 695)	12 821

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

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

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

Amounts in NOK 1 000	2nd quarter 2026	2nd quarter 2025	1st half 2026	1st half 2025	2025
Net gains and losses on bonds and certificates	10 781	15 880	(967)	14 825	7 929
Net gains and losses on interest-rate swaps related to bonds and certificates	(4 032)	(7 202)	8 877	(6 730)	3 595
Net gains and losses on basis swaps ³	(45 583)	(24 727)	(23 937)	80 448	161 142
Net gains and losses on financial instruments at fair value	(38 834)	(16 049)	(16 028)	88 542	172 665

³ Total comprehensive income for 2026 includes negative NOK 23.9 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 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 Jun 2026		31 Dec 2025	
	Nominal amount	Fair value	Nominal amount	Fair value
Amounts in NOK 1 000				
Interest rate swap lending ¹	5 540 898	214 640	5 341 787	185 673
Interest rate and currency swap ²	32 644 325	1 745 024	55 181 725	3 764 706
Interest swap placement	400 000	22 771	577 483	17 762
Total financial derivative assets including accrued interest	38 585 223	1 982 435	61 100 995	3 968 142

Liabilities	30 Jun 2026		31 Dec 2025	
	Nominal amount	Fair value	Nominal amount	Fair value
Amounts in NOK 1 000				
Interest rate swap lending ¹	310 572	661	1 012 300	2 337
Interest rate and currency swap ²	39 343 425	1 385 909	11 556 025	487 771
Interest swap placement	169 620	175	218 896	4 103
Total financial derivative liabilities including accrued interest	39 823 617	1 386 745	12 787 221	494 211

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

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

Fair value and cash flow hedging on debt securities issued

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

The basis margin related to foreign currency from financial instruments is separated out by excluding this earmarking of the fair-value hedge and the currency element in the hedge is identified as a cash flow hedge. This implies that changes in the basis swap, which arise when entering a currency swap to 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 Jun 2026		31 Dec 2025	
	Nominal amount	Value recognised in balance sheet	Nominal amount	Value recognised in balance sheet
Hedging instruments: interest rate and currency swaps ^{1,2}	71 987 750	110 283	66 737 750	2 706 377
Hedged items: financial commitments incl foreign exchange ²	71 987 750	(540 678)	66 737 750	(3 116 137)
Net capitalised value without accrued interest	-	(430 395)	-	(409 761)

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

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

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

Amounts in NOK 1 000	2nd quarter 2026	2nd quarter 2025	1st half 2026	1st half 2025	2025
Hedging instruments	881 495	2 983 737	(2 589 390)	208 257	(1 498 589)
Hedged items	(890 243)	(3 019 480)	2 599 396	(237 985)	1 491 125
Net gains/losses (ineffectiveness) recorded in profit and loss³	(8 748)	(35 742)	10 006	(29 728)	(7 464)

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

Note 7 – Lending to customers

Amounts in NOK 1 000	30 Jun 2026	30 Jun 2025	31 Dec 2025
Instalment loans - retail market	117 762 058	105 906 036	111 358 452
Instalment loans - housing cooperatives	3 279 203	2 957 494	3 020 179
Accrued interest instalment loans	246 147	243 566	251 928
Adjustment fair value lending to customers ¹	(176 001)	(202 020)	(196 728)
Total lending before specific and general provisions for losses including accrued interest	121 111 406	108 905 077	114 433 832
Impairments on lending to customers	-	-	-
Total lending to and receivables from customers including accrued interest	121 111 406	108 905 077	114 433 832

¹The 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 June 2026 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 1.3 million at 30 June 2026, compared to NOK 2.5 million at 31 December 2025. 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 2.5 billion from the owner banks at 30 June 2026, this implies no accounting loss for the company in the second quarter of 2026.

See note 13.2.2 in the annual financial statements for 2025 for further information.

