Annual report 2022

KLP Boligkreditt AS

Table of Contents

KLP Boligkreditt AS

KLP Boligkreditt AS

Annual Report 2022

The Company's net lending comes to NOK 12.3 billion. Operating profit before tax decreased from NOK 32.9 million to NOK -2.3 million.

KLP Boligkreditt AS is a mortgage company 100% owned by KLP Banken AS. The purpose of the Company is to finance the KLP Banken Group's home mortgage loans on favourable terms through the issuance of covered bonds (OMFs).

KLP Banken AS is a commercial bank 100% owned by Kommunal Landspensjonskasse gjensidig forsikringsselskap (KLP). KLP Banken AS also owns all the shares in its subsidiary KLP Kommunekreditt AS.

Profit (NOK millions)	2022	2021	Change
Profit before tax	-2,3	32,9	-35,2
Net interest income	74,0	108,0	-34,0
Operating expenses	-65.8	-66,6	0,8
Proift/loss fin. instr.	-10,5	-8,5	-2,0
Loan loss provisions	-0,0	-0,0	0,0

Balance sheet (NOK billions)	2022	2021	Change
Mortgages	12,3	12,3	-0,0
Total assets	14,1	14,3	-0,2

INCOME STATEMENT

The Company's net profit before tax was slightly negative in the financial year and total comprehensive income for the year was NOK 1.4 (27.0[1]) million. The change in profit compared to last year is mainly due to higher financing costs resulting in reduced net interest income.

Interest income from loans to customers in 2022 was NOK 305.8 (186.0) million. Interest income from bank deposits and securities produced a further NOK 32.5 (8.8) million.

Interest expenses are divided between NOK 257.3 (82.2) million on covered bonds issued and NOK 7.0 (4.6) million on debt to KLP Banken AS.

Net interest income was thus reduced from NOK 108.0 million to NOK 74.0 million.

On average, lending margins were lower than the previous year, particularly in the first half of the year. Towards the end of the year, margins almost normalised. The reason for this is the sharp increase in general interest rates through most of 2022 and the fact that credit premiums have been highly volatile. This has affected the Company's financing costs more than could be offset by adjusting lending rates to customers.

[1]Figures in brackets below refer to last year's results.

During the term of its borrowing agreements, the Company makes regular adjustments to reduce its liquidity risk and meet regulatory requirements with respect to liquidity indicators and capital adequacy. Refinancing of the borrowing side then results in a need to buy back the Company's own issuance. In 2022, the effect on profits of borrowing buybacks was NOK -6.0 (-4.9) million.

Widely varying credit spreads in the securities market have also affected the Company's liquidity portfolio. The overall profit/loss effect of the fall in the value of the Company's securities investments shows realised and unrealised losses of NOK -4.6 (-3.6) million.

The total accounting effect of changes in value on financial instruments for 2022 was NOK -10.5 (-8.5) million. See note 6.

The Company's lending is managed by KLP Banken AS, and most of the operating expenses are regulated in a management agreement with the parent company. Under this agreement, KLP Boligkreditt AS is charged for its share of the parent company's costs for the management of mortgages, based on volume. Costs are settled monthly. Operating expenses in excess of this are mainly direct costs incurred by the Company in connection with external assistance, such as rating, auditing, etc. In 2022, the Company's operating expenses were almost unchanged compared to the previous year.

LENDING

During 2022, KLP Boligkreditt AS purchased home loans worth NOK 4.5 (6.0) billion from KLP Banken AS. Outstanding mortgages on the Company's balance sheet are at roughly the same level as at the end of last year.

The mortgage portfolio is secured with collateral within cautious valuations whereby all borrowers are assessed with respect to solvency and willingness to pay before the loan is approved. The average loan per customer was NOK 1.5 (1.5) million. All lending was at floating interest rates.

At the end of 2022, the mortgage portfolio in the Company had an average loan-to- value ratio (debt as a percentage of the estimated housing value - LTV) of 53 (52) per cent.

No individual losses on mortgages were recognised in 2022, and there were no loans more than 90 days overdue at the end of the year. In the financial year, estimated loan loss provisions under IFRS 9 had an effect on profits of NOK -40 (-1) thousand. See note 8.

LIQUIDITY

The Company's liquidity situation is satisfactory, as its financing more than covers the liquidity requirement from operations.

KLP Boligkreditt AS is subject to strict rules with respect to the assets it may invest in. The portfolio of liquid investments comprises safe securities and deposits in other banks. The securities are certificates and bonds with excellent security, largely covered bonds with an Aaa rating.

Holdings of cash and cash equivalents have been used to pay out new loans or for redemptions and buybacks of borrowings.

As new borrowings occur when the terms for them are considered favourable, a need sometimes arises to invest surplus liquidity. This liquidity contributes to earnings and provides the flexibility to meet demand for new lending.

At the end of 2022, NOK 0.4 (0.3) billion of the Company's liquidity was invested in bank deposits and NOK 1.4 (1.7) billion in interest-bearing securities. Securities are recognised at market value.

BORROWING

KLP Boligkreditt AS has established a programme for issuing covered bonds.

At the end of 2022, the Company had outstanding covered bond debt of NOK 12.6 (12.4) billion. The Company's own holdings account for NOK 0.4 (0.6) billion of this. During the year, new covered bonds in the amount of NOK 2.5 (3.5) billion were issued. The remaining financing comprises equity and loans from the parent company.

The bonds are backed by the Company's mortgage portfolio. All issues have achieved Aaa rating.

The Company's debt to credit institutions at the end of the year comprised internal financing from KLP Banken AS in the amount of NOK 0.5 (1.1) billion.

BALANCE SHEET AND CAPITAL ADEQUACY

Total assets stood at NOK 14.1 (14.3) billion at the end of the year.

The Company's equity and subordinated loan capital, based on the Board of Directors' proposal for allocation of the year's profit, totalled NOK 918 (770) million at the end of the year. Core capital was increased by NOK 150 million in May 2022 and is identical to equity and subordinated loan capital. This gives a capital adequacy and tier 1 capital ratio of 19.7 (16.4) per cent.

The current capital requirement, including capital buffers, is a 12.0 per cent tier 1 capital ratio and 15.5 per cent capital adequacy. The unweighted tier 1 capital ratio was 6.5 (5.4) per cent, compared with the requirement of 3.0 per cent.

The risk-weighted balance was NOK 4.5 (4.5) billion. Capital adequacy is considered good.

ALLOCATION OF THE PROFIT FOR THE YEAR

The financial statements for KLP Boligkreditt AS for 2022 show total comprehensive income of NOK 1.4 (27.0) million. The Board proposes that the profits be transferred to other equity.

ABOUT THE FINANCIAL STATEMENTS

The Board of Directors believes that the financial statements provide a true and fair view of the Company's assets and liabilities, financial position and profit. The conditions for continued operation are present, and this is assumed in the financial statements.

KLP Boligkreditt AS prepares its financial statements in accordance with International Financial Reporting Standards (IFRS), as approved by the EU, with associated interpretations. See Note 2 for more details.

RATING

The rating agencies' assessments of the Company have a bearing on its borrowing terms. The Company has engaged Moody's to provide a credit rating of the Company's bonds. All covered bonds issued are rated Aaa.

RISK MANAGEMENT

KLP Boligkreditt AS is subject to KLP Banken's risk management framework, the purpose of which is to ensure that risks are identified, analysed and managed by means of policies, limits, procedures and instructions.

KLP Boligkreditt AS is subject to KLP Banken's risk management framework, the purpose of which is to ensure that risks are identified, analysed and managed by means of policies, limits, procedures and instructions.

It has established its own guidelines for the most important individual risks (liquidity, credit, market, operational and compliance risk) and an overall policy for risk management, which covers principles, organisation, limits, etc. for the Bank's overall risk. The risk policies are adopted by the Board of Directors and are reviewed at least once a year. The policies are of an overarching nature and are complemented by procedures, rules, and instructions determined at the administrative level.

The Company aims to maintain a low level of operational risk, and to be characterised by a high level of professional competence, good procedures and efficient operations.

The Company is included in the KLP Banken Group's process for assessing and quantifying material risks and calculating its capital and liquidity requirements (ICAAP/ILAAP). The capital requirement assessment is forward-looking and, in addition to calculating needs based on current exposure (and, if appropriate, limits), an assessment is made of future needs in light of planned growth, determined strategic changes, etc. The Company's Board of Directors takes an active part in these assessments and, in addition to the capital requirement assessment, determines a desired level for total capital (capital target).

The boards of KLP Banken AS, KLP Kommunekreditt AS and KLP Boligkreditt AS have appointed a joint risk committee. The risk committee deals with matters specifically related to risk and has an advisory function to the Board of KLP Boligkreditt AS.

CORPORATE GOVERNANCE

The Company's articles of association and applicable legislation provide guidelines for corporate governance and management, and define a clear division of roles between governing bodies and executive management.

The Board of Directors sets the policies for the Company's activities. The Board held eight board meetings in 2022. The Board comprised two women and two men at the end of the year.

The Managing Director is in charge of the day-to-day management of the Company in accordance with instructions issued by the Board of Directors.

Board members and the general manager have taken out directors' liability insurance.

An account of KLP Banken's corporate governance is available on the KLP website (https://www.klp.no/om-klp).

WORKING ENVIRONMENT AND ORGANISATION

There are no direct employees in KLP Boligkreditt AS. The Company's governance and management are handled by people employed by KLP Banken AS.

A management agreement has been entered into with KLP Banken AS, covering administration, IT support, finance and risk management, as well as borrowing and liquidity management.

As part of the KLP Group, KLP Boligkreditt AS complies with the Group's guidelines on equality and diversity, whose objectives, initiatives and activities take account of the basis for discrimination described in the legislation. A central working group has drawn up internal targets for equality and diversity.

CORPORATE SOCIAL RESPONSIBILITY AND SUSTAINABILITY

KLP aims to be a leader in corporate social responsibility and sustainability in its industry. Corporate social responsibility is therefore a clearly defined responsibility in the KLP Group's strategy.

As part of the KLP Group, KLP Boligkreditt AS aims to contribute to sustainable investments and responsible business operations. Social responsibility is of strategic importance for KLP. This is manifested through actions linked to the Group's business. KLP is a signatory to the UN Global Compact, and is thereby committed to working for human rights, workers' rights and the environment, and against corruption. A detailed description of goals, measures and results is available on KLP's website (https://www.klp.no/om-klp/samfunnsansvar).

KLP Banken AS signed the UN Principles for Sustainable Banking in the autumn of 2019 and has committed to implementing these principles in its operations, including those of its subsidiaries. The Principles for Sustainable Banking mean that banks are transparent about how their products and services create value for customers and investors, as well as for society as a whole. The Principles are intended to guide banks in their work on sustainability, and support society's overall goals in line with the UN Sustainable Development Goals and the Paris Agreement.

