



# Interim report

## Q3 2025

(unaudited)



*bustadkreditt*  
*sogn og fjordane*



# Contents

3	Key figures
4	Interim report 30 September 2025
7	Income statement
8	Balance sheet
9	Cash flow statement
10	Equity statement
11	Notes
19	Information about the company

Front cover photo: SpareBank 1

GRAPHIC DESIGN: SpareBank 1 Sogn og Fjordane

ENGLISH TRANSLATION: Språkverkstaden AS

E. Natvik Prenteverk AS

# Key figures

FIGURES IN 000S OF NOK

## INCOME STATEMENT

	30 Sep 2025/ Q3 2025	30 Sep 2024/ Q3 2024	31 Dec. 2024/ Full-year 2024
Profit/loss after taxation	141 150	159 794	199 470
Net interest margin	1,01 %	1,02 %	1,00 %
Profit/loss after tax as a % of average total assets	0,76 %	0,80 %	0,74 %

## KEY BALANCE SHEET FIGURES

Gross loans to customers	20 673 886	25 504 600	26 057 654
Loss allowance	25 753	28 815	26 999
Equity	2 304 048	2 322 623	2 362 299
Total assets	21 425 883	26 491 935	27 897 754
Average total assets	24 828 904	26 558 992	26 847 733

## OTHER KEY FIGURES

Cost-to-income ratio	5,96 %	5,19 %	5,35 %
Impairment loss as a % of gross loans	– 0,01 %	– 0,03 %	– 0,04 %
Loss allowance as a % of gross loans	0,12 %	0,11 %	0,10 %
Return on equity after tax	8,25 %	9,36 %	8,70 %
Capital adequacy ratio	38,86 %	22,01 %	21,90 %
Liquidity Coverage Ratio (LCR)	1 244 %	824 %	240 %
Net Stable Funding Ratio (NSFR)	118 %	117 %	109 %

## YEAR-ON-YEAR BALANCE SHEET GROWTH

Growth in total assets	– 19,12 %	1,20 %	8,10 %
Growth in customer lending	– 18,94 %	0,94 %	3,70 %

## INFORMATION ABOUT THE LOAN PORTFOLIO

Surplus value of cover pool (NOK millions)	3 422	3 416	3 890
Surplus value of cover pool (%)	20,5 %	15,6 %	18,0 %
Loan-to-value ratio, indexed	50,2 %	52,2 %	53,2 %
Loan-to-value ratio, not indexed	57,3 %	58,3 %	58,0 %
Face value of converted bonds issued (NOK millions)	16 747	21 925	21 617
Substitute assets other than loans (NOK millions)	109,6	404,1	112,2
Weighted average time since issued of loans (years)	4,9	3,9	4,0
Weighted average remaining term of loans (years)	17,9	19,1	19,2
Proportion of variable-rate loans	88,6 %	100,0 %	90,8 %
Proportion of fixed-rate loans	11,4 %	0,0 %	9,2 %
Proportion of flexible mortgages	16,1 %	14,8 %	14,1 %
Average loan value (NOK millions)	1,66	1,67	1,71
Number of loans	12 448	15 212	15 231
Proportion of loans secured by an overseas property	0,0 %	0,0 %	0,0 %

# Interim report

## 30 September 2025

### Highlights

Bustadkreditt Sogn og Fjordane AS (BSF) is a wholly-owned subsidiary of SpareBank 1 Sogn og Fjordane, based at the bank's head office in Førde.

In November 2024, what was formerly Sparebanken Sogn og Fjordane became part of the SpareBank 1 Alliance. Going forward, the parent company will use both SpareBank 1 Boligkreditt and Bustadkreditt Sogn og Fjordane to obtain external financing.

Bustadkreditt Sogn og Fjordane AS has given the SpareBank 1 Sogn og Fjordane group access to long-term funding on competitive terms. It finances itself by issuing covered bonds. Services such as customer care, loan servicing, management and administrative services are supplied by SpareBank 1 Sogn og Fjordane.

At the end of September 2025, the Company had 12,448 mortgages with a total face value of NOK 20.7 billion. The loans in the cover pool were issued by SpareBank 1 Sogn og Fjordane and subsequently bought by Bustadkreditt Sogn og Fjordane AS. At the close of September, 88.6% were variable rate loans. 16.1% of the loan book was made up of flexible mortgages.

The weighted average loan-to-value ratio was 50.2%, the weighted average loan term was 17.9 years and the weighted average time since the loans were granted was 4.9 years. The average loan per customer was NOK 1.66 million.

The volume of covered bonds issued by the Company was NOK 16.7 billion.

### International rating

The covered bond programme of Bustadkreditt Sogn og Fjordane was given a long-term rating of Aaa by the ratings agency Moody's, and the TPI Leeway was set at 4. In June 2023, BSF received an A1 issuer rating from the same agency.

### Calculation of loan-to-value ratio

The loan-to-value ratio is calculated as the loan amount divided by the value of the collateral. The value of the collateral is based on Eiendomsverdi AS's estimation model. This model is used by all Norwegian credit institutions.

### Key figures

(Figures in brackets are for the year-earlier period)

- Profit after tax of NOK 141.2 million (159.8 million)
- Net interest income of NOK 187.1 million (203.8 million)
- Operating expenses of NOK 11.3 million (10.8 million)
- Net change in the value of financial instruments of NOK 1.1 million (2.4 million)
- Impairment gain of NOK 2.5 million (gain of NOK 7.8 million)
- Annualised return on equity of 8.25% (9.36%) after tax
- Core Tier 1 capital adequacy ratio of 38,86% (22.01%).