30 Jun 2026		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	115 662 663	115 662 663
Fixed rate loans	5 624 745	5 448 744
Total lending including accrued interest	121 287 407	121 111 406
30 Jun 2025		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	102 504 146	102 504 146
Fixed rate loans	6 602 951	6 400 931
Total lending including accrued interest	109 107 097	108 905 077
31 Dec 2025		
Amounts in NOK 1 000	Nominal value	Fair value
Variable rate loans	108 563 708	108 563 708
Fixed rate loans	6 066 851	5 870 123
Total lending including accrued interest	114 630 560	114 433 832

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

Note 8 – Other financial assets

Amounts in NOK 1 000	30.06.2026	30.06.2025	31.12.2025
Prepaid expenses	14 349	10 320	5 127
Defined contribution pension schemes	1 923	1 234	1 644
Short-term receivables	101 590	148 730	8 895
Total other financial assets	117 862	160 283	15 666

Note 9 – Bonds and certificates at fair value

30 June 2026

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair Value
Municipalities	6 953 418	6 998 159	6 998 571
Credit institutions	3 998 000	4 023 773	4 049 176
Government bonds	2 568 592	2 569 951	2 565 419
Total bonds and certificates at fair value including accrued interest	13 520 010	13 591 882	13 613 165
Change in value charged recognised through profit and loss to other comprehensive income ¹			21 283

The average effective interest rate is 4.58 per cent annualised. The calculation is based on a weighted fair value of NOK 15.4 billion. The calculation takes account of a return of NOK 346.7 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

30 June 2025

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair Value
Municipalities	7 597 017	7 667 920	7 670 180
Credit institutions	3 908 000	3 937 474	3 954 332
Government bonds	5 217 406	5 223 215	5 287 217
Total bonds and certificates at fair value including accrued interest	16 722 423	16 828 609	16 911 729
Change in value charged recognised through profit and loss to other comprehensive income ¹			83 120

The average effective interest rate is 4.96 per cent annualised. The calculation is based on a weighted fair value of NOK 13.6 billion. The calculation takes account of a return of NOK 329.5 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

31 December 2025

Amounts in NOK 1 000

Bonds broken down by issuer sector	Nominal value	Cost price	Fair value
Municipalities	6 333 011	6 372 188	6 373 409
Credit institutions	3 998 000	4 025 012	4 044 428
Government bonds	4 578 029	4 574 198	4 575 575
Total bonds and certificates at fair value including accrued interest	14 909 040	14 971 397	14 993 411
Change in value charged recognised through profit and loss to other comprehensive income ¹			22 013

The average effective interest rate is 4.75 per cent annualised. The calculation is based on a weighted fair value of NOK 14.1 billion. The calculation takes account of a return of NOK 668.2 million on bank deposits, bonds and certificates. The return on reinvested cash collateral received is excluded from the calculation.

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

	30 Jun 2026	30 Jun 2025	31 Dec 2025
Average term to maturity	1.3	1.1	1.5
Average duration	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)

Cover pool

Amounts in NOK 1 000	Nominal values including retained bonds		
	30 Jun 2026	30 Jun 2025	31 Dec 2025
Loans to customers without accrued interest	121 041 261	108 863 531	114 378 631
Loans not qualified for the cover pool ¹	(1 370 181)	(1 407 440)	(1 129 591)
Substitute assets:			
Substitute assets ²	14 429 616	17 802 170	12 864 257
Substitute assets excluded from calculation of overcollateralisation for LCR purposes ³	(400 000)	(500 000)	(250 000)
Total cover pool	133 700 696	124 758 260	125 863 298
The cover pool's overcollateralisation	108.01%	107.75%	107.89%

Covered bonds issued

	30 Jun 2026	30 Jun 2025	31 Dec 2025
Covered bonds	123 781 750	115 785 750	116 451 750
Retained bonds (covered bonds) ⁴	-	-	204 000
Total covered bonds	123 781 750	115 785 750	116 655 750

¹ 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.

² 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.

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

⁴ 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)

Cover pool

Amounts in NOK 1 000	Nominal values		
	30 Jun 2026	30 Jun 2025	31 Dec 2025
Lending to customers without accrued interest	121 041 261	108 863 531	114 378 631
Loans not qualified for the cover pool ⁵	(1 333 956)	(1 369 647)	(1 107 401)
Substitute assets:			
Substitute assets ²	14 429 616	17 802 170	12 914 257
Total cover pool	134 136 921	125 296 054	126 185 487
The cover pool's overcollateralisation	108.37%	108.21%	108.36%

Covered bonds issued

	30 Jun 2026	30 Jun 2025	31 Dec 2025
Covered bonds	123 781 750	115 785 750	116 451 750
Total covered bonds	123 781 750	115 785 750	116 451 750

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

Note 11 – Fair value hierarchy

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

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

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

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

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

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

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

30 June 2026

Amounts in NOK 1 000	Level 1	Level 2	Level 3
Financial assets			
Lending to customers (fixed rate)	-	-	5 448 744
Bonds and certificates	1 397 586	12 215 579	-
Financial derivatives	-	1 982 435	-
Shares classified at fair value recognised in profit or loss	-	-	1 650
Total financial assets	1 397 586	14 198 014	5 450 394
Financial liabilities			
Financial derivatives	-	1 386 745	-
Total financial liabilities	-	1 386 745	-

No significant transactions between the different levels took place in 2026.