KLP Banken AS wants to help customers make sustainable choices. That is why the Bank now offers 'green mortgages' to members of KLP who have energy-friendly homes, or who choose to take steps to make their homes more energy-friendly.

In 2022, KLP became a member of the PCAF, a global partnership of financial institutions working to develop and standardise the assessment and reporting of greenhouse gas emissions in investment portfolios. KLP Banken AS is in the process of mapping financed emissions in the PM portfolio, and will continue to work on calculations and targets related to this in 2023.

The premises of the parent company KLP Banken AS in both Oslo and Trondheim are certified as "eco-lighthouses" through the Eco-Lighthouse Foundation. Both locations were recertified in 2021.

For further information and details on corporate social responsibility and sustainability, please refer to KLP's sustainability reports at klp.no Reports and presentations - Finance and IR - About KLP - KLP.no

OUTLOOK

KLP Boligkreditt AS is part of the financing structure of the KLP Banken Group.

Norwegian society is experiencing turbulent times with considerable macroeconomic uncertainty, and this also affects households. High inflation and higher interest rates on people's personal finances are particularly noticeable. KLP Banken AS's members, who are mainly public employees and their households, are more shielded than other groups from risk associated with their working conditions as employees in municipalities and health enterprises. KLP Banken AS therefore assumes that its growth ambitions can be sustained and that the risk of defaults and losses will continue to be limited in the future.

KLP Boligkreditt AS has a licence to operate as a mortgage company and will be further developed through the purchase of loans from KLP Banken AS or KLP. The business will be financed mainly through the issuance of covered bonds secured against mortgages. The Company aims to help reduce the banking group's borrowing costs and so make a major contribution to financing mortgages for KLP's members.

The Board believes that the potential for further development of the Company is in place and that a significant proportion of KLP Banken's lending for residential purposes can be financed by KLP Boligkreditt AS, including forms of financing that benefit the environment and sustainability.

Trondheim, 8 March 2023
The Board of Directors KLP Boligkreditt AS

AAGE E. SCHAANNING
Chair

AINA SLETTEDAL EIDE

LILL STABELL

JONAS V. KÅRSTAD

CHRISTOPHER A. N. STEEN
Managing Director

Declaration pursuant to the Norwegian securities trading act, section 5-5

We hereby declare that, to the best of our knowledge, the annual financial statements for the period from 1 January to 31 December 2022 have been prepared in accordance with applicable accounting standards, and that the information in the financial statements gives a true and fair view of the Company's assets, liabilities, financial position and overall profit or loss.

We also declare that the Directors' report provides a true and fair overview of the development, profit or loss and the financial position of the Company, together with a description of the most significant risk and uncertainty factors the Company faces.

Trondheim, 8 March 2023
The Board of Directors KLP Boligkreditt AS

AAGE E. SCHAANNING
Chair

AINA SLETTEDAL EIDE

LILL STABELL

JONAS V. KÅRSTAD

CHRISTOPHER A. N. STEEN
Managing Director

Income Statement

KLP Boligkreditt AS

NOTES	NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
	Interest income, effective interest method	313 325	186 905
	Other interest income	24 999	7 827
5	**Total interest income**	**338 324**	**194 732**
	Interest expenses, effective interest method	-264 306	-86 760
5	**Total interest expense**	**-264 306**	**-86 760**
5	**Net interest income**	**74 018**	**107 972**
6	Net gain/(loss) on financial instruments	-10 512	-8 512
	Total net gain/(loss) on financial instruments	**-10 512**	**-8 512**
	Other operating expenses	-65 811	-66 593
8	Net loan losses	-40	-1
	Total other operating expenses	**-65 851**	**-66 594**
	Operating profit/loss before tax	**-2 345**	**32 866**
9	Tax on ordinary income	3 723	-5 860
	Income for the year	**1 379**	**27 005**
	Other comprehensive income	-	-
	Other comprehensive income for the year after tax	**-**	**-**
	COMPREHENSIVE INCOME FOR THE YEAR	**1 379**	**27 005**
	ALLOCATION OF INCOME		
	Allocated to/from retained earnings	-1 379	-27 005
	TOTAL ALLOCATION OF INCOME	**-1 379**	**-27 005**
	Total profit in% of total assets	0.01%	0.19%

Balance Sheet

KLP Boligkreditt AS

NOTES	NOK THOUSANDS	31.12.2022	31.12.2021
	ASSETS		
10,11,12	Loans to and receivables on credit institutions	364 166	273 318
11,12	Loans to and receivables on customers	12 282 503	12 331 526
12,13,14	Fixed-income securities	1 424 079	1 704 134
15	Other assets	16 723	4 687
	TOTAL ASSETS	**14 087 471**	**14 313 666**
	LIABILITIES AND OWNERS' EQUITY		
	LIABILITIES		
12,16	Liabilities to credit institutions	524 456	1 094 579
12,17	Liabilities created on issuance of securities	12 634 091	12 433 452
18	Other liabilities	4 569	5 700
9	Deferred tax	4 259	7 982
18	Provisions for accrued costs and liabilities	-	28
	TOTAL LIABILITIES	**13 167 375**	**13 541 741**
	OWNERS' EQUITY		
	Share capital	380 000	330 000
	Share premium	480 463	380 463
	Other owners' equity	59 633	61 462
20	**TOTAL OWNERS' EQUITY**	**920 096**	**771 925**
	TOTAL LIABILITIES AND OWNERS' EQUITY	**14 087 471**	**14 313 666**

Trondheim, 8 March 2023
The Board of Directors KLP Boligkreditt AS

AAGE E. SCHAANNING
Chair

AINA SLETTEDAL EIDE

LILL STABELL

JONAS V. KÅRSTAD

CHRISTOPHER A. N. STEEN
Managing Director

Statement of owners' equity

KLP Boligkreditt AS

2022 NOK THOUSANDS	Share capital	Share premium	Other equity	Total owners' equity
Owners' equity 1 January 2022	330 000	380 463	61 462	771 925
Income for the year	-	-	1 379	1 379
Other comprehensive income	-	-	-	-
Total comprehensive income	**-**	**-**	**1 379**	**1 379**
Group contribution received	-	-	11 372	11 372
Group contribution made	-	-	-14 579	-14 579
Owners' equity received during the period	50 000	100 000	-	150 000
Total transactions with the owners	**50 000**	**100 000**	**-3 207**	**146 793**
Owners' equity 31 December 2022	**380 000**	**480 463**	**59 633**	**920 096**

2021 NOK THOUSANDS	Share capital	Share premium	Other equity	Total owners' equity
Owners' equity 1 January 2021	330 000	380 463	35 827	746 290
Income for the year	-	-	27 005	27 005
Other comprehensive income	-	-	-	-
Total comprehensive income	**-**	**-**	**27 005**	**27 005**
Group contribution received	-	-	4 857	4 857
Group contribution paid after tax	-	-	-6 227	-6 227
Total transactions with the owners	**-**	**-**	**-1 370**	**-1 370**
Owners' equity 31 December 2021	**330 000**	**380 463**	**61 462**	**771 925**

NOK THOUSANDS	Number of shares	Par value	Share capital	Share premium	Other equity	Total
Equity at 1 January 2022	1 000	330	330 000	380 463	61 462	771 925
Changes in the period 1 January - 31 December	-	50	50 000	100 000	-1 829	148 171
Equity at 31 December 2022	**1 000**	**380**	**380 000**	**480 463**	**59 633**	**920 096**

There is one class of shares. All the shares are owned by KLP Banken AS.

Statement of cash flows

KLP Boligkreditt AS

NOTES	NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
	OPERATING ACTIVITIES		
	Payments received from customers – interest, commission & charges	294 362	185 695
	Disbursements on loans customers & credit institutions	-4 485 153	-6 006 193
	Receipts on loans customers & credit institutions	4 533 887	4 496 969
	Disbursements on operations	-67 210	-67 556
	Net receipts/payments on other operating activities	-3 593	-3 163
	Interest from credit institutions	7 537	978
	Net cash flow from operating activities	**279 829**	**-1 393 271**
	INVESTMENT ACTIVITIES		
	Payments on purchase of securities	-684 123	-1 748 791
	Receipts on sales of securities	962 786	561 545
	Interest received from securities	21 759	6 133
	Net cash flow from investment activities	**300 421**	**-1 181 113**
	FINANCING ACTIVITIES		
17	Receipts on loans	2 500 000	3 500 000
17	Repayments, buybacks and redemption of securities debt	-2 500 000	-2 518 000
17	Change in securities debt, own funds	171 215	834 899
17	Net payment of interest on loans	-233 841	-87 463
16	Receipts in internal funding	4 980 740	7 427 296
16	Repayment in internal funding	-5 551 012	-6 436 333
16	Net payment of interest on internal funding	-6 890	-4 342
	Change in owners' equity	150 000	-
	Group contribution paid	-3 207	-1 370
	Net cash flow from financing activities	**-492 996**	**2 714 686**
	Net cash flow during the period	**87 255**	**140 303**
	Cash and cash equivalents at start of period	261 964	121 661
10	Cash and cash equivalents at end of period	349 219	261 964
	Net receipts/disbursements (-) of cash	**87 255**	**140 303**

Notes

Note 1 **General information**

KLP Boligkreditt AS was founded on 30 October 2013. The company is a housing credit enterprise and finance the activity primary through issuing covered bonds (OMF). The company's functional currency is Norwegian kroner.

KLP Boligkreditt AS is registered and domiciled in Norway. KLP Boligkreditt AS's head office is at Beddingen 8, in Trondheim and the company has a branch office in Dronning Eufemiasgate 10, in Oslo.

The company is a wholly owned subsidiary of KLP Banken AS, which is in turn wholly owned by Kommunal Landspensjonskasse (KLP). KLP is a mutual insurance company.

The company's financial statement for 2022 were approved by the company's board on 08.03.2023. The annual financial statement is available at www.klp.no.

Note 2 **Summary of the most important accounting principles**

Below is a description of the most important accounting principles used in the preparation of the financial statements for KLP Boligkreditt AS. These principles are applied in the same way in all periods presented unless indicated otherwise.

2.1 FUNDAMENTAL PRINCIPLES

The financial statements for KLP Boligkreditt AS have been prepared in accordance with international accounting standards (IFRS) and interpretations from the IFRS interpretations committee (IFRIC), as adopted by the EU. The Norwegian Accounting Act and the Regulations concerning annual accounts for banks, mortgage firms and finance companies (the Accounting Regulations) contain individual requirements for additional information, which is not required under IFRS. These supplementary information requirements have been incorporated into the notes to the financial statements.

The annual accounts have been prepared on the principle of historic cost, with the following exceptions:

- Financial assets and liabilities are valued at fair value through profit or loss.
- Financial assets and liabilities are valued in accordance with the rules on fair value hedging.