### Profit

In the first nine months of 2025, the Company made a pre-tax profit of NOK 181 million. Profit after tax was NOK 141.2 million, giving an annualised return on equity of 8.25%. The equivalent figures for the previous year were NOK 204.9 million in pre-tax profit, NOK 159.8 million in profit after tax and return on equity of 9.36%. Profit after tax was equivalent to 0.76% of average total assets, compared with 0.80% in the year-earlier period.

### Net interest income

Net interest income totalled NOK 187.1 million. The net interest margin for the first nine months of the year was 1.01%. The equivalent figures for the year-earlier period were NOK 203.8 million and 1.02%.

### Operating expenses

Operating expenses were NOK 11.3 million, compared with NOK 10.8 million for the same period of 2024. The Company's biggest expense was the purchase of services from SpareBank 1 Sogn og Fjordane, costs relating to property valuations, credit rating agency fees and the cost of issuing bonds.

The cost-to-income ratio was 5.96%, up from 5.19% last year.

## Expected credit losses on loans, etc.

The Company follows SpareBank 1 Sogn og Fjordane's guidelines for assessing expected credit losses on loans, guarantees and undrawn credit facilities. At 30 September 2025, the Company had 63 loans with a combined value of NOK 64.1 million that were more than 90 days past due.

For the first nine months of 2025, a NOK 2.5 million impairment gain was recognised for changes in expected credit losses (ECLs). The total balance sheet allowance for ECLs was NOK 25.7 million at the end of the quarter.

For a more detailed explanation see Notes 3 and 4, which include a sensitivity analysis of how expected losses may be affected by various scenarios for macroeconomic parameters.

## Balance sheet

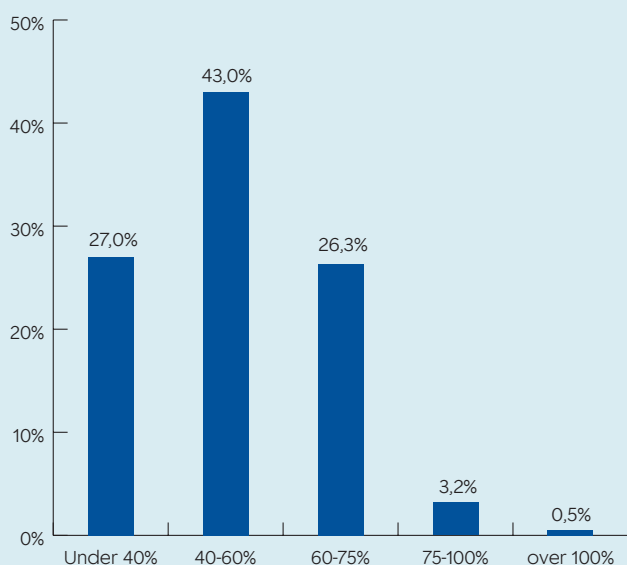
The Company had total assets of NOK 21.4 billion at 30 September 2025. This represented a decline of NOK 5.1 billion (19.1%) over the past 12 months.

## Customer loans and other substitute assets

The total value of the cover pool is NOK 20.1 billion, which is 20.5% higher than the volume of covered bonds issued. NOK 109.6 million of that constitutes substitute assets which have been established.

70% of Bustadkreditt Sogn og Fjordane's loan portfolio has a loan-to-value ratio of less than 60%. The Company considers its loan portfolio to be low-risk. The figure below shows the weighted loan-to-value ratio for the loans held by the Company.

## Loan-to-value ratio



The geographic distribution of the residential mortgage portfolio was as follows:

### 5 BIGGEST COUNTIES MEASURED BY LOAN VOLUME

County	Percentage
Vestland	73,7 %
Oslo	10,7 %
Akershus	6,9 %
Møre og Romsdal	1,8 %
Rogaland	1,2 %
Rest of Norway	5,7 %
<b>Total</b>	<b>100 %</b>

### 5 BIGGEST MUNICIPALITIES MEASURED BY LOAN VOLUME

Municipality	Percentage
Bergen	16,8 %
Sunnfjord	16,3 %
Kinn	11,1 %
Oslo	10,7 %
Sogndal	6,6 %
Rest of Norway	38,5 %
<b>Total</b>	<b>100 %</b>

### DISTRIBUTION BY LOAN VALUE

Loan value	Volume (NOK millions)
NOK 0–1 million	2.067
NOK 1–2 million	5.409
NOK 2–3 million	5.453
NOK 3–4 million	3.377
Over NOK 4 million	4.394
<b>Total</b>	<b>20.700</b>

## Shareholders' equity and capital adequacy

At 30 September 2025, Bustadkreditt Sogn og Fjordane AS had NOK 2.304 million of equity. Its capital adequacy ratio was 38,86%. The equivalent figures a year ago were NOK 2.323 million of equity and a capital adequacy ratio of 22.01%.

On 15 September 2025, the General Meeting resolved to reduce the share capital by NOK 950 million for repayment to the shareholders. The Financial Supervisory Authority of Norway granted its approval on 29 October 2025 for the reduction to be implemented, and BSF aims to complete the process before the end of the year.

In the first quarter of 2025, the Company paid NOK 199.4 million in dividends to the parent company.

## Liquidity

At the close of the third quarter, Bustadkreditt Sogn og Fjordane had NOK 109.6 million of substitute assets consisting of deposits held at SpareBank 1 Sogn og Fjordane. The Company also had bonds with a carrying amount of NOK 627.5 million. These bonds are not included as substitute assets.