31 December 2025

Amounts in NOK 1 000	Level 1	Level 2	Level 3
Financial assets			
Lending to customers (fixed rate)	-	-	5 870 123
Bonds and certificates	3 459 323	11 534 089	-
Financial derivatives	-	3 968 142	-
Shares classified as available for sale	-	-	1 650
Total financial assets	3 459 323	15 502 231	5 871 773
Financial liabilities			
Financial derivatives	-	494 211	-
Total financial liabilities	-	494 211	-

No significant transactions between the different levels took place in 2025.

Detailed statement of assets classified as level 3 assets

2026							
Amounts in NOK 1 000	01 Jan 2026	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2026	Other comprehensive income	30 Jun 2026
Lending to customers (fixed-rate loans)	5 870 123	258 481	(697 651)	-	17 790	-	5 448 744
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
Total	5 871 773	258 481	(697 651)	-	17 790	-	5 450 394

2025							
Amounts in NOK 1 000	01 Jan 2025	Purchases/ issues	Disposals/ settlements	Transfers in/out of level 3	Allocated to profit or loss 2025	Other comprehensive income	31 Dec 2025
Lending to customers (fixed-rate loans)	7 084 257	648 877	(1 972 215)	-	109 205	-	5 870 123
Shares at fair value over profit or loss	1 650	-	-	-	-	-	1 650
Total	7 085 907	648 877	(1 972 215)	-	109 205	-	5 871 773

Interest rate sensitivity of assets classified as Level 3 at 30 June 2026

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 123.2 million. The effect of a decrease in interest rates would be an increase of NOK 123.2 million in the value of fixed-rate loans at fair value. The amounts are calculated by duration, which is the remaining portion of the fixed interest period.

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

Since the company's fixed-rate lending at fair value has an unchanged credit spread, no change in fair value is attributable to a change in the credit risk. That applies both for 30 June 2026 and cumulatively.

Detailed statement of changes in debt related to currency changes

2026				
Amounts in NOK 1 000	01 Jan 2026	Issued/matured	Currency changes	30 Jun 2026
Change in debt securities issued ¹	60 048 415	5 550 000	(2 556 315)	63 042 100
Total	60 048 415	5 550 000	(2 556 315)	63 042 100

2025				
Amounts in NOK 1 000	01 Jan 2025	Issued/matured	Currency changes	31 Dec 2025
Change in debt securities issued ¹	59 792 635	1 919 500	(1 663 720)	60 048 415
Total	59 792 635	1 919 500	(1 663 720)	60 048 415