To prepare the accounts in accordance with IFRS, management must make accounting estimates and approximate valuations. This will affect the value of the company's assets and liabilities, income and expenses recognised in the financial statements. Actual figures may deviate from estimates used. Areas in which discretionary valuations and estimates of material significance to the company have been used are described in Note 3.

All amounts are presented in NOK thousands without decimals unless stated otherwise.

The financial statements have been prepared in accordance with the going concern assumption.

2.1.1. Changes in accounting principles and information

a) New and changed standards adopted by the Company in 2022:

There are no new and/or changed standards with material effect adopted by the company in 2022.

b) Standards, changes to and interpretations of existing standards that have not come into effect and where the Company has not chosen early application:

There are no IFRS standards or IFRIC interpretations not yet in force that are expected to have a significant impact on the company's financial statement.

2.2 FOREIGN CURRENCY

2.2.1 Functional currency and presentation currency

The accounts are presented in NOK, which is the functional currency of the parent company and the presentation currency of the company.

2.3 FINANCIAL INSTRUMENTS

The most important accounting policies relating to financial instruments are described below.

2.3.1 Recognition and derecognition

Financial assets and liabilities are recognized on the balance sheet on the date when the KLP Boligkreditt AS becomes party to the instrument's contractual terms and conditions. Regular purchases and sales of investments are recognized on the date of the agreement. Financial assets are removed from the balance sheet when the rights to receive cash flows from the investment expire or when these rights have been transferred and the KLP Boligkreditt AS has essentially transferred the risk and the potential benefit from ownership. Financial liabilities are derecognized when the rights to the contractual conditions have been fulfilled or cancelled or have expired.

2.3.2. Classification and subsequent measurement

2.3.2.1 Financial assets

The classification and measurement of financial assets, other than equity instruments and derivatives, are assessed based on a combination of the entity's business model criteria for asset management and the instrument's contractual cashflow characteristics.

Financial assets are classified on initial recognition in one of the following categories:

- Amortised cost
- Fair value through profit or loss

A financial asset is measured at amortized cost if both of the following criteria are met and the financial asset has not been reported at fair value through profit or loss (the “fair value option”):

- The financial asset is held in a business model whose purpose is to keep financial assets to receive the contractual cash flows (the ‘business model criterion’), and
- At certain times, the contractual terms of the financial asset led to cash flows that only include repayments and interest on the outstanding principal amount (the “cash flow criterion”).

The business model criterion

KLP Boligkreditt AS assesses the target with a business model in which an asset is held at the portfolio level, because this best reflects the way the business is managed, and information is given to management. The information that is assessed includes:

- Explicit guidelines and goals for the portfolio and application of these guidelines in practice. In particular, if the management’s strategy and goal is to keep the asset in order to collect the contractual cash flows, maintain a specific interest profile, and match duration between financial assets and the corresponding financial liabilities used to finance these assets, or realise cash flows through the sale of the assets.
- How the return on the portfolio is assessed and reported to management.
- The risks that affect the performance of the business model (and the financial assets held within this business model) and how these risks are managed.
- How the managers are compensated, e.g. whether the compensation is based on the fair value of the managed assets or the total contractual cash flows.
- Frequency, volume and date of sale in previous periods, the reasons for such sales and expectations of future sales activity. Information about the sales activities is not however assessed in isolation, but as part of an overall assessment of how the company’s stated goals for managing the financial assets are achieved and how the cash flows are realised.

Assessment of the business model is based on reasonable future scenarios without regard to ‘worst case’ or ‘stress case’ scenarios. If cash flows after initial recognition are realised in a way that is different from the company’s original expectations, the classification of the remaining financial assets in the relevant business model does not change, but the information is incorporated into the assessment of the newly issued or acquired financial assets in the future.

Cash flow criterion

In this evaluation the principal amount is defined as the fair value of the financial asset on initial recognition. ‘Interest’ is defined as payment for the time value of money and for credit risk related to outstanding principal in a specific period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative expenses), as well as a profit margin.

In assessing whether the contractual cash flows are only repayments and interest on the outstanding principal amount, KLP Boligkreditt AS consider the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual clause that can change the date or the amount of the contractual cash flows so that it will not meet this condition. In assessing this, the company considers:

- Contingent events that would change the amount and the date of the cashflows
- Influence on functions
- Advance payments and extended terms
- Terms that limit the company's claim to cash flows from specific assets (e.g. "nonrecourse asset arrangements")
- Terms that change the assessment of the time value of money - e.g. periodic resetting of interest rates

All other financial assets are measured at fair value with changes in value through profit/loss, i.e:

- Assets with contractual cash flows that do not meet the cash flow criterion; and/or
- Assets held in a different business model than "held to collect contractual cash flows"; or
- Assets designated at fair value through profit or loss (the 'fair value option').

KLP Boligkreditt AS may designate a debt instrument that meets the criteria to be measured at amortised cost to be reported at fair value through profit or loss if this eliminates or significantly reduces inconsistencies in measurement ('accounting mismatches').

Impairment model

The impairment model for losses on loans and receivables is based on expected credit losses. The impairment model defines default *as "a payment that is more than 90 days past due, or an account that is continuously overdrawn for a minimum of 90 days (by at least NOK 1.000)".* Also, a commitment is considered defaulted on if it has been forfeited for various reasons, such as debt negotiations How the impairment loss is to be measured is determined for each individual stage and the model uses the effective interest rate method). Upon initial recognition, and in cases where the credit risk has not increased significantly after initial recognition, provision must be made for credit losses that are expected to occur over the next 12 months (Stage 1). If the credit risk has increased significantly, the provisions should correspond to the expected credit losses over the expected useful life (Stage 2). If there is a loss event, impairments are raised equal to the expected loss on the commitment throughout its life (Stage 3).

In the company, the assessment of what is considered to be a significant change in credit risk for mortgage loans is based on a combination of quantitative and qualitative indicators and "backstops".

For more information regarding loan loss provisions, please see note 8.

2.3.2.2 Financial liabilities

The company has classified all financial liabilities measured at amortized cost.

2.3.2.3 Presentation, classification and measurement in the balance sheet and the income statement

Based on the descriptions above, the presentation, classification and measurement of financial instruments can be summarized in the following table:

Financial instruments	Classification
Loans to and receivables to credit institutions	Amortised cost
Loans to and receivables from customers	Amortised cost
Fixed-income securities	Fair value through profit or loss
Covered bonds issued	Amortised cost
Liabilities to credit institutions	Amortised cost

2.3.3 Netting

Financial assets and liabilities are presented net in the statement of financial position when there is an unconditional offsetting entitlement that can be legally enforced and the intention is to settle net, or realise the asset and liability simultaneously.

2.3.4 Modification

When the contractual cash flows from a financial asset are renegotiated or otherwise amended, and the renegotiation or change does not lead to derecognition of the financial asset, the gross book value of the financial asset is recalculated and a gain or loss is recognized in the income statement. The gross book value of the financial asset is recalculated as the present value of the renegotiated or amended contractual cash flows, discounted at the original effective interest rate for the financial asset. Any costs or fees incurred adjust the book value of the modified financial asset and are written down over the remaining lifetime of the changed financial asset.

2.4 CASH AND CASH EQUIVALENTS

Cash and cash equivalents are defined as receivables from credit institutions without termination date. The amount does not include receivables from credit institutions that are linked to purchase and sale of securities in the management of the securities portfolios. The statement of cash flows has been prepared in accordance with the direct method.

2.5 FINANCIAL LIABILITIES

The company's financial liabilities comprise liabilities to credit institutions and covered bonds issued.

2.5.1 Liabilities to credit institutions

Liabilities to credit institutions are capitalized at market value on take-up. As a rule, on subsequent measurement the liability is recognized at amortized cost in accordance with the effective interest rate method. The interest costs are included in the amortization and are shown in the line "Interest expenses effective interest rate method" in the income statement.

2.5.2 Covered bonds issued

In the first instance covered bonds issued are recognized at fair value on take-up adjusted for purchase costs, i.e. nominal adjusted for any premium/discount on issue. On subsequent valuation the bonds are valued at amortized cost by the effective interest method. The interest costs are shown in the line "Interest expenses effective interest rate method" in the income statement. Upon repurchase of covered bond issued, any gain or loss is recognized in the line "net gain/loss on financial instruments".

2.6 OWNERS' EQUITY

The owners' equity in the company comprises owners' equity contributed and retained earnings.

2.6.1 Owners' equity contributed

Owners' equity contributed comprises share capital, the share premium fund and other owners' equity contributed.

2.6.2 Retained earnings

Retained earnings comprise other owners' equity. Ordinary company law rules apply to any allocation or use of the retained earnings.

2.7 PRESENTATION OF INCOME

2.7.1 Interest income/expenses

Interest income and interest expenses associated with all interest-bearing financial instruments valued at amortized cost are taken to income using the effective interest rate method (internal rate of return). This is presented in the financial statement under the line "Interest income/expenses effective interest rate method".

Internal interest rates are determined by discounting contractual cash flows within the expected maturity. The cash flows include setup fees and direct transaction costs that are not paid by the customer. Amortized cost is the present value of these cash flows discounted by the internal rate of return. Interest income for financial assets in stage 1 and stage 2 is calculated using the effective interest method on the gross asset value of the financial asset, while interest income for financial assets in stage 3 is calculated based on the financial asset's amortized cost.

2.8 TAX

Tax costs in the income statement comprise tax payable and changes in deferred tax. Tax is charged to the income statement, apart from tax relating to items reported under "other comprehensive income". Deferred tax and tax assets are calculated as differences between the accounting and taxation value of assets and liabilities. Deferred tax assets are capitalized to the extent it can be shown probable that the company will have sufficient taxable profit to exploit the tax asset.

The company is a part of a financial services group and a tax group. Except for the limitations pursuant to the Financial Institutions Act, any tax-related surplus may be passes in its entirety to the parent company and subsidiaries as a group contribution with tax effect.

The company pays no benefits to employees and is not covered by the rules on capital activity tax. The company's nominal income tax rate in 2022 is 22 per cent.

Note 3 **Important accounting estimates and valuations**

The company prepares estimates and assumptions about future situations. These are constantly evaluated and are based on historical data and expectations concerning probable future events considered on the basis of data available at the time of presentation of the financial statements. The estimates may be expected to differ from the final outcome and the areas where there is significant risk of substantial change in capitalised values in future periods are discussed below.

The company's financial position comprises primarily lending secured by housing mortgage, housing title deeds or housing association shares (hypothesised residential loans) or other real estate (hypothesised property loans) and borrowing taken up through issuance of covered bonds. For accounting purposes these items are valued at amortized cost.