Bustadkreditt Sogn og Fjordane AS has excellent credit facilities with SpareBank 1 Sogn og Fjordane. These are designed to ensure that the Company can make advances to customers with flexible mortgages, provide bridge financing when loans are being transferred to it from the parent bank, and fund the necessary surplus in the cover pool.

## Risk

Under its licence as a credit provider, Bustadkreditt Sogn og Fjordane is subject to laws, regulations and rules that limit the level of risk to which it can be exposed. The Board of Directors and CEO are responsible for establishing risk management procedures, and for ensuring that they are adequate and in compliance with laws and regulations.

Bustadkreditt Sogn og Fjordane is exposed to credit risk, operational risk, liquidity risk and interest rate risk. The Board considers it a priority for the Company to maintain a low risk exposure. Limits have been set on exposure to the various classes of risk, and a system has been established for measuring, managing and monitoring each of them.

### Credit risk

Credit risk is the danger of losing money as a result of customers or counterparties being unable or unwilling to meet their obligations to Bustadkreditt Sogn og Fjordane. The Company has its own rules on which loans it can buy from its parent company. The rules are strict, which means that in principle the credit risk is low. The rules specify requirements relating to the type of loan, loan-to-value ratio, risk class and type of collateral. At the end of the third quarter of 2025, the Company's weighted loan-to-value ratio was 50.2%, measured using the approved valuation of the collateral by Eiendomsverdi AS. The Board of Directors considers the loan portfolio to be of high quality, and to be associated with a low credit risk.

### Market risk

Market risk is the risk arising from the Company's open positions relating to loans and financial instruments whose values fluctuate over time in response to changes in market prices. Bustadkreditt Sogn og Fjordane AS has not invested in shares or in foreign currencies, so all of its market risk consists of interest

rate risk. The Company's risk management framework sets limits on the Company's exposure to market risk. The Board of Directors considers it important for Bustadkreditt Sogn og Fjordane AS to maintain a low exposure to market risk.

### Liquidity risk

Liquidity risk is the risk that the Company will be unable to fulfil its obligations and/or finance an increase in assets without significant additional cost, either because it has to realise losses on the sale of assets or because it has to make use of unusually expensive financing.

The Board has decided that the Company should maintain a low exposure to liquidity risk. This is, amongst other things, reflected in the size of the required liquidity buffer. The Company's credit agreements with its parent also play an important role in reducing its liquidity risk.

### Operational risk

Operational risk is defined as the risk of losses due to human error, external actions or failures and defects in the Company's systems, procedures and processes.

Bustadkreditt Sogn og Fjordane AS has signed an agreement with SpareBank 1 Sogn og Fjordane on the provision of services in areas such as customer service, anti-corruption, administration, IT, finance and risk management. In these areas, the parent company is responsible for resolving any mistakes and for handling the operational risk. The Board believes that it handles this well.

## Summary

The Company produced strong results and its operations were stable in the third quarter of 2025. The Company generated NOK 187.1 million of net interest income, which was 8.2% less than in the first nine months of last year. Its return on equity was 8.25%. Loan volume is continuously adjusted in view of the cover pool needed. The Company, which has a strong capital position, its costs firmly under control and low losses, will continue to meet all of its obligations in the future.

Førde, 3 November 2025

The Board of Directors of Bustadkreditt Sogn og Fjordane AS

Frode Vasseth  
Chair

Henrik E. Hundershagen

Andrea Kvamsdal

Peter Midthun

Linda Vøllestad Westbye

Irene Flølo  
CEO

# Income statement

	Note	Q3 2025	Q3 2024	01.01.-30.09. 2025	01.01.-30.09. 2024	Year 2024
Interest income		308 628	387 860	1 026 761	1 148 760	1 541 307
Interest expenses		250 863	319 870	839 633	944 975	1 271 928
<b>Net interest income</b>		<b>57 764</b>	<b>67 990</b>	<b>187 128</b>	<b>203 785</b>	<b>269 379</b>
Commission income		500	553	1 548	1 663	2 208
<b>Net commission income</b>		<b>500</b>	<b>553</b>	<b>1 548</b>	<b>1 663</b>	<b>2 208</b>
Net gains/losses on financial instruments		18 877	2 188	1 074	2 394	– 11 601
<b>Total other operating income</b>		<b>18 877</b>	<b>2 188</b>	<b>1 074</b>	<b>2 394</b>	<b>– 11 601</b>
<b>Net other operating income</b>		<b>19 377</b>	<b>2 741</b>	<b>2 622</b>	<b>4 058</b>	<b>– 9 392</b>
<b>Total operating income</b>		<b>77 141</b>	<b>70 730</b>	<b>189 750</b>	<b>207 843</b>	<b>259 987</b>
Wages, salaries, etc.		0	0	0	0	51
Other operating expenses		4 435	3 231	11 311	10 790	13 864
<b>Total operating expenses</b>		<b>4 435</b>	<b>3 231</b>	<b>11 311</b>	<b>10 790</b>	<b>13 915</b>
<b>Operating profit/loss before impairment loss</b>		<b>72 706</b>	<b>67 499</b>	<b>178 439</b>	<b>197 053</b>	<b>246 072</b>
Impairment loss(+)/gain (-)	3, 4, 5	– 2 974	– 4 141	– 2 523	– 7 810	– 9 659
<b>Operating profit/loss</b>		<b>75 681</b>	<b>71 640</b>	<b>180 962</b>	<b>204 863</b>	<b>255 730</b>
Tax expence		16 650	15 760	39 812	45 069	56 261
<b>Profit/loss for the reporting period</b>		<b>59 031</b>	<b>55 880</b>	<b>141 150</b>	<b>159 794</b>	<b>199 470</b>
<b>COMPREHENSIVE INCOME</b>						
<b>Profit/loss for the reporting period</b>		<b>59 031</b>	<b>55 880</b>	<b>141 150</b>	<b>159 794</b>	<b>199 470</b>
Other comprehensive income		0	0	0	0	0
<b>Comprehensive income</b>		<b>59 031</b>	<b>55 880</b>	<b>141 150</b>	<b>159 794</b>	<b>199 470</b>