¹The 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 which is subject to this standard. The beneficial use and lease obligation are recognised as NOK 16.5 million and NOK 16.6 million respectively, in the company's balance sheet at 30 June 2026, 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 31 December 2025 this was about 6.5 years for leasing of office premises). Possible options are not added to the lease duration. In January 2025 leasing of office premises was extended to 2032. 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 posting period and are recognised on the balance sheet as an asset with an associated liability. At 30 June 2026, Eika Boligkreditt had received cash collateral of NOK 1.2 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 Jun 2026	30 Jun 2025	31 Dec 2025
NO0010921067	10 500 000	NOK	Floating	3M Nibor + 0,75 %	2021	2026	-	10 570 447	7 342 839
NO0010881162	6 000 000	NOK	Floating	3M Nibor + 0,41 %	2020	2025	-	-	-
NO0011135105	6 000 000	NOK	Floating	3M Nibor + 0,50%	2021	2026	4 098 111	6 025 357	6 015 439
NO0012475609	6 000 000	NOK	Floating	3M Nibor + 0,42%	2022	2027	6 006 588	6 004 360	6 006 004
NO0012807421	7 500 000	NOK	Floating	3M Nibor + 0,48%	2023	2028	7 577 485	7 578 255	7 573 689
NO0013135301	8 000 000	NOK	Floating	3M Nibor + 0,57%	2024	2029	8 008 855	8 009 766	8 006 800
NO0013401935	720 000	NOK	Floating	3M Nibor + 0,57%	2024	2039	1 247 921	1 247 604	1 222 265
NO0013470542	6 500 000	NOK	Floating	3M Nibor + 0,40%	2025	2030	6 546 289	6 545 345	6 543 341
NO0013637819	6 500 000	NOK	Floating	3M Nibor + 0,38%	2025	2030	8 703 121	-	8 700 026
NO0013711929	6500000	NOK	Floating	3M Nibor + 0,30%	2026	2031	11 104 254	-	-
NO0010625346	1500000	NOK	Fixed	4.60 %	2011	2026	1 549 476	1 549 567	1 515 022
NO0010669922	1000000	NOK	Fixed	4.00 %	2013	2028	1 017 749	1 017 443	1 037 596
NO0010687023	1500000	NOK	Fixed	4.10 %	2013	2028	155 040	155 040	151 965
NO0010763022	850000	NOK	Fixed	2.25 %	2016	2031	851 068	850 527	860 360
NO0010780687	700000	NOK	Fixed	2.60 %	2016	2027	702 419	702 352	711 486
NO0010815376	1600000	NOK	Fixed	2.67 %	2018	2033	1 611 483	1 610 652	1 632 428
NO0012708827	2000000	NOK	Fixed	4.00 %	2022	2032	2 054 646	2 053 645	2 014 145
NO0012728643	1700000	NOK	Fixed	4.33 %	2022	2034	1 799 359	1 805 122	1 765 435
NO0013386680	800000	NOK	Fixed	4.15 %	2024	2036	1 123 249	1 122 545	1 100 099
XS1869468808	500000	EUR	Fixed	0.50 %	2018	2025	-	5 954 559	-
XS1945130620	500 000	EUR	Fixed	0.88 %	2019	2029	5 660 246	5 931 401	5 945 911
XS1969637740	10 000	EUR	Fixed	1.25 %	2019	2039	113 446	118 995	119 448
XS1997131591	60 000	EUR	Fixed	1.11 %	2019	2039	679 352	712 574	714 821
XS2085864911	5 000	EUR	Fixed	0.56 %	2019	2039	56 676	59 444	59 137
XS2133386685	500 000	EUR	Fixed	0.01 %	2020	2027	5 662 437	5 951 857	5 931 389
XS2234711294	500 000	EUR	Fixed	0.01 %	2020	2028	5 677 935	5 970 084	5 948 580
XS2353312254	500 000	EUR	Fixed	0.13 %	2021	2031	5 635 870	5 907 639	5 898 931
XS2482628851	500 000	EUR	Fixed	1.63 %	2022	2030	5 643 826	5 914 213	5 951 116
XS2536806289	500 000	EUR	Fixed	2.50 %	2022	2028	5 748 846	6 023 281	5 938 658
XS2636611332	500 000	EUR	Fixed	3.25 %	2023	2033	5 621 437	5 890 196	5 975 888
XS2787826382	500 000	EUR	Fixed	2.88 %	2024	2029	5 687 047	5 960 092	6 033 888
XS3028070350	500 000	EUR	Fixed	3.25 %	2025	2035	5 681 108	5 956 009	6 039 920
XS3079617505	500 000	EUR	Fixed	2.75 %	2025	2032	5 634 391	5 903 777	5 974 527
XS3324588410	500 000	EUR	Fixed	3.13 %	2026	2034	5 680 503	-	-
Verdijusteringer							(2 333 672)	(1 727 679)	(2 314 151)
Total covered bonds including accrued interest¹							125 006 561	121 374 469	120 417 001