Financial instruments are assessed for impairment for expected losses. The method for measuring impairment for expected loss depends on whether the credit risk has increased significantly since initial recognition. Upon initial recognition, and when the credit risk has not increased significantly after initial recognition, provisions are based on 12 months' expected loss (stage 1). If the credit risk has increased significantly since initial recognition, but there is no objective evidence of impairment, write-downs are based on expected loss over the lifetime (stage 2). If the credit risk has increased significantly and there is objective evidence of impairment, a provision should be raised for the expected loss over its lifetime (stage 3).

In the company, the assessment of what is considered to be a significant change in credit risk for home mortgage loans is based on a combination of quantitative and qualitative indicators and "backstops". The most important driver for a significant change in credit risk for home mortgage loans in the group is a change in the probability of default (PD) from initial recognition up to the reporting date. A relative change in PD of more than 1.5 is considered to be a significant change in credit risk. The change in PD must also be at least 0.6 percentage points for the change to be considered significant.

For more information about the company's calculation of losses, please refer to note 8.

Note 4 **Segment information**

KLP Boligkreditt AS has no division of its income by products or services. The Company has only the retail market segment and offers its customers only loans that are secured by property mortgage. The Company has only Norwegian customers. The Company has no external customers representing more than 10 per cent of the Company's total operating income.

Note 5 **Net interest income**

NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
Interest income on loans to customers	305 788	185 929
Interest income on loans to credit institutions	7 537	976
Total interest income, effective interest method	**313 325**	**186 905**
Interest income on bonds and certificates	24 999	7 827
Total other interest income	**24 999**	**7 827**
Total interest income	**338 324**	**194 732**
Interest expenses on debt from KLP Banken AS	-7 039	-4 586
Interest expenses on issued securities	-257 267	-82 175
Total interest expense, effective interest method	**-264 306**	**-86 760**
Total interest expense	**-264 306**	**-86 760**
Net interest income	**74 018**	**107 972**

Note 6 **Net gain/(loss) on financial instruments**

NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
Net gain/(loss) on fixed-income securities	-4 554	-3 622
Net gain/loss on realized repurchase of own debt	-5 958	-4 890
Total net gain/(loss) on financial instruments	**-10 512**	**-8 512**

Note 7 **Auditor's fee**

NOK THOUSANDS	01.01.2022- 31.01.2022	01.01.2021- 31.01.2021
Ordinary audit	215	161
Certification services	154	137
Total auditor's fee	**369**	**298**

The audit fee is expensed according to received invoice. The amounts above include VAT.

Note 8 **Loan loss provision**

Framework for loan loss provisions

The measurement of the provision for expected credit losses on financial assets according to IFRS 9 depends on whether the credit risk has increased significantly since initial recognition. At initial recognition and if the credit risk has not increased significantly, the provision should equal 12-month expected credit losses (stage 1). If the credit risk has increased significantly from the initial recognition (stage 2) or if the asset is classified as impaired (stage 3), the provision should equal lifetime expected credit losses.

Calculation of expected credit loss

Expected credit loss (ECL) is calculated as the exposure at default (EAD) multiplied by the probability of default (PD) multiplied by the loss given default (LGD).

Probability of Default (PD) is a calculated probability based on statistical models to estimate the probability of an exposure going into default during the following 12-month period (12-month PD). In addition to calculating 12 months PD, the bank has developed PD graphs used for calculating marginal PD for the exposure's remaining lifetime (Lifetime PD).

Loss given default (LGD) is what the bank expects to lose given that an exposure goes into default. The calculation is based on how probable it is that a defaulted exposure is cured and expected credit loss if the exposure is not cured.

Exposure at default (EAD) is expected exposure at the moment of a future default.

In KLP Boligkreditt AS, the assessment of what is considered to be a significant change in credit risk for retail mortgage loans is based on a combination of quantitative and qualitative indicators and 'backstops'. The most important driver for a significant change in credit risk for retail mortgage loan is a change in the probability of default (PD) from the initial recognition up to the reporting date. A relative change in 12 month PD of more than 1.5 is considered a significant change in credit risk. In addition, the change in 12 month PD must also be at least 0.6 percentage points for the change to be considered significant. Exposures that are more than 30 days past due will automatically be placed in Stage 2, and exposures more than 90 days past due will be placed in Stage 3. The loans go back to Stage 2 and Stage 1 when the criteria for significant change in credit risk and default are no longer fulfilled. A loan in stage 3 will be three months in quarantine before it will be moved back to stage 2 or 1. Based on this a loan will remain in stage three for three months after the loan is reported "healthy"

Definition of default

Default is defined as "a claim that is over 90 days past due, or an account that has been continuously overdrawn for a minimum of 90 days (minimum amount NOK 1,000). Furthermore, a commitment is considered as default if for various reasons it has been written off, e.g. through debt negotiations, established debt settlement and/or bankruptcy.

Follow-up on non-performing commitments

Mortgages in arrears are handled by a special commitments department in the bank, Banken Group currently uses its own collection process up to and including legally enforced recovery and execution of sale/foreclosure. If a repayment agreement is not reached, any residual debt after realisation of the collateral is transferred to a collection agency for further follow-up.

Individual loss write-downs

Mortgages over 90 days past due are reviewed and followed up regularly. In addition, exposures are also reviewed when the bank receives information about debt negotiations or other conditions that would indicate increased risk. A loss assessment is carried out for all such exposures. The collateral is assessed on the basis of previously determined value, in addition to new information about the bank's collateral in the case, for example from a broker if a sale/foreclosure has already been initiated. If the realisation value proves to be lower than the residual debt of the commitment, a loss write-down of the exposure is carried out.

Exposures with individual loss write-downs are followed up with a view to the realisation of the collateral. This can be undertaken by agreement on an ordinary sale or legally by means of foreclosure. In some cases, a payment agreement to repay the full amount of residual debt is reached. In these cases, the loss write-down will be maintained for a minimum of 1 year after the loan has been satisfactorily served, before the commitment is considered cured.

Determination of loss

For mortgages, the determination of loss will only occur after the security has been realised and further legal proceedings have not succeeded, that is after an application for distraint has not yielded a result. The case is then monitored by a debt collection agency and followed up on a regular basis.

Description of inputs, assumptions and estimation techniques in the model for expected losses (ECL model)

KLP Banken has developed PD and LGD models for the bank's/group's mortgage loan portfolio. A PD model has been developed for new mortgage customers and a PD model for existing mortgage customers. The first model uses data that is available at the time of application and is valid for three months after the mortgage is granted. The second model begins after three months, and also include data that depends on the customer's behaviour (for example the number of days in arrears). Explanatory variables are age, income, number of reminders sent in the last 12 months, total number of days in arrears in the last 12 months, loan-to-value ratio, co-borrower, defaults in the last 12 months and product type.

The most important measure for a PD model is the model's ability to discriminate, i.e. the ability to distinguish bad customers from good customers. The ability to discriminate is measured using ROC (Receiver Operating Characteristic), which provides some information about the proportion of predictions that are correct. The PD model for mortgage was in 2022 updated with data from 2020 and 2021. In addition the basis for the calculation of LTV has been updated, based on this the PD-model was recalibrated.

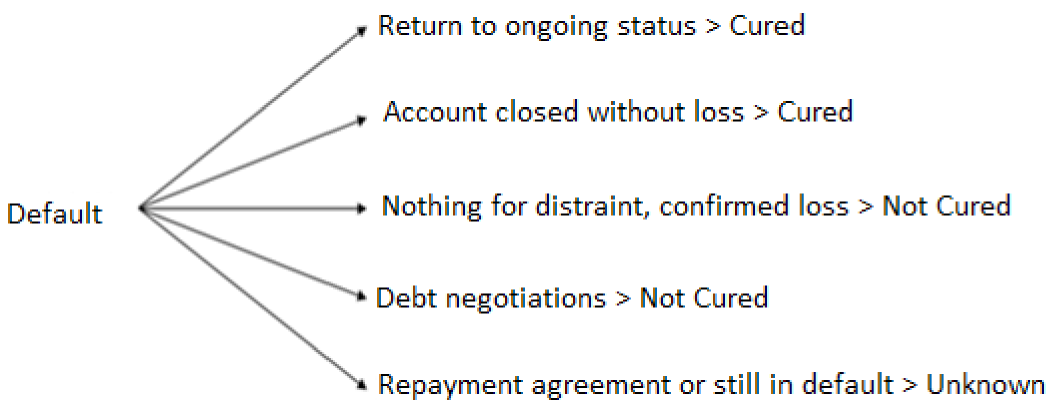
The lifetime probability of default (Lifetime PD) is used for all retail mortgage loans in KLP Banken Groups excluding senior loans where a simplified model for expected loss is used. The lifetime probability of default (LTPD) of an exposure is calculated based on aggregated figures for historically observed default rates for each year of all exposures and each exposure's probability of default 12 months after start. The results from model development show that the default rate increases slightly in year 2 before then decreasing, so that the PD in year 2 is higher than in year 1. This is in line with the expected result, since it is expected that it will take some time before a newly granted mortgage loan experiences problems. A customer will typically seek to avoid default on the mortgage loan, and will typically default on other debts before he goes into default on the mortgage loan. The reduction in PD after year 2 can be explained by a "survivalship effect", i.e. the contracts that have not defaulted in the first 2 years are typically of better credit quality, and as the loans are repaid the risk becomes lower. Experience from the industry is that contracts that have existed for a certain period of time converge towards a stable observed default rate. For KLP Banken/Group's mortgage loan portfolio, 3 years has been set as the parameter for when the default level converges towards a long-term PD level. The long-term PD level is set at 0.3 per cent, which corresponds to the average PD for the best contracts in the portfolio.

Exposure at default (EAD) is used for all mortgages in the company excluding senior loans where a simplified model for expected loss is used. The EAD model has the same data sample as the LTPD model. If an exposure is in default, the exposure's balance at the time will be the bank's/group's exposure exposure at default. EAD can be expressed for an exposure as a function of the likelihood that the contract will not be repaid within the time *t*. For repayment loans, EAD at time *t* is estimated as the exposure's balance at the time pursuant to the repayment schedule multiplied by the likelihood of the contract not being repaid within time *t*. The probability of a contract being terminated early within the year *t* is calculated as a percentage for each year in the future from 1 to 7 years.

Loss given default (LGD)

When estimating future credit loss it is important to look at the proportion of customers in default whose accounts become cured. The bank/group has examined at all historical defaults over 90 days and analysed the outcomes of these defaults. The results of the analysis show a very high level of defaults becoming cured. KLP Banken/Group has, since its inception, handled defaults and debt collection internally within the bank/group, and has one dedicated employee who handles exposures in default. The cases are followed closely, and there has been a limited number of defaults since the bank's inception. The analysis shows that the bank has had minimal losses, and most defaults have been reported as cured.