# Balance sheet

<b>ASSETS</b>	<b>Note</b>	<b>30.09.25</b>	<b>30.09.24</b>	<b>31.12.24</b>
Loans and advances to credit institutions		109 572	404 076	111 882
Loans to customers	3,4,5	20 648 133	25 475 785	26 030 655
Commercial paper and bonds		627 487	574 004	1 717 524
Financial assets		39 004	36 641	37 693
Other assets		1 687	1 428	0
<b>Total assets</b>		<b>21 425 883</b>	<b>26 491 935</b>	<b>27 897 754</b>
<b>DEBT AND EQUITY</b>				
<b>Liabilities</b>				
Debt to credit institutions		2 373 423	2 534 696	3 624 281
Debt securities in issue	6	16 241 077	21 232 090	21 347 794
Financial derivatives		461 017	347 530	498 767
Tax payable		39 812	45 069	59 160
Defferd tax		3 053	5 953	3 053
Other liabilities and provisions		3 452	3 974	2 399
<b>Total liabilities</b>		<b>19 121 835</b>	<b>24 169 312</b>	<b>25 535 455</b>
<b>Paid-up equity</b>				
Share capital		2 150 000	2 150 000	2 150 000
<b>Total paid-up equity</b>		<b>2 150 000</b>	<b>2 150 000</b>	<b>2 150 000</b>
<b>Retained earnings</b>				
Other equity	7	154 048	172 623	12 899
Allocated for dividends		0	0	199 400
<b>Total paid-up equity</b>		<b>154 048</b>	<b>172 623</b>	<b>212 299</b>
<b>Total equity</b>		<b>2 304 048</b>	<b>2 322 623</b>	<b>2 362 299</b>
<b>Total liabilities and equity</b>		<b>21 425 883</b>	<b>26 491 935</b>	<b>27 897 754</b>

Førde, 03.11.2025

The Board of Directors of Bustadkreditt Sogn og Fjordane AS

Frode Vasseth  
Chair

Henrik E. Hundershagen

Andrea Kvamsdal

Peter Midthun

Linda Vøllestad Westbye

Irene Flølo  
CEOr



# Cash flow statement

	30.09.2025	30.09.2024	31.12.2024
Profit/loss before taxation	180 962	204 863	255 730
Impairment loss	– 1 349	– 7 810	– 9 659
Tax paid	– 59 160	– 38 420	– 38 420
Reduction/increase (-) in loans and advances to customers	5 383 771	– 376 859	– 929 913
Other non-cash transactions	– 535	560	446
<b>A) Net cash flow from operating activities</b>	<b>5 503 689</b>	<b>– 217 666</b>	<b>– 721 814</b>
Reduction/increase (-) in investments in commercial paper/ bonds/derivatives	1 088 727	– 123 205	– 1 267 777
<b>B) Net cash flow from investment activities</b>	<b>1 088 727</b>	<b>– 123 205</b>	<b>– 1 267 777</b>
Increase/reduction(-) in loans from credit institutions	– 1 250 858	– 71 754	1 017 831
Increase/reduction (-) in debt securities/derivatives	– 5 144 467	730 898	997 839
Dividends	– 199 400	– 143 000	– 143 000
<b>C) Net cash flow from financing activities</b>	<b>– 6 594 725</b>	<b>516 144</b>	<b>1 872 669</b>
<b>D) Net cash flow during the year (A + B + C)</b>	<b>– 2 309</b>	<b>175 272</b>	<b>– 116 922</b>
Opening balance of cash and cash equivalents	111 882	228 804	228 804
<b>Closing balance of cash and cash equivalents</b>	<b>109 572</b>	<b>404 076</b>	<b>111 882</b>
<b>Breakdown of cash and cash equivalents</b>			
Deposits at other financial institutions	109 572	404 076	111 882
<b>Total</b>	<b>109 572</b>	<b>404 076</b>	<b>111 882</b>

# Equity statement

	PAID-UP EQUITY Share capital	RETAINED EARNINGS Other equity	TOTAL EQUITY
<b>Opening balance 01.01.24</b>	<b>2 150 000</b>	<b>155 829</b>	<b>2 305 829</b>
Dividends paid	0	– 143 000	– 143 000
Profit/loss for the reporting period	0	199 470	199 470
<b>Closing balance 31.12.24</b>	<b>2 150 000</b>	<b>212 299</b>	<b>2 362 299</b>
<b>Opening balance 01.01.25</b>	<b>2 150 000</b>	<b>212 299</b>	<b>2 362 299</b>
Dividends paid	0	– 199 400	– 199 400
Profit/loss for the reporting period	0	141 150	141 150
<b>Closing balance 30.09.25</b>	<b>2 150 000</b>	<b>154 048</b>	<b>2 304 048</b>

# Notes to the financial statements

## Note 1 Accounting principles and critical accounting estimates

### BASIS OF PRESENTATION

Bustadkreditt Sogn og Fjordane AS's financial statements are prepared using International Financial Reporting Standards (IFRS). These interim financial statements have been presented in accordance with IAS 34 "Interim Financial Reporting". All figures are stated in thousands of NOK, unless otherwise specified.