¹ 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

Senior unsecured bonds - amounts in NOK 1 000

ISIN	Nominal amounts	Local currency	Interest rate terms	Interest rate	Establishment	Maturity	30 Jun 2026	30 Jun 2025	31 Dec 2025
NO0010834716	500 000	NOK	Fixed	3,01 %	2018	2025	-	306 199	308 129
NO0010841620	300 000	NOK	Fixed	2,87 %	2019	2026	-	303 796	308 129
NO0012899915	250 000	NOK	Floating	3M Nibor + 1,25 %	2023	2028	252 532	252 525	252 435
NO0013013979	250 000	NOK	Floating	3M Nibor + 1,24 %	2023	2028	250 658	250 613	250 617
NO0013101576	500 000	NOK	Floating	3M Nibor + 0,87%	2023	2026	500 930	500 841	500 866
NO0013251207	300 000	NOK	Floating	3M Nibor + 0,60%	2024	2027	301 131	301 102	301 068
NO0013383380	500 000	NOK	Floating	3M Nibor + 0,81%	2024	2029	504 057	504 013	503 816
NO0013460782	300 000	NOK	Floating	3M Nibor + 0,61%	2025	2028	302 959	302 938	302 822
NO0013588459	500 000	NOK	Floating	3M Nibor + 0,83%	2025	2030	500 573	500 484	500 509
NO0013712489	500 000	NOK	Floating	3M Nibor + 0,44%	2026	2029	504 244	-	-
NO0013755108	750 000	NOK	Floating	3M Nibor + 0,63%	2026	2031	751 656	-	-
Verdijusteringer							-	(6 263)	(376)
Total senior unsecured bonds including accrued interest							3 868 739	3 216 248	3 228 014

Total debt securities issued including accrued interest	128 875 299	124 590 717	123 645 015
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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 Jun 2026	30 Jun 2025	31 Dec 2025
NO0010917735	75 000	NOK	Floating	3M Nibor + 1.04% ¹	2021	2031	-	151 615	75 791
NO0012618927	375 000	NOK	Floating	3M Nibor + 2.20% ²	2022	2032	377 924	377 715	377 703
NO0013265900	250 000	NOK	Floating	3M Nibor + 1.65% ³	2024	2034	249 855	249 861	249 852
NO0013684647	150 000	NOK	Floating	3M Nibor + 1.25% ⁴	2025	2036	151 392	-	151 328
Total subordinated loan capital including accrued interest							779 170	779 189	854 674

¹ Subordinated loan of NOK 75 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. 28 October 2025 Eika Boligkreditt did a partial redemption of NOK 75 million of the outstanding amount NOK 150 million. The remaining NOK 75 million was called in Q1 2026 and redeemed on 20. April 2026.

² 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.

³ 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.

⁴ Subordinated loan of NOK 150 million maturing on 28 April 2036, with a redemption right (call) on 28 January 2031 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 Jun 2026	30 Jun 2025	31 Dec 2025
Share capital	1 501 040	1 501 040	1 501 040
Share premium	4 309 343	4 309 343	4 309 343
Other paid-in equity	477 728	477 728	477 728
Other equity ¹	(40 209)	(191 983)	(107 118)
Equity recognised in the balance sheet (without Additional Tier 1 perpetual bonds)	6 247 902	6 096 128	6 180 993
Cash flow hedge reserve ¹	281 326	323 894	263 373
Unaudited profit after interest on AT1 perpetual bonds (excluding basis-swap effect) ²	(65 795)	(9 764)	-
Reserved dividend	-	(15 984)	-
Fund for unrealised gains	-	-	-
Fund for valuation differences	741	1 657	19 654
Intangible assets	-	(62)	(19)
Deferred tax assets ³	-	-	-
Prudent valuation adjustments of fair valued positions without accrued interest	(19 632)	(24 097)	(21 395)
Common Equity Tier 1 capital	6 444 543	6 371 770	6 442 606
Common Equity Tier 1 ratio	30 Jun 2026	30 Jun 2025	31 Dec 2025
Risk-weighted assets	36 682 661	34 858 031	35 120 286
Common Equity Tier 1 capital	6 444 543	6 371 770	6 442 606
Common Equity Tier 1 ratio	17.6%	18.3%	18.3%
Common Equity Tier 1 capital	6 444 543	6 371 770	6 442 606
Additional Tier 1 perpetual bonds	575 000	575 000	575 000
Tier 1 capital	7 019 543	6 946 770	7 017 606
Tier 1 capital ratio	30 Jun 2026	30 Jun 2025	31 Dec 2025
Risk-weighted assets	36 682 661	34 858 031	35 120 286
Tier 1 capital	7 019 543	6 946 770	7 017 606
Tier 1 capital ratio	19.1%	19.9%	20.0%
Tier 1 capital	7 019 543	6 946 770	7 017 606
Tier 2 Subordinated loans	774 468	774 320	849 343
Own funds	7 794 011	7 721 090	7 866 949
Total capital ratio	30 Jun 2026	30 Jun 2025	31 Dec 2025
Risk-weighted assets	36 682 661	34 858 031	35 120 286
Own funds	7 794 011	7 721 090	7 866 949
Total capital ratio	21.3%	22.2%	22.4%
Required capital corresponding to eight per cent of risk-weighted assets	2 934 613	2 788 643	2 809 623
Surplus equity and subordinated capital	4 859 398	4 932 448	5 057 326