Cured default is defined as the account returning to ongoing status (no longer 90 days past due/90 days in arrears over the bank's significant amount), or that the account is terminated without loss (typically through voluntary sale of collateral or refinancing in another bank). Non-cured default is defined as where the recovery process has resulted in the account having an established loss, or that an application for distraint has been made against the customer (foreclosure of the property or recovery of guarantee). Customers with status "nothing for distraint" also belong in this category). If the customer has entered into debt negotiations, this is also defined as non-cured default. One last possibility is that we do not know the final outcome of the default due to a short time horizon between the default date and modelling date. The figure below illustrates the various outcomes for a default.



The observed cure rate is calculated and validated at least yearly in the same way as it during model development. If the observed cure rate deviates by more than 10 percentage points from the estimate used in the IFRS 9 model, an assessment shall be made of whether measures are needed, e.g. a re-estimation of the model.

Forward-looing information

A part of the assessment of future losses is the assessment of how the future will look regarding to the macroeconomic conditions that affect the bank's credit losses, e.g. interest rates, housing prices, unemployment rates etc. To calculate the expected credit loss (ECL), the bank has assumed three different scenarios, which are weighted for probability based on an assessment of the probability of each of the three outlined scenarios occurring. The scenarios used by the bank are one expected outcome, one pessimistic outcome and one optimistic outcome for expected credit loss, where the three scenarios have a factor for outcome and a probability that the scenario occurs. The sum of the weighted scenarios constitutes the expected credit loss, and the probability that each scenario will occur will thus affect the expected credit loss. In the expected outcome we assume unchanged house prices and stabile PD. In the negative scenario, a house price fall of 10 per cent and an increase in average PD of 32 per cent are assumed, while the number of cured defaults decrease with 5 per cent. This scenario is given a 30 per cent weight. In the positive scenario it is assumed that house prices increase with 5 per cent and that the PD is halved. The positive scenario is given a 10 per cent weight. The expected scenario is thereby given a 60 per cent weight.

KLP Banken's risk forum assesses these scenarios and their weighting on a quarterly basis, based on changes in macroeconomic factors or other factors that may affect expected credit loss in the bank.

EXPECTED CREDIT LOSS (ECL) - LOANS TO CUSTOMERS - MORTGAGE

NOK THOUSANDS	12-month ECL	Lifetime ECL not credit impaired	Lifetime ECL credit impaired	
2022	**stage 1**	**stage 2**	**stage 3**	**Total**
Opening balance ECL 01.01.2022	23	3	-	26
Transfer to Stage 1	2	-2	-	-
Transfer to Stage 2	-2	2	-	-
Transfer to Stage 3	-	-	-	-
Net changes	-11	35	-	25
New losses	19	2	-	21
Write-offs	-7	-	-	-7
Change in risk model	-	1	-	1
Closing balance ECL 31.12.2022	**25**	**41**	**-**	**66**
Changes (01.01.2022- 31.12.2022)	2	38	-	40

VALUE OF LENDING AND RECEIVABLES FOR CUSTOMERS RECOGNISED IN THE BALANCE SHEET – MORTGAGE

NOK THOUSANDS	12-month ECL	Lifetime ECL not credit impaired	Lifetime ECL credit impaired	
2022	**stage 1**	**stage 2**	**stage 3**	**Total**
Lending 01.01.2022	12 055 832	275 721	-	12 331 552
Transfer to Stage 1	134 407	-134 407	-	-
Transfer to Stage 2	-157 957	157 957	-	-
Transfer to Stage 3	-	-	-	-
Net change	-485 677	-7 593	-	-493 270
New lending	3 534 758	17 678	-	3 552 436
Write-offs	-3 047 958	-60 191	-	-3 108 149
Lending 31.12.2022	**12 033 405**	**249 164**	**-**	**12 282 569**

EXPECTED CREDIT LOSS (ECL) - LOANS TO CUSTOMERS – MORTGAGE

NOK THOUSANDS	12-month ECL	Lifetime ECL not credit impaired	Lifetime ECL credit impaired	
2021	**stage 1**	**stage 2**	**stage 3**	**Total**
Opening balance ECL 01.01.2021	22	3	-	25
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	-1	1	-	-
Transfer to Stage 3	-	-	-	-
Net changes	-8	-1	-	-9
New losses	19	2	-	21
Write-offs	-10	-2	-	-12
Closing balance ECL 31.12.2021	**23**	**3**	**-**	**26**
Changes (01.01.2021 - 31.12.2021)	1	-	-	1

VALUE OF LENDING AND RECEIVABLES FOR CUSTOMERS RECOGNISED IN THE BALANCE SHEET - MORTGAGE

NOK THOUSANDS	12-month ECL	Lifetime ECL not credit impaired	Lifetime ECL credit impaired	
2021	**stage 1**	**stage 2**	**stage 3**	**Total**
Lending 01.01.2021	10 722 112	101 578	-	10 823 690
Transfer to Stage 1	6 335	-6 335	-	-
Transfer to Stage 2	-211 607	211 607	-	-
Transfer to Stage 3	-	-	-	-
Net change	-436 655	-10 237	-	-446 891
New lending	4 881 324	22 679	-	4 904 003
Write-offs	-2 905 678	-43 572	-	-2 949 249
Lending 31.12.2021	**12 055 832**	**275 721**	**-**	**12 331 552**

Note 9 Tax

NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
Accounting income before taxes	-2 345	32 866
Permanent differences		
Reversal of value increase financial assets	146	2 205
Change in differences between book and taxable income	2 198	-20 491
Taxable income	**-1**	**14 579**
Group contribution made with tax effect	0	14 579
DEFFERED TAX ASSETS LINKED TO		
Financial instruments	-609	-577
Carry forward loss	-1	0
Total tax-reducing temporary differences	**-609**	**-577**
DEFERRED TAX LINKED TO		
Amortization of premium fund, borrowing	4 868	5 351
Tax effect of group distribution	-	3 207
Total tax-increasing temporary differences	**4 868**	**8 559**
Net deferred tax(+)/tax assets(-)	**4 259**	**7 982**
SUMMARY OF TAX EXPENSES OF THE YEAR		
Change in deferred tax taken to income excl. effect of group distribution	-516	4 023
Capitalized tax from Group contribution	-	3 207
Reallocated tax from paid out Group contribution	-3 207	-1 370
Total tax costs	**-3 723**	**5 860**
Effective tax rate	159 %	18 %
RECONCILIATION OF TAX RATE		
Accounting income before taxes	-2 345	32 866
Income tax expense, nominal tax rate	-516	7 230
Income tax expense, effective tax rate	-3 723	5 860
Difference between effective and nominal tax	**3 207**	**1 370**
Effect of reallocated tax from paid out Group contribution	3 207	1 370
Total	**3 207**	**1 370**

Note 10 **Cash, cash equivalents and other loans and receivables from credit institutions**

NOK THOUSANDS	31.12.2022	31.12.2021
Bank deposits operations	349 219	261 964
Cash	-	-
Total cash and cash equivalents (liquidity)	**349 219**	**261 964**
Bank accounts to be used for the purchase and sale of securities	14 948	11 354
Loans and receivables from credit institutions	**364 166**	**273 318**

Note 11 **Lending and receivables**

NOK THOUSANDS	31.12.2022	31.12.2021
LOANS TO AND RECEIVABLES FROM CREDIT INSTITUTIONS		
Bank deposits	364 166	273 318
Loans to and receivables from credit institutions	**364 166**	**273 318**
LOANS TO AND RECEIVABLES FROM CUSTOMERS		
Principal on loans to customers	12 263 421	12 323 830
Write-downs steps 1 and 2	-65	-25
Accrued interest	19 148	7 722
Loans to and receivables from customers	**12 282 503**	**12 331 526**

Note 12 **Categories of financial assets**

NOK THOUSANDS	31.12.2022		31.12.2021	
	Book value	**Fair value**	**Book value**	**Fair value**
FINANCIAL ASSETS AT FAIR VALUE				
Fixed-income securities	1 424 079	1 424 079	1 704 134	1 704 134
Total financial assets at fair value	**1 424 079**	**1 424 079**	**1 704 134**	**1 704 134**
FINANCIAL ASSETS AT AMORTIZED COST				
Loans to and receivables from credit institutions	364 166	364 166	273 318	273 318
Lending to the retail market	12 282 503	12 282 503	12 331 526	12 331 526
Total financial assets at amortized cost	**12 646 669**	**12 646 669**	**12 604 844**	**12 604 844**
Total financial assets	**14 070 748**	**14 070 748**	**14 308 979**	**14 308 979**
FINANCIAL LIABILITIES AT AMORTIZED COST				
Liabilities to credit institutions	524 456	524 456	1 094 579	1 094 579
Covered bonds issued	12 634 091	12 611 328	12 433 452	12 464 959
Total financial liabilities at amortized cost	**13 158 547**	**13 135 784**	**13 528 031**	**13 559 539**
Total financial liabilities	**13 158 547**	**13 135 784**	**13 528 031**	**13 559 539**

Fair value shall be a representative price based on what a corresponding asset or liability would have been traded for at normal market terms and conditions. A financial instrument is considered as listed in an active market if listed prices are simply and regularly available from a stock market, dealer, broker, industry group, price-setting service or regulatory authority, and these prices represent actual and regularly occurring transactions at arm's length. If the market for the security is not active, or the security is not listed on a stock market or similar, the Group uses valuation techniques to set fair value. These are based for example on information on recently completed transactions carried out on business terms and conditions, reference to trading in similar instruments and pricing using externally collected yield curves and yield spread curves.

As far as possible the estimates are based on externally observable market data and rarely on company-specific information.

The different financial instruments are thus priced in the following way:

Fixed-income securities – government

Nordic Bond Pricing is used as a source for pricing Norwegian government bonds. The prices are compared with the prices from Bloomberg to revaeal any errors.

Fixed-income securities - other than government

Norwegian fixed-income securities except government are generally priced using prices from Nordic Bond Pricing. Those securities that are not included in Nordic Bond Pricing are priced theoretically. In theoretical price is based on the assumed present value on the sale of the position. A zero-coupon curve is used for discounting. The sero-coupon curve is asjusted upwards by means of a credit spread, which is to take account of the risk the bond entails. The credit spread is calculated on the basis of a spread curve taking account of the duration of the bond. Nordic Bond Pricing is the mainsource of spread curves. They provide company-specific curves for Norwegian saving banks, municipalities and energy. Saving banks have various spread curves based on total assets. For companies where Nordic Bond Pricing do not deliver spread curved, the Group use spread curves from three Norwegian banks. When spread curves are available from more than one of these banks, an equal-weighted average is used. If a bond lacks an appropriate spread curve, spread from a comparable bond from the same issuer is used.

Fair value of loans to retail customers

Fair value of lending without fixed interest rates is considered virtually the same as book value since the contract terms are continuously changed in step with market interest rates. Fair value of fixedrate loans is calculated by discounting contractual cash flows by the marked rate including a relevant risk margin on the reporting date. This is valued in Level 2 in the valuation hierarchy, cf. note 14.