### GENERAL

For more detailed information about accounting policies and for information about critical accounting estimates, please see Bustadkreditt Sogn og Fjordane AS's 2024 annual report. See: [www.ssf.no](http://www.ssf.no).

### CHANGES TO ACCOUNTING STANDARDS

There were no changes to accounting standards or interpretations that were implemented by the Company in the third quarter of 2025.

## Note 2 Segments

The Company has one segment. This segment consists of loans to retail customers and a small volume of loans to private businesses. All of the loans have been bought from SpareBank 1 Sogn og Fjordane. The Company does not have any operations outside Norway. Customers with overseas addresses are classified as part of the Norwegian operations.

## Note 3 Impairment loss on loans and undrawn credit facilities

	Q3 2025	Q3 2024	Q1-Q3 2025	Q1-Q3 2024	Full-year 2024
Increase/reduction in individually assessed allowances	0	0	0	0	0
Increase/reduction in expected credit losses (model-based)	- 2 974	- 4 141	- 2 523	- 7 810	- 9 659
Losses realised during period for which a loss allowance had previously been made	0	0	0	0	0
Losses realised during the period for which a loss allowance had not previously been made	0	0	0	0	0
Recoveries against previous years' realised losses	0	0	0	0	0
<b>Impairment loss for the period</b>	<b>- 2 974</b>	<b>- 4 141</b>	<b>- 2 523</b>	<b>- 7 810</b>	<b>- 9 659</b>

## Note 4 Loss allowances classified by IFRS 9 stage

Upon initial recognition, a loan is generally allocated to Stage 1. If its credit risk has increased significantly since initial recognition, it is transferred to Stage 2. Assets in default are allocated to Stage 3. Where an individually assessed allowance has been made, this takes precedence over the impairment calculated by the model. In the table below, individually assessed allowances are included under Stage 3.

2025	Stage 1	Stage 2	Stage 3	Total
<b>Opening loss allowance for loans at amortised cost at 01.01.2025</b>	<b>4 812</b>	<b>9 771</b>	<b>11 046</b>	<b>25 630</b>
Transferred to Stage 1	154	– 1 955	– 293	– 2 093
Transferred to Stage 2	– 225	3 560	– 968	2 367
Transferred to Stage 3	– 44	– 1 651	3 020	1 326
New financial assets issued or acquired	0	0	0	0
Derecognised financial assets	– 1 120	– 2 043	– 1 790	– 4 953
Changes to model/macroeconomic parameters	701	5 254	– 2 398	3 557
Actual losses covered by previous provisions	0	0	0	0
Other changes	– 606	– 1 397	749	– 1 255
<b>Loss allowance for loans at amortised cost at 30.09.2025</b>	<b>3 673</b>	<b>11 540</b>	<b>9 367</b>	<b>24 579</b>
<b>Loss allowance for loans at fair value at 30.09.2025</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 174</b>
<b>Total loss allowance for loans at 30.09.2025</b>	<b>3 673</b>	<b>11 540</b>	<b>9 367</b>	<b>25 753</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Opening loss allowance for undrawn credit facilities and guarantees at 01.01.2025</b>	<b>284</b>	<b>61</b>	<b>0</b>	<b>222</b>
Changes in the period	– 168	– 59	0	– 227
<b>Loss allowance for undrawn credit facilities and guarantees at 30.09.2025</b>	<b>116</b>	<b>2</b>	<b>0</b>	<b>119</b>
	Stage 1	Stage 2	Stage 3	Total
<b>2024</b>	<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 3</b>	<b>Total</b>
<b>Opening loss allowance for loans at amortised cost at 01.01.2024</b>	<b>6 948</b>	<b>16 904</b>	<b>12 735</b>	<b>36 588</b>
Transferred to Stage 1	397	– 2 954	– 737	– 3 294
Transferred to Stage 2	– 435	2 769	– 891	1 442
Transferred to Stage 3	– 13	– 654	2 389	1 722
New financial assets issued or acquired	1 729	2 179	0	3 908
Derecognised financial assets	– 1 861	– 5 123	– 3 848	– 10 832
Changes to model/macroeconomic parameters	– 668	– 1 027	– 282	– 1 977
Actual losses covered by previous provisions	0	0	0	0
Other changes	– 290	– 513	2 061	1 258
<b>Loss allowance for loans at amortised cost at 30.09.2024</b>	<b>5 807</b>	<b>11 581</b>	<b>11 427</b>	<b>28 815</b>
<b>Loss allowance for loans at fair value at 30.09.2024</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total loss allowance for loans at 30.09.2024</b>	<b>5 807</b>	<b>11 581</b>	<b>11 427</b>	<b>28 815</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Opening loss allowance for undrawn credit facilities and guarantees at 01.01.2024</b>	<b>198</b>	<b>94</b>	<b>0</b>	<b>292</b>
Changes in the period	– 15	– 21	0	– 37
<b>Loss allowance for undrawn credit facilities and guarantees at 30.09.2024</b>	<b>182</b>	<b>73</b>	<b>0</b>	<b>255</b>



## Note 4 Loss allowances classified by IFRS 9 stage (cont.)

### Future Scenario in model for write-downs according to IFRS 9

Under IFRS 9, impairment allowances shall take into account expectations for future defaults and impairment losses. Future default levels are predicted based on expected development in money market interest rates and unemployment. Future loss levels are simulated based on collateral values and expectations for price developments. Qualitative assessments have been made of expected developments in default levels and house prices 5 years ahead, based on the outlook in Norges Bank's Monetary Policy Report, Financial Stability and Financial outlook.

Expected credit losses are calculated using a weighted average of the losses under the 3 different scenarios; see below.