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

30 June 2026

	Risk-weighted assets	Capital requirement	
Risk-weighted assets			
Credit risk ⁴	35 299 589	2 823 967	
Operational risk	307 690	24 615	
CVA risk ⁵	1 075 382	86 031	
Total	36 682 661	2 934 613	
Leverage ratio	30 Jun 2026	30 Jun 2025	31 Dec 2025
Total leverage ratio exposure	141 186 692	133 255 385	132 891 529
Tier 1 capital	7 019 543	6 946 770	7 017 606
Leverage ratio	5.0 %	5.2 %	5.3 %

The Capital adequacy ratio is calculated using the Standardised Approach (SA) pursuant to the Capital Requirements Regulation III (CRR3).

¹Pursuant 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 Common Equity Tier 1 capital. This is the same as was the case for cash-flow hedging under IAS 39.

²Eika Boligkreditt has emphasized maintaining a consistent dividend policy over time, under which the total comprehensive income that is neither classified as restricted equity nor attributable to the holders of hybrid capital is distributed as dividends to the shareholder banks. Profit may only be recognized in Common Equity Tier 1 Capital under specified conditions, and only with the prior approval of the Financial Supervisory Authority of Norway, which among other requirements stipulates that the profit has been certified by the auditor

³Deferred tax assets attributable to temporary differences and amounting to less than 10 per cent of Common Equity Tier (CET) 1 capital are not deducted from CET1 capital, but risk-weighted by 250 per cent. See the changes to the calculation regulations which came into force on 30 September 2014.

⁴Eika Boligkreditt had no non-performing engagements at 30 June 2026 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 standard for assessing default, non-performing engagements at 30 June 2026 totalled NOK 3.3 million. This definition of default will affect the company's calculation of capital adequacy, where mortgages defined as being in default have their risk weighting in the calculation base changed to 100 per cent, assuming that the LTV for the defaulting mortgages is below 100 per cent. These mortgages may also be deducted from Tier 1 capital pursuant to article 47c of the CRR if they were entered into after 26 April 2019.

⁵When calculating capital requirement for credit risk at 30 June 2026, Eika Boligkreditt has taken into account the risk that a counterparty's creditworthiness may weaken (CVA risk). This comes in addition to the capital requirement for credit risk related to counterparty risk for derivatives. The new method under CRR3 of calculating CVA risk results in a higher basis for calculation.

The risk-weighted assets (RWA) at 30 June amounted to NOK 36.7 billion and represents a quantification of the company's risk. After accounting for the net effect of the transition to the new standard approach, growth in overall lending and changes in the company's liquidity portfolio, operational risk and CVA risk, RWA was NOK 1.6 billion higher at 30 June 2026 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 Common Equity Tier 1 ratio of 14.78 per cent, a Tier 1 capital ratio of 16.37 per cent and a Total 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 June 2026 with a Common Equity Tier 1 capital ratio of 17.6 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 2025.

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 2025 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 2025.

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 2025 describes the company's financial risk, which also applies to financial risk in 2026.