Fair value of loans to and receivables from credit institutions

All receivables from credit institutions (bank deposits) are at variable interest rates. Fair value of these is considered virtually the same as book value since the contract terms are continuously changed in step with change in market interest rates. This is valued in Level 2 in the valuation hierarchy, cf. note 14.

Fair value of liabilities to credit institutions

These transactions are valued using a valuation model, including relevant credit spread adjustments obtained from the market. This is valued in Level 2 in the valuation hierarchy, cf. note 14.

Liabilities created on issuance of covered bonds

Fair value in this category is determined on the basis of internal valuation models based on external observable data. This is valued in Level 2 in the valuation hierarchy, cf. note 14.

Note 13 **Fixed income securities**

NOK THOUSANDS				31.12.2022
Debtor categories	**Acquisition cost**	**Unreal. gain/loss**	**Accr. int. not due**	**Market value**
Government/social security administration	9 937	7	-	9 943
Credit enterprises	1 411 555	-2 774	5 355	1 414 136
Total fixed-insome securities	**1 421 491**	**-2 767**	**5 355**	**1 424 079**

Effective interest rate: 3.74%

NOK THOUSANDS				31.12.2021
Debtor categories	**Acquisition cost**	**Unreal. gain/loss**	**Accr. int. not due**	**Market value**
Government/social security administration	3 997	-	-	3 997
Credit enterprises	1 700 645	-2 621	2 114	1 700 138
Total fixed-insome securities	**1 704 642**	**-2 621**	**2 114**	**1 704 134**

Effective interest rate: 0.94%

Effective interest is calculated as a yield-to-maturity, i.e. it is the constant interest rate level at which one may discount all the future cash flows from the securities to obtain the securities' total market value.

Note 14 **Fair value hierarchy**

31.12.2022 NOK THOUSANDS	Level 1	Level 2	Level 3	Total
ASSETS BOOKED AT FAIR VALUE				
Fixed-income securities	9 943	1 414 136	-	1 424 079
Total assets at fair value	**9 943**	**1 414 136**	**-**	**1 424 079**

31.12.2021 NOK THOUSANDS	Level 1	Level 2	Level 3	Total
ASSETS BOOKED AT FAIR VALUE				
Fixed-income securities	3 997	1 700 138	-	1 704 134
Total assets at fair value	**3 997**	**1 700 138**	**-**	**1 704 134**

Fair value shall be a representative price based on what a corresponding asset or liability would have been traded for at normal market terms and conditions. Highest quality in regard to fair value is based on listed prices in an active market. A financial instrument is considered as listed in an active market if listed prices are simply and regularly available from a stock market, dealer, broker, industry group, price-setting service or regulatory authority, and these prices represent actual and regularly occurring transactions at arm's length.

Level 1:

Instruments at this level obtain fair value from listed prices in an active market for identical assets or liabilities to which the entity has access at the reporting date. Examples of instruments in Level 1 are stock market listed securities.

Level 2:

Instruments at this level obtain fair value from observable market data. This includes prices based on identical instruments, but where the instrument does not maintain a high enough trading frequency and is not therefore considered to be traded in an active market, as well as prices based on corresponding assets and price-leading indicators that can be confirmed from market information. Example instruments at Level 2 are fixed-income securities priced on the basis of interest rate paths.

Level 3:

Instruments at Level 3 contain non-observable market data or are traded in markets considered to be inactive. The price is based generally on discrete calculations where the actual fair value may deviate if the instrument were to be traded.

Note 12 discloses the fair value of financial assets and financial liabilities that are recognized at amortized cost. Financial assets measured at amortized cost comprise lending to and due to credit institutions, and retail customers. The stated fair value of these assets is determined on terms qualifying for level 2. Financial liabilities recognized at amortized cost consist of debt securities issued. The stated fair value of these liabilities is determined by methods qualifying for level 2.

There have been no transfers between Level 1 and Level 2.

Note 15 **Other assets**

NOK THOUSANDS	31.12.2022	31.12.2021
Receivables between Group companies	16 723	4 687
Total other assets	**16 723**	**4 687**

Note 16 **Liabilities to credit institutions**

31.12.2022 NOK THOUSANDS	Currency	Interest	Due Date	Nominal	Accrued interest	Book value
Debt from KLP Banken AS	NOK	Fast	15.12.2024	494 036	401	494 437
Debt from KLP Banken AS	NOK	Fast	15.12.2024	30 000	19	30 019
Total liabilities to credit institutions				**524 036**	**420**	**524 456**
Interest rate on debt to credit institutions						**1.72 %**

The interest rate is calculated as a weighted average of the act/360 basis.

NOK THOUSANDS	Book value 31.12.2021	Receipts internal funding	Disbursements internal funding	Changes accrued interest	Book value 31.12.2022	Interest paid in 2022
Debt from KLP Banken AS	1 094 579	4 980 740	-5 551 012	149	524 456	-6 890
Debt from KLP Banken AS	**1 094 579**	**4 980 740**	**-5 551 012**	**149**	**524 456**	**-6 890**

31.12.2021 NOK THOUSANDS	Currency	Interest	Due Date	Nominal	Accrued interest	Book value
Lån fra KLP Banken AS	NOK	Fast	15.12.2023	800 000	219	800 219
Lån til KLP Banken AS	NOK	Fast	15.12.2023	294 308	52	294 360
Sum gjeld til kredittinstitusjoner				**1 094 308**	**271**	**1 094 579**
Rente på gjeld til kredittinstitusjoner, på rapporteringstidspunkt						**0.58 %**

The interest rate is calculated as a weighted average of the act/360 basis.

NOK THOUSANDS	Book value 31.12.2020	Receipts internal funding	Disbursements internal funding	Changes accrued interest	Book value 31.12.2021	Interest paid in 2021
Debt from KLP Banken AS	103 373	7 427 296	-6 436 333	243	1 094 579	-4 342
Debt from KLP Banken AS	**103 373**	**7 427 296**	**-6 436 333**	**243**	**1 094 579**	**-4 342**

Note 17 **Securities liabilities – stock exchange listed covered bonds**

NOK THOUSANDS	31.12.2022	31.12.2021
Bonds, nominal value	12 600 000	12 404 000
Revaluations	-2 926	21 847
Accrued interest	37 018	7 605
Total liabilities created on issuance of securities	**12 634 091**	**12 433 452**
Interest rate on borrowings through the issuance of securities at the reporting date.	**3.61%**	**1.15%**

The interest rate is calculated as a weighted average of the act/360 basis. It includes interest rate effects and amortization costs.

NOK THOUSANDS	Balance sheet 31.12.2021	Issued	Matured/ redemed	Other adjustments	Balance sheet 31.12.2022	Interest paid in 2022
Change in liabilities created on issuance of securities						
Bonds, nominal value	12 404 000	2 500 000	-2 304 000	-	12 600 000	-
Revaluations	21 847	-	-	-24 774	-2 926	-
Accrued interest	7 605	-	-	29 413	37 018	-233 841
Total liabilities created on issuance of securities	**12 433 452**	**2 500 000**	**-2 304 000**	**4 639**	**12 634 091**	**-233 841**

NOK THOUSANDS	Balance sheet 31.12.2020	Issued	Matured/ redemed	Other adjustments	Balance sheet 31.12.2021	Interest paid in 2021
Change in liabilities created on issuance of securities						
Bonds, nominal value	10 584 000	3 500 000	-1 680 000	-	12 404 000	-
Revaluations	30 743	-	-	-8 896	21 847	-
Accrued interest	2 208	-	-	5 397	7 605	-87 463
Total liabilities created on issuance of securities	**10 616 951**	**3 500 000**	**-1 680 000**	**-3 499**	**12 433 452**	**-87 463**

Note 18 **Other liabilities and provision for accrued costs and liabilities**

NOK THOUSANDS	31.12.2022	31.12.2021
Receivables between companies in the same Group	4 569	5 612
Creditors	-	88
Total other liabilities	**4 569**	**5 700**
Value-added tax	-	28
Total accrued costs and liabilities	**-**	**28**

Note 19 **Transactions with related parties**

NOK THOUSANDS	01.01.2022 -31.12.2022	01.01.2021 -31.12.2021
Income statement items		
KLP Banken AS, interest on borrowing	-7 039	-4 586
KLP Banken AS, interest on deposits	4 177	785
KLP Banken AS, administrative services (at cost)	-60 693	-62 267
KLP Kapitalforvaltning AS, fees for services provided	-19	-17
KLP Group companies, subsidised interest on staff loans	-8 408	7 273
Total	**-71 981**	**-58 812**

NOK THOUSANDS	31.12.2022	31.12.2021
Financial position statement items		
KLP Banken AS, debt to credit institutions	-524 456	-1 094 579
KLP Banken AS, deposit	205 229	201 052
KLP Banken AS, loan settlement	14 697	2 982
Net outstanding accounts to:		
KLP Banken AS	-4 569	-5 612
KLP Group companies, net other internal accounts	2 025	1 705
Purchase of loans from KLP Banken AS	4 485 153	6 006 193
Total	**4 178 080**	**5 111 740**

There are no direct salary costs in KLP Boligkreditt AS. Personnel costs (administrative services) are allocated from KLP Banken AS.

Transactions with related parties are carried out on general market terms, with the exception of the Company's share of common functions, which is allocated at cost.

Allocation is based on actual use. All internal receivables are settled as they arise.