Future scenarios used to measure estimated expected credit losses at 30.09.2025	Probability of default starting from 30.09.25					House prices	
	Year 1	Year 2	Year 3	Year 4	Year 5	Annual average growth	Weighting of scenario
Scenario 1: Optimistic scenario for retail market	1,28	1,19	1,10	1,06	0,90	5,4 %	80 %
Scenario 2: Downside scenario for retail market	1,66	2,62	2,87	2,63	0,90	- 4,0 %	10 %
Scenario 3: Upside scenario for retail market	0,87	0,60	0,60	0,73	0,90	6,0 %	10 %

## Note 5 Assets classified by IFRS 9 stage

2025	Stage 1	Stage 2	Stage 3	Total
<b>Gross loans at amortised cost at 01.01.2025</b>	<b>21 006 447</b>	<b>2 506 036</b>	<b>155 722</b>	<b>23 668 206</b>
Transferred to Stage 1	269 345	- 266 643	- 4 679	- 1 976
Transferred to Stage 2	- 290 911	306 283	- 21 298	- 5 926
Transferred to Stage 3	- 6 750	- 61 983	67 549	- 1 183
New financial assets issued or acquired	3 703	0	0	3 703
Derecognised financial assets	- 3 876 346	- 194 710	- 86 835	- 4 157 891
Other changes	90 831	- 1 294 862	44 132	- 1 159 900
<b>Gross loans at amortised cost at 30.09.2025</b>	<b>17 196 319</b>	<b>994 122</b>	<b>154 592</b>	<b>18 345 032</b>
Loss allowance for loans at amortised cost at 30.09.2025	3 673	11 540	9 367	24 579
<b>Net loans at amortised cost at 30.09.2025</b>	<b>17 192 646</b>	<b>982 582</b>	<b>145 225</b>	<b>18 320 453</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Gross loans at fair value at 30.09.2025</b>	<b>2 239 234</b>	<b>114 631</b>	<b>1 340</b>	<b>2 355 205</b>
Loss allowance for loans at fair value at 30.09.2025	0	0	0	1 174
<b>Net loans at fair value at 30.09.2025</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2 470 596</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Total gross loans at 30.09.2025</b>	<b>19 435 553</b>	<b>1 108 753</b>	<b>155 931</b>	<b>20 700 237</b>
Loss allowance for loans at amortised cost at 30.09.2025	3 673	11 540	9 367	24 579
Loss allowance for loans at fair value at 30.09.2025	0	0	0	1 174
Value adjustment fixed-rate lending	0	0	0	26 351
<b>Total net loans at 30.09.2025</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20 648 133</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Guarantees and undrawn credit facilities at 30.09.2025</b>	<b>2 147 839</b>	<b>1 263</b>	<b>37</b>	<b>2 149 138</b>
Loss allowance for guarantees and undrawn credit facilities at 30.09.2025	116	2	0	119
<b>Net exposure to guarantees and undrawn credit facilities at 30.09.2025</b>	<b>2 147 722</b>	<b>1 261</b>	<b>37</b>	<b>2 149 020</b>

## Note 5 Assets classified by IFRS 9 stage (cont.)

2024	Stage 1	Stage 2	Stage 3	Total
<b>Gross loans at amortised cost at 01.01.2024</b>	<b>21 833 253</b>	<b>3 056 419</b>	<b>238 068</b>	<b>25 127 741</b>
Transferred to Stage 1	712 527	– 699 946	– 12 581	0
Transferred to Stage 2	– 648 710	672 373	– 23 662	0
Transferred to Stage 3	– 14 214	– 60 139	74 354	0
New financial assets issued or acquired	6 050 303	524 796	0	6 575 099
Derecognised financial assets	– 4 708 869	– 798 539	– 95 806	– 5 603 214
Other changes	– 553 344	– 39 441	– 2 241	– 595 027
<b>Gross loans at amortised cost at 30.09.2024</b>	<b>22 670 945</b>	<b>2 655 522</b>	<b>178 132</b>	<b>25 504 600</b>
Loss allowance for loans at amortised cost at 30.09.2024	5 807	11 581	11 427	28 815
<b>Net loans at amortised cost at 30.09.2024</b>	<b>22 665 138</b>	<b>2 643 942</b>	<b>166 705</b>	<b>25 475 785</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Gross loans at fair value at 30.09.2024</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Loss allowance for loans at fair value at 30.09.2024	0	0	0	0
<b>Net loans at fair value at 30.09.2024</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Total gross loans at 30.09.2024</b>	<b>22 670 945</b>	<b>2 655 522</b>	<b>178 132</b>	<b>25 504 600</b>
Total loss allowance for loans at 30.09.2024	5 807	11 581	11 427	28 815
Loss allowance for loans at fair value at 30.09.2024	0	0	0	0
Value adjustment fixed-rate lending	0	0	0	0
<b>Total net loans at 30.09.2024</b>	<b>22 665 138</b>	<b>2 643 942</b>	<b>166 705</b>	<b>25 475 785</b>
	Stage 1	Stage 2	Stage 3	Total
<b>Guarantees and undrawn credit facilities at 30.09.2024</b>	<b>2 234 342</b>	<b>55 446</b>	<b>0</b>	<b>2 289 788</b>
Loss allowance for guarantees and undrawn credit facilities at 30.09.2024	182	73	0	255
<b>Net exposure to guarantees and undrawn credit facilities at 30.09.2024</b>	<b>2 234 159</b>	<b>55 374</b>	<b>0</b>	<b>2 289 533</b>