Note 19 – Restatement of comparable figures as a result of reclassification

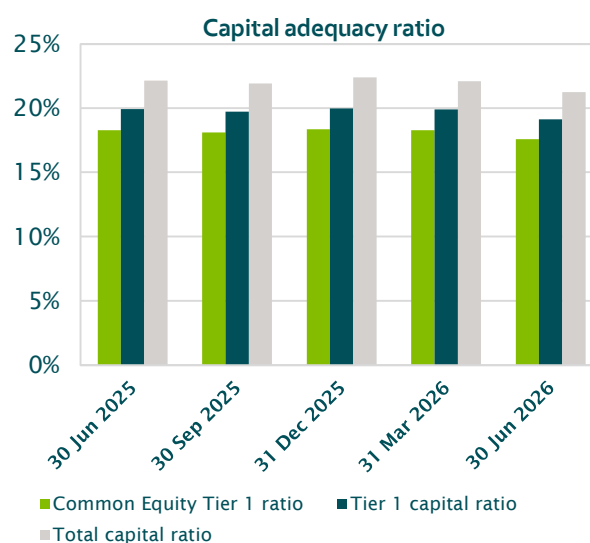
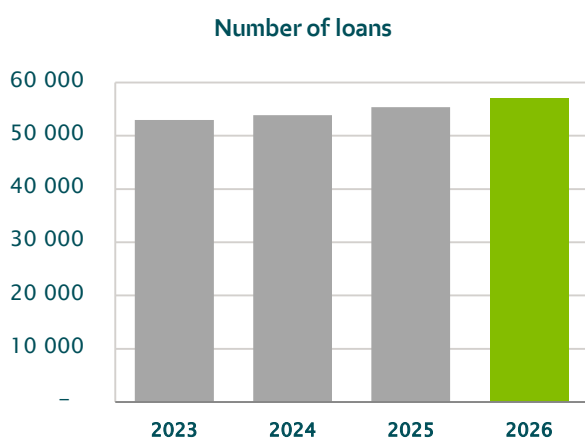
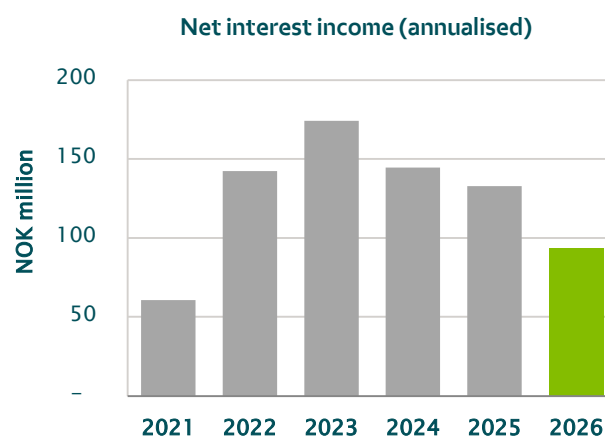
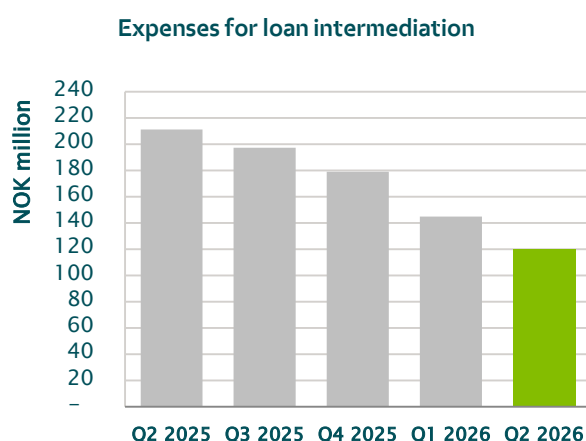
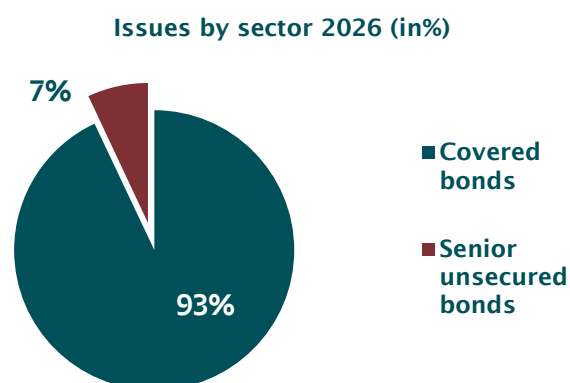
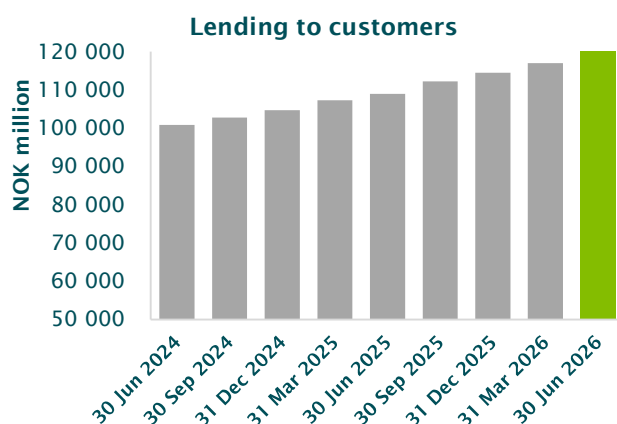
The expenses paid to owner banks for the intermediation of loans, takes the form of the difference between the interest rate charged to the borrowing bank and the bank's calculated net interest. Financial intermediation is not a service for which commission is paid. According to IFRS 9, paragraphs B5.4.1 and B5.4.2, such payments are treated as transaction costs and must be included as an integral part of the loan's effective interest rate.