Note 20 **Capital adequacy**

NOK THOUSANDS	31.12.2022	31.12.2021
Share capital and share premium	860 463	710 463
Other owners' equity	59 633	61 462
Total owners' equity	**920 096**	**771 925**
Adjustments due to requirements for proper valuation	-1 424	-1 704
Core capital/Tier 1 capital	**918 672**	**770 221**
Supplementary capital/Tier 2 capital	-	-
Supplementary capital/Tier 2 capital	**-**	**-**
Total own funds (eligible Tier 1 and Tier 2 capital)	918 672	770 221
Capital requirement	373 302	374 663
Surplus of own funds (eligible Tier 1 and Tier 2 capital)	**545 370**	**395 558**
Calculation basis credit risk		
Institutions	76 036	55 484
Mortgage security in real estate	4 298 876	4 316 034
Covered bonds	141 414	170 014
Other holdings	708	587
Calculation basis credit risk	**4 517 033**	**4 542 119**
Credit risk	361 363	363 369
Operational risk	11 940	11 294
Total capital requirement assets	**373 302**	**374 663**
Core capital adequacy ratio	19.7%	16.4%
Supplementary capital ratio	0.0%	0,0 %
Capital adequacy ratio	**19.7%**	**16.4%**
Leverage ratio	**6.5%**	**5.4%**

Capital requirement per 31.12.2022	Core capital/ Tier 1 capital	Supplementary capital/Tier 2 capital	Own funds
Minimum requirement without buffers	4.5%	3.5%	8.0%
Protective buffers	2.5%	0.0%	2.5%
System risk buffers	3.0%	0.0%	3.0%
Counter-cyclical buffers	2.0%	0.0%	2.0%
Applicable capital requirement incl. buffers	**12.0%**	**3.5%**	**15.5%**
Capital requirement leverage ratio	**3.0%**	**0.0%**	**3.0%**

Note 21 **Financial risk management**

Organisation of risk management

KLP Boligkreditt AS is a wholly owned subsidiary of KLP Banken AS. The Board of Directors of the Bank has established a risk management framework aimed at ensuring that risks are identified, analyzed and managed based on policies, limits, procedures and instructions. The Board has adopted risk policies covering the key individual risks as well as an overarching risk policy that covers principles, organization, limits etc. for the Bank's total risk. The risk policies are of an overarching nature and are complemented by procedures, guidelines and instructions laid down at the senior management level. The policies state which departments are responsible for handling the various risks and also cover the establishment of a separate risk control function. One purpose of the risk control function is to check that the risk policies and other guidelines for risk management are being followed. This function is carried out by the head of the Risk Analysis and Control Department, which is responsible for preparing periodic risk reports to senior management and the Board as well as reporting on any breaches of policies or guidelines. The Department, which has an independent role in relation to other departments, also has other tasks associated with the Bank's risk management. The responsibility for the operational direction of the Bank's liquidity risk and interest rate risk lies with the Finance Department.

Note 22 **Credit risk**

Credit risk is defined as the risk of loss associated with loan customers, derivative counterparties, issuers of securities and other counterparties being unable or unwilling to settle at the agreed time and in accordance with written contracts, where the collateral established does not cover the outstanding claim.

KLP Boligkreditt AS provides property mortgage loans to retail customers. The principal customer group is made up of members of KLP, who represent about 80% of the lending volume.

22.1 CONTROL AND LIMITATION OF CREDIT RISK

The Board has adopted a policy for credit risk which contains overarching guidelines, requirements and limits associated with credit risk. The policy states that KLP Boligkreditt AS should have a low credit risk profile and includes limits on types of lending and principles for the organization and operation of the Bank's lending activity. The policy also includes an overarching mandate structure for lending and other counterparty exposure.

Credit risk associated with issuers of securities, derivative counterparties and other counterparties in the financial area is also limited by Board-determined limits on individual counterparties. These limits are based on the counterparty's solvency and other assessments of counterparties' creditworthiness.

KLP Boligkreditt AS only provides loans mortgaged in residential property generally within 75% of the market value of the mortgaged object. In processing loan applications the borrower's servicing ability and the value of the mortgage object is assessed and loans are provided only within set limits and authorizations.

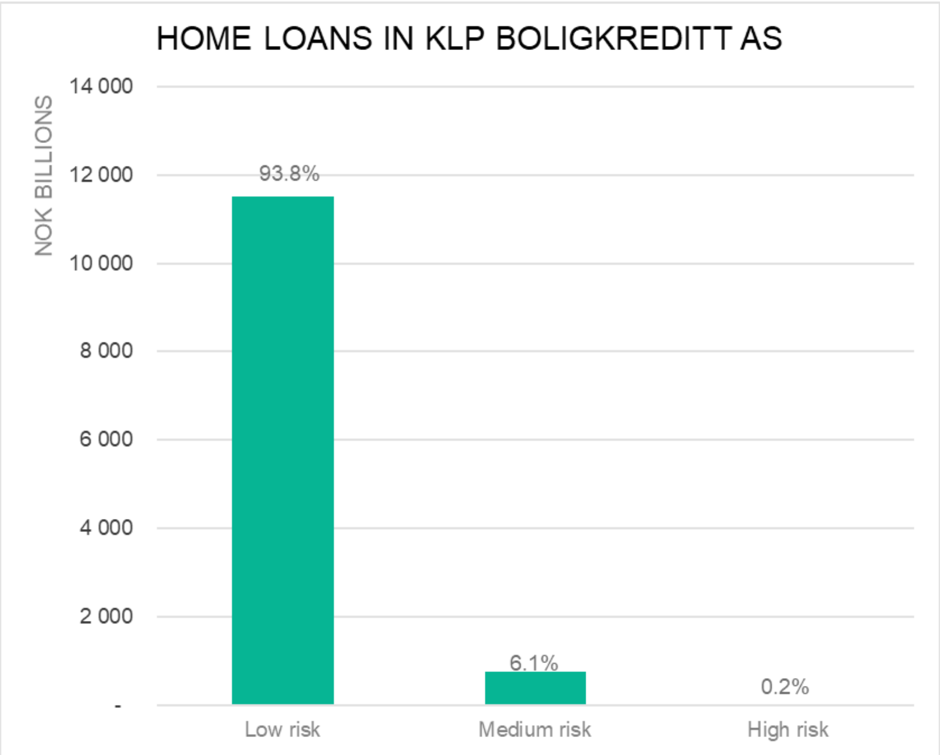
The market value of the mortgage assets is updated quarterly against Eiendomsverdis of market value of housing in Norway.

22.2 LOANS ACCORDING TO TYPE OF SECURITY/EXPOSURE (PRINCIPAL)

NOK THOUSANDS	31.12.2022	31.12.2021
LOANS ACCORDING TO TYPE OF SECURITY/EXPOSURE (PRINCIPAL)		
Retail mortgage loans	12 263 421	12 323 830
Total	**12 263 421**	**12 323 830**
Sums falling due more than 12 months after the end of the reporting period	11 757 887	11 794 863

NOK THOUSANDS	31.12.2022	31.12.2021
ALLOCATION OF LOAN TO VALUE (PRINCIPAL) FOR RETAIL MORTGAGE LOANS		
Loan to value ratio up to 50 per cent	4 846 430	4 835 403
Loan to value ratio from 51 to 60 per cent	2 592 533	2 967 765
Loan to value ratio from 61 to 75 per cent	4 424 566	4 154 089
Loan to value ratio above 75 per cent	399 891	366 573
Total	**12 263 421**	**12 323 830**
Average loan-to-value ratio (volume weighted)	52.80 %	52.10 %

KLP Boligkreditt AS uses a risk classification system to classify retail customers with loans or credits. Customers are classified from A to K, where A indicates very low risk while K is for customers on which the bank has incurred losses. Below is a distribution table with the volume of loans divided into low, medium and high risk, where low risk is defined as lending to customers in class A or B, medium risk is defined as lending to customers in class C or D, and high risk is defined as lending to customers in classes E to K.



The table below shows the total book value of the various risk classes and per stage in the impairment model. Stage 1 is all healthy loans, which must be written down by the estimated losses for 12 months. Stage 2 indicates that the exposure has a substantially increased credit risk since its initial recognition on the balance sheet, and means that the loan must be written down by the estimated losses throughout the entire term. Stage 3 is all loans in default (over 90 days past due) or with individual loss write-downs, which must be written down by the estimated losses throughout the entire term.

2022				
LOANS BY RISK CLASS AND STAGE IN IFRS9	**Stage 1**	**Stage 2**	**Stage 3**	**Total CB book value**
Low risk - risk class A	5 906 204	42 941	-	5 949 145
Low risk - risk class B	5 518 842	50 068	-	5 568 910
Medium risk - risk class C	547 743	64 979	-	612 721
Medium risk - risk class D	56 997	74 063	-	131 060
High risk - risk class E	3 619	17 114	-	20 733
High risk - risk class F	-	-	-	-
High risk - risk class K	-	-	-	-
Engagements without risk class (new customers)	-	-	-	-
Total CB book value	**12 033 404**	**249 164**	**-**	**12 282 568**

2021				
LOANS BY RISK CLASS AND STAGE IN IFRS9	**Stage 1**	**Stage 2**	**Stage 3**	**Total CB book value**
Low risk - risk class A	4 781 139	60 026	-	4 841 165
Low risk - risk class B	6 783 662	104 457	-	6 888 119
Medium risk - risk class C	439 170	75 281	-	514 451
Medium risk - risk class D	51 582	33 901	-	85 483
High risk - risk class E	279	2 054	-	2 333
High risk - risk class F	-	-	-	-
High risk - risk class K	-	-	-	-
Engagements without risk class (new customers)	-	-	-	-
Total CB book value	**12 055 831**	**275 721**	**-**	**12 331 552**

The Company also invests in securities issued by municipalities and county administrations and will in addition have credit risk exposure in the form of “additional collateral”. The additional collateral can amount up to 20 percent of the cover. In accordance with the Company’s internal guidelines the additional collateral may be in the form of deposits in banks satisfying minimum rating requirements as well as covered bonds issued by Norwegian credit enterprises.

CREDIT QUALITY OF SECURITIES, BANK DEPOSITS AND DERIVATIVES

NOK THOUSANDS	31.12.2022	31.12.2021
SECURITIES WITH EXTERNAL CREDIT RATING (MOODY’S)		
Aaa	1 424 079	1 704 134
Total	**1 424 079**	**1 704 134**

NOK THOUSANDS	31.12.2022	31.12.2021
DEPOSITS IN BANKS GROUPED BY EXTERNAL CREDIT ASSESSMENT (MOODY’S)		
Aa1-Aa3	103 879	64 957
A1-A3	260 287	208 361
Total	**364 166**	**273 318**

The Company may also be exposed to credit risk as a result of derivative agreements struck. The purpose of such agreements is to reduce risks arising as a result of the Company’s borrowing and lending activities. The Company’s internal guidelines specify creditworthiness requirements for derivative counterparties. As of 31 December 2022, KLP Boligkreditt AS had no derivative agreements with any counterparties.

22.3 MAXIMUM EXPOSURE TO CREDIT RISK

KLP Boligkreditt AS measures maximum exposure as principal and accrued interest. Security in cash or securities is not exchanged, nor are other credit improvements carried out. The table below shows the maximum exposure for KLP Boligkreditt AS.

NOK THOUSANDS	31.12.2022	31.12.2021
MAXIMUM EXPOSURE TO CREDIT RISK		
Loans to and receivables from credit institutions	364 166	273 318
Loans to and receivables from customers	12 263 396	12 331 552
Fixed-income securities	1 424 079	1 704 134
Financial derivatives	-	-
Loss write-downs stage 1 and 2	65	26
Total	**14 051 707**	**14 309 030**

22.4 LOANS FALLEN DUE OR WRITTEN DOWN

The Company has not incurred losses on lending. The company considers all receivables to be satisfactorily secured. The loans are secured with mortgages within 75% of market value, and losses will only arise when the value of the mortgaged object falls below the residual amount of the loan.