## Note 6 Debt securities in issue

	30.09.25	30.09.24	31.12.24
<b>Face value:</b>			
Commercial paper and other short-term borrowings	0	0	0
Bonds in issue at amortised cost	11 722 000	16 900 000	16 592 000
Own unamortised commercial paper/bonds, at amortised cost	– 200 000	– 583 000	0
Bonds in issue at fair value	5 025 000	5 025 000	5 025 000
<b>Total debt securities in issue</b>	<b>16 547 000</b>	<b>21 342 000</b>	<b>21 617 000</b>
<b>Term to maturity</b>			
Remaining term to maturity (net face value)			
2025	0	7 417 000	7 692 000
2026	4 000 000	4 000 000	4 000 000
2027	4 522 000	4 900 000	4 900 000
2029	1 000 000	1 000 000	1 000 000
2030	4 000 000	1 000 000	1 000 000
2032	525 000	525 000	525 000
2033	1 000 000	1 000 000	1 000 000
2034	1 000 000	1 000 000	1 000 000
2037	500 000	500 000	500 000
<b>Total</b>	<b>16 547 000</b>	<b>21 342 000</b>	<b>21 617 000</b>
New borrowings in 2025	<b>3 000 000</b>		
Net repayments during the reporting period	<b>7 903 716</b>		

ISIN NUMBER	Face value	Interest rate	Coupon margin	Maturity date *)	Carrying amount 30.09.25
NO0010881048	4 000 000	3 MTH NIBOR	0,49	18.06.26	4 008 760
NO0011008377	4 000 000	3 MTH NIBOR	0,75	27.05.27	4 047 067
NO0010895329	522 000	3 MTH NIBOR	0,40	12.10.27	526 761
NO0013465393	3 000 000	3 MTH NIBOR	0,44	24.01.30	3 024 449
NO0012713553	1 000 000	Fixed-rate	4,14	04.10.29	1 024 455
NO0010871643	1 000 000	Fixed-rate	2,30	19.06.30	919 447
NO0012767963	525 000	Fixed-rate	3,80	30.08.32	504 202
NO0010830524	1 000 000	Fixed-rate	2,68	31.08.33	887 907
NO0010863772	1 000 000	Fixed-rate	2,04	20.09.34	831 040
NO0012654476	500 000	Fixed-rate	3,72	31.08.37	466 989
<b>Total debt securities in issue</b>	<b>16 547 000</b>				<b>16 241 077</b>

The table shows the agreed maturity date.

\*) The terms allow for the maturity date to be extended by one year.

All of the loans are denominated in NOK.

All loan agreements are subject to standard loan terms.

The Company has issued six fixed-rate bonds.

A hedge has been initiated to counteract fluctuations in the values of the bonds, and hedge accounting was introduced in conjunction with that.

There is a ratio of virtually 1:1 between the hedged item (the bond) and the hedging instrument (the interest rate swap).

## Note 7 Capital adequacy

	30.09.25	30.09.24	31.12.24
<b>EQUITY AND SUBORDINATED DEBT</b>			
Share capital and share premium account	2 150 000	2 150 000	2 150 000
Other equity	12 899	12 829	12 899
<b>Equity</b>	<b>2 162 899</b>	<b>2 162 829</b>	<b>2 162 899</b>
<b>Other core capital</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Deductions:</b>			
Valuation adjustment (prudent valuation rules)	– 3 064	– 683	– 4 209
Other deductions	0	– 1 038	– 1 841
<b>Net core capital</b>	<b>2 159 835</b>	<b>2 161 109</b>	<b>2 156 849</b>
<b>Core Tier 1 capital</b>	<b>2 159 835</b>	<b>2 161 109</b>	<b>2 156 849</b>
<b>Net supplementary capital</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net equity and subordinated debt</b>	<b>2 159 835</b>	<b>2 161 109</b>	<b>2 156 849</b>
<b>BASIS FOR CALCULATION</b>			
<b>Credit risk</b>			
Institutions	52 725	105 472	48 983
Retail loans	7 999	105 858	124 025
Residential mortgage loans	4 945 695	8 787 165	8 981 972
Overdue advances	156 197	166 242	145 687
Covered bonds	41 642	36 097	114 587
Other advances	0	32 678	28 879
<b>Total calculation basis for credit risk</b>	<b>5 204 258</b>	<b>9 233 513</b>	<b>9 444 132</b>
Operational risk	353 676	398 898	406 399
CVA	0	187 387	0
<b>Total calculation basis</b>	<b>5 557 934</b>	<b>9 819 798</b>	<b>9 850 531</b>
<b>Excess equity and subordinated debt</b>	<b>1 715 200</b>	<b>1 375 525</b>	<b>1 368 807</b>
<b>CAPITAL ADEQUACY</b>			
Capital adequacy ratio	38,86 %	22,01 %	21,90 %
Core capital adequacy ratio	38,86 %	22,01 %	21,90 %
Core Tier 1 capital adequacy ratio	38,86 %	22,01 %	21,90 %
Unweighted core capital ratio	10,03 %	8,05 %	7,64 %

From April 1, 2025 the capital adequacy ratio has been calculated using the CRR3 capital adequacy regulations. The standardised approach has been used for credit risk and the standardised approach has been used for operational risk. The original exposure method has been used for derivatives.