In the table below, Eika Boligkreditt's expenses paid to the owner banks for the intermediation of loans are specified for the second quarter 2026.

Interest from loans to customers

Amounts in NOK 1000	2Q 2026	2026
Interest from loans to customers at amortised costs, before deduction of intermediary fees	1 424 951	1 412 314
Expenses for loan intermediation	(102 709)	(158 510)
Interest from loans to customers at amortised cost	1 322 243	2 565 331
Interest from loans to customers at fair value, before deduction of intermediary fees	78 881	157 626
Expenses for loan intermediation	(5 686)	(12 947)
Interest from loans to customers at fair value	73 196	144 679

Key figures – Development



Key figures - Unaudited

Amounts in NOK 1 000	30 Jun 2026	30 Jun 2025	31 Dec 2025
Balance sheet development			
Lending to customers	121 111 406	108 905 077	114 433 832
Debt securities issued	128 875 299	124 590 717	123 336 886
Subordinated loan capital	779 170	779 190	854 674
Equity	6 823 643	6 672 784	6 775 647
Equity in % of total assets	4.9	4.9	5.0
Average total assets ¹	135 417 407	127 493 322	131 333 790
Total assets	139 145 290	136 855 689	135 031 199
Green Asset Ratio (%)	18.2	16.4	18.9
Rate of return/profitability			
Expense for loan intermediation in relation to average total assets, annualised (%)	0.3	0.6	0.6
Sum operating expenses in relation to average lending to customers (%)	0.080	0.087	0.086
Return on equity before tax, annualised (%) ²	1.5	1.4	1.6
Total assets per full-time position	6 324 786	6 842 784	6 430 057
Cost/income ratio (%) ³	100.6	81.1	70.6
Price per share	4.1633	4.0630	4.1314
Financial strength			
Common Equity Tier 1 capital	6 444 543	6 371 770	6 442 606
Tier 1 capital	7 019 543	6 946 770	7 017 606
Own Funds	7 794 011	7 721 090	7 866 949
Risk-weighted assets	36 682 661	34 858 031	35 120 286
Common Equity Tier 1 ratio (%)	17.6	18	18.3
Tier 1 capital ratio (%)	19.1	19.9	20.0
Total capital ratio (%)	21.3	22.2	22.4
Leverage ratio (%) ⁴	5.0	5.2	5.3
NSFR total indicator in % ⁵	116	119	115
Defaults in % of gross loans	0.00	0.01	0.02
Loss in % of gross loans	-	-	-
Staff			
Number of full-time positions at end of period	22.0	20.0	21.0
Liquidity Coverage Ratio (LCR)⁶:			
30 Jun 2026	Total	NOK	EUR
Stock of HQLA	1 021 886	400 000	54 983
Net outgoing cash flows next 30 days	683 136	328 463	54 914
LCR indicator (%)	150 %	122 %	100 %
30 Jun 2025	Total	NOK	EUR
Stock of HQLA	3 905 347	500 000	287 747
Net outgoing cash flows next 30 days	1 848 942	323 333	190 827
LCR indicator (%)	211 %	155 %	151 %
31 Dec 2025	Total	NOK	EUR
Stock of HQLA	3 177 825	300 000	242 998
Net outgoing cash flows next 30 days	1 461 421	263 171	219 297
LCR indicator (%)	217 %	114 %	111 %

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

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

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

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

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

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

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 June 2026, liquid assets totaling NOK 400 million in the form of bonds and certificates were excluded from the calculation of the cover pool's overcollateralisation.

eika.

Tel: +47 22 87 81 00
E-mail: boligkreditt@eika.no
Parkveien 61
PO Box 2349 Solli
0201 Oslo

www.eikbol.no