## Note 8 Transactions with related parties

### Intra-group transactions

	30.09.25	30.09.24	31.12.24
Interest received from SpareBank 1 Sogn og Fjordane	14 015	12 614	17 146
Interest paid to SpareBank 1 Sogn og Fjordane	128 897	118 464	159 900
Interest paid to SpareBank 1 Sogn og Fjordane on covered bonds	20 820	30 970	30 970
Services bought from SpareBank 1 Sogn og Fjordane	5 535	5 729	7 665
Deposits at SpareBank 1 Sogn og Fjordane	109 572	404 076	111 882
Liabilities to SpareBank 1 Sogn og Fjordane	2 373 423	2 534 696	3 624 281
Covered bonds held by SpareBank 1 Sogn og Fjordane	25 320	0	0

Bustadkreditt Sogn og Fjordane AS has no employees. An agreement has been signed with SpareBank 1 Sogn og Fjordane on the supply of loan servicing and administrative services. All of the Company's loans have been acquired from SpareBank 1 Sogn og Fjordane, and an agreement has been signed with the bank on the servicing of the portfolio. Bustadkreditt Sogn og Fjordane AS takes on all of the risk associated with the loans that it acquires from its parent. Bustadkreditt Sogn og Fjordane AS has been given access to good credit facilities with SpareBank 1 Sogn og Fjordane. These will allow to make advances to customers with flexible mortgages, provide bridge financing when loans are being transferred, and fund the necessary surplus in the cover pool.

Further details of the credit facilities:

Bustadkreditt Sogn og Fjordane AS (BSF) has four credit facilities with SpareBank 1 Sogn og Fjordane (SSF):

- A NOK 600 million credit facility to be used to settle the purchase of mortgage loans from SSF. This is a revolving credit facility with a 15-month notice period on the part of SSF. BSF can cancel or change the limit on the facility with SSF at 14 days' notice. At 30.09.2025 the credit facility was 503 million.
- A credit facility that can be used to finance advances to customers with available credit within their flexible mortgages. At 30.09.2025, the limit on the facility was NOK 2 149 million.
- A credit facility related to overcollateralisation. The facility shall only be used to buy loans for inclusion in the cover pool, and to buy instruments that qualify as part of a liquidity buffer. At 30.09.2025, the limit on the facility was NOK 1 340 million, but this limit depends on the volume of covered bonds issued at any given time.
- A long-term credit facility. The limit on the facility is NOK 1,000 million, which was fully drawn at 30.09.2025.

In addition to these four credit agreements, BSF and SSF have signed an ISDA agreement. The ISDA agreement regulates all derivative transactions between the parties. The ISDA agreement has the same structure as agreements between SSF and external entities, which means that changes in the value of interest rate swaps are measured daily and there is an exchange of collateral. When fixed-rate covered bonds are issued, SSF hedges the relevant amount with an external party and then performs an internal swap with BSF.

All agreements and transactions adhere to arm's length principles.

## Note 9 Substitute assets

	30.09.25	30.09.24	31.12.24
Deposits at the parent company	109 572	404 076	111 882
Government-guaranteed commercial paper	0	0	0
Other commercial paper and bonds	0	0	0
<b>Total substitute assets</b>	<b>109 572</b>	<b>404 076</b>	<b>111 882</b>

## Note 10 Fair value of financial instruments

### Fair value of financial instruments measured at amortised cost

	30.09.25		30.09.24		31.12.24	
	Carrying amount	Fair value	Carrying amount	Fair value	Carrying amount	Fair value
<i>Financial assets</i>						
Loans and advances to credit institutions	109 572	109 572	404 076	404 076	111 882	111 882
Loans to customers (gross)	18 345 032	18 345 032	25 504 600	25 504 600	23 668 206	23 668 206
<b>Total financial assets measured at amortised cost</b>	<b>18 454 605</b>	<b>18 454 605</b>	<b>25 908 676</b>	<b>25 908 676</b>	<b>23 780 088</b>	<b>23 780 088</b>
<i>Financial liabilities</i>						
Debt to credit institutions	2 373 423	2 373 423	2 534 696	2 534 696	3 624 281	3 624 281
Securities in issue (covered bonds)	11 607 038	11 642 425	16 482 592	16 520 929	16 755 734	16 654 934
<b>Total financial liabilities measured at amortised cost</b>	<b>13 980 461</b>	<b>14 015 848</b>	<b>19 017 289</b>	<b>19 055 625</b>	<b>20 380 016</b>	<b>20 279 215</b>

### Financial assets measured at fair value

	Level 1	Level 2	Level 3	TOTAL 30.09.25
<i>Financial assets at fair value through profit or loss</i>				
Loans and advances to customers at fair value	0	0	2 327 517	<b>2 327 517</b>
Commercial paper and bonds measured at fair value	211 067	416 419	0	<b>627 487</b>
Derivatives, trading portfolio	0	39 004	0	<b>39 004</b>

### Financial liabilities at fair value through profit or loss (gross)

	Level 1	Level 2	Level 3	TOTAL
Securities in issue (covered bonds)	0	4 634 039	0	<b>4 634 039</b>
Derivatives, trading portfolio	0	461 017	0	<b>461 017</b>

### Fair value hierarchy

Financial instruments measured at fair value are split into three levels:

Level 1: Prices quoted in active markets

Level 2: Valuation is directly or indirectly based on observable prices for similar assets

Level 3: Valuation is not based on observable prices, and instead relies on e.g. our own valuation models

# Information about the company

## ADDRESS:

Bustadkreditt Sogn og Fjordane AS  
Langebruvegen 12  
6800 Førde

TEL. NO. +47 57 82 97 00

ORGANISATION NUMBER 946 917 990

## MANAGEMENT

Irene Flølo CEO

## BOARD OF DIRECTORS

Frode Vasseth	Chair
Henrik E. Hundershagen	Board member
Andrea Kvamsdal	Board member
Peter Midthun	Board member
Linda Vøllestad Westbye	Board member

## CONTACT PERSON

Irene Flølo, CEO  
Tel. no.: +47 97 66 76 15