NOK THOUSANDS	31.12.2022	31.12.2021
LOANS FALLEN DUE OR WRITTEN DOWN		
Principal on loans with payments overdue by 7-30 days	128 366	31 726
Principal on loans with payments overdue by 31-90 days	-	5 937
Principal on non-performing loans	-	-
Total loans fallen due	**128 366**	**37 663**
Relevant security or guarantees	128 366	37 663
Lending that has been written down	-	-

22.5 CONCENTRATION OF CREDIT RISK

The Company's lending is in its entirety linked to financing of real estate where the loans are mainly secured with mortgages within 75% of themarket value. All borrowers are Norwegian and the collateral is in Norwegian. The company has a risk consentration where it is exposed to a general impairment in the Norwegian housing market.

The concentration against individual borrowers is limited by individual Board-set limits. KLP Boligkreditt AS's largest exposure as at 31 December 2022 was about 0.1 per cent of the Company's total lending.

Note 23 **Market Risk**

Market risk is understood here as the risk of reduced fair value of the Company's owners' equity as a result of fluctuations in market prices for the Company's assets and liabilities. Changes in credit margins are however excluded since this comes under the term credit risk.

KLP Boligkreditt AS is exposed to market risk as a result of the Company's borrowing and lending activity and management of the Company's liquidity. The exposure is however limited to interest rate risk and exchange rate risk. Interest rate risk arises as a result of differences in timing of interest rate adjustment for the Company's assets and liabilities. The risk associated with such imbalances is reduced by using derivative contracts. All borrowing is in Norwegian kroner. The whole of the lending portfolio comprises loans in NOK.

23.1 MEASUREMENT OF MARKET RISK

Interest rate risk is measured as change in value on a one percentage point change in all interest rates.

23.2 INTEREST RATE RISK

The market risk policy is the Company's overarching guidelines, requirements and limits associated with market risk. The policy dictates that the market risk should be minimized so that the total market risk is low. It further states that the Company should not actively take positions that expose the Company to market risk. The policy also sets limits for interest rate risk both for the total interest rate risk for the infinite future and for rolling 12-month periods. The risk limits are set to ensure that the low market risk profile policy is complied with. The operational responsibility for managing the Company's market risk lies with the Finance Department in KLP Banken. The Risk Analysis and Control Department reports the Company's actual exposure in relation to limits in accordance with guidelines set by the Board.

Interest rate risk arises because the fixed interest periods for the bank's assets and liabilities are not the same. The table below shows repricing dates for the Company's interest-bearing assets and liabilities, and the gap shows the difference between assets and liabilities that can be interest-adjusted within the given time intervals. Lending at variable rates, and cash and receivables with credit institutions, are assumed to be able to be repriced within a 1-month horizon. The debt falls into the time interval for which interest adjustment has been agreed.

INTEREST-RATE RISK KLP BOLIGKREDITT AS

Repricing dates for interest-bearing assets and liabilities as at 31 December 2022

NOK THOUSANDS	Total Principal	Up to 1 mth	From 1 mths to 3 mths	From 3 mths to 12 mths	From 1 year to 5 years	Over 5 years
Loans to and receivables from credit institutions	364 166	364 166	-	-	-	-
Loans to and receivables from customers	12 263 421	-	12 263 421	-	-	-
Fixed-income securities	1 416 909	250 000	1 166 909	-	-	-
Total	**14 044 496**	**614 166**	**13 430 330**	**-**	**-**	**-**
Liabilities to credit institutions	524 036	524 036	-	-	-	-
Liabilities created on issuance of securities	12 600 000	2 500 000	10 100 000	-	-	-
Total	**13 124 036**	**3 024 036**	**10 100 000**	**-**	**-**	**-**
Net gap	**920 460**	**-2 409 870**	**3 330 330**	**-**	**-**	**-**

Repricing dates for interest-bearing assets and liabilities as at 31 December 2021

NOK THOUSANDS	Total Principal	Up to 1 mth	From 1 mths to 3 mths	From 3 mths to 12 mths	From 1 year to 5 years	Over 5 years
Loans to and receivables from credit institutions	273 061	273 061	-	-	-	-
Loans to and receivables from customers	12 323 830	6 062	12 317 768	-	-	-
Fixed-income securities	1 691 000	200 000	1 491 000	-	-	-
Total	**14 287 891**	**479 123**	**13 808 768**	**-**	**-**	**-**
Liabilities to credit institutions	1 094 308	1 094 308	-	-	-	-
Liabilities created on issuance of securities	13 498 308	3 594 308	9 904 000	-	-	-
Total	**14 592 616**	**4 688 616**	**9 904 000**	**-**	**-**	**-**
Net gap	**-304 725**	**-4 209 493**	**3 904 768**	**-**	**-**	**-**

The Company’s interest rate sensitivity as at 31 December 2022 (2021), measured as value change in the event of one percentage point change in all interest rates, was NOK 3.1 million (5.0 million).

Note 24 **Liquidity Risk**

Liquidity risk means the risk that the Company does not manage to meet its obligations and/or finance increases in its assets without substantial additional costs arising in the form of price falls in assets that must be realized, or in the form of more costly financing.

24.1 MANAGEMENT OF LIQUIDITY RISK

The management of KLP Boligkreditts’s liquidity risk must be viewed in the context of the management of the liquidity risk in the KLP Banken Group. A liquidity policy is established for the Group containing principles, guidelines, requirements and limits that apply to the management of the liquidity risk. The policy states that the Group is to have a moderate liquidity risk profile and various requirements and limits have been set to achieve this, including targets for deposit cover, limits for refinancing requirements for various time periods and requirements for liquidity buffers. The Board has further adopted an emergency plan for liquidity crises as part of the liquidity policy. In addition to the requirements at Group level, separate specific requirements have been established for KLP Boligkreditt AS, including requirements for continually positive cash flows, limits for refinancing requirements and requirements for liquidity reserves and drawing rights. The operational responsibility for managing the Company’s liquidity risk lies with the Finance Department. The Risk Management and Compliance Department reports the Company's actual exposure in relation to limits in accordance with guidelines set by the Board.

24.2 MATURITY ANALYSIS

The tables below show the maturity analysis of the Company’s assets and liabilities including stipulated interest rates.

LIQUIDITY RISK KLP BOLIGKREDITT AS

Maturity analysis for assets and liabilities as at 31 December 2022:

NOK THOUSANDS	Total	Undefined	Up to 1 mth	From 1 mths to 3 mths	From 3 mths to 12 mths	From 1 year to 5 years	Over 5 years
Loans to and receivables from customers	16 754 047	-	69 277	138 689	625 893	3 318 616	12 601 572
Fixed-income securities	1 529 494	-	2 626	20 521	428 925	1 077 423	-
Loans to and receivables from credit institutions	364 166	-	158 938	205 229	-	-	-
Total	**18 647 707**	**-**	**230 840**	**364 439**	**1 054 818**	**4 396 039**	**12 601 572**
Liabilities created on issuance of securities	13 746 456	-	22 936	92 623	1 812 571	11 818 326	-
Liabilities to credit institutions	550 996	-	795	1 109	8 615	540 477	-
Total	**14 297 453**	**-**	**23 732**	**93 731**	**1 821 186**	**12 358 803**	**-**
NET CASH FLOW	**4 350 255**	**-**	**207 108**	**270 707**	**-766 368**	**-7 962 765**	**12 601 572**

Maturity analysis for assets and liabilities as at 31 December 2021:

NOK THOUSANDS	Total	Undefined	Up to 1 mth	From 1 mths to 3 mths	From 3 mths to 12 mths	From 1 year to 5 years	Over 5 years
Loans to and receivables from customers	14 548 767	-	58 234	117 632	537 010	2 885 678	10 950 214
Fixed-income securities	1 744 862	-	337	8 778	400 368	1 335 378	-
Loans to and receivables from credit institutions	273 318	-	72 266	201 052	-	-	-
Total	**16 566 947**	**-**	**130 837**	**327 462**	**937 378**	**4 221 057**	**10 950 214**
Liabilities created on issuance of securities	12 832 956	-	6 197	32 277	2 006 918	10 284 849	502 715
Liabilities to credit institutions	1 107 178	-	547	1 040	4 848	1 100 743	-
Total	**13 940 135**	**-**	**6 744**	**33 317**	**2 011 767**	**11 385 592**	**502 715**
NET CASH FLOW	**2 626 813**	**-**	**124 094**	**294 145**	**-1 074 389**	**-7 164 536**	**10 447 499**

A 24-month internal loan of NOK 524 millions has been provided from KLP Banken AS to KLP Boligkreditt AS, which is defined as Liabilities to credit institutions. This loan is rolled over currently every third month and the interest rate is set each month.

Note 25 **Over- collateralization**

NOK THOUSANDS	Fair value	
	31.12.2022	**31.12.2021**
SECURITY POOL		
Loans to customers 1)	11 478 090	11 978 685
Additional collateral 2)	2 159 749	2 445 850
Total security pool	**13 637 839**	**14 424 536**
Outstanding covered bonds incl. own funds and premium/discount	13 012 603	13 060 145
Coverage of the security pool	**104.8%**	**110.4%**

1) Excluding mortgage loans that do not qualify for security pool.

2) Additional collateral includes loans to and receivables from credit institutions, bonds and certificates. Liquid assets used in the LCR liquidity reserve are not included in additional collateral.

Section 11-7 of the Regulations on Financial Institutions lays down a requirement for over-collateralisation by at least 2 percent of the value of the outstanding covered bonds

Note 26 **Salary and obligations to senior management**

2022 NOK THOUSANDS	Paid from KLP Boligkreditt AS						Paid from another company in the same group					
	Salaries, fees etc.	Other benefits	Annual pension accumulation	Loans	Interest rate as at 31.12.2022	Repayment plan [1)]	Salaries, fees etc.	Other benefits	Annual pension accumulation	Loans	Interest rate as at 31.12.2022	Repayment plan [1)]
SENIOR EMPLOYEES												
Christopher A. Steen, Managing Director	-	-	-	1 081	3.50	A29	1 450	25	315	481	3.50	A30
BOARD OF DIRECTORS												
Aage Schaanning, *Chair*	-	-	-	-	-	-	3 912	144	1 377	9 600	3.50	Housing Credit
Lill Stabell	85	-	-	-	-	-	-	-	-	-	-	-
Aina Slettedal Eide	-	-	-	-	-	-	-	-	-	-	-	-
Kristian Lie-Pedersen [2)]	-	-	-	-	-	-	59	-	-	-	-	-
Jonas Vincent Kårstad	-	-	-	-	-	-	70	-	-	-	-	-
EMPLOYEES												
Total salary for employees of KLP Boligkreditt AS	-	-	-	1 081	-	-	-	-	-	481	-	-

2021 NOK THOUSANDS	Paid from KLP Boligkreditt AS						Paid from another company in the same group					
	Salaries, fees etc.	Other benefits	Annual pension accumulation	Loans	Interest rate as at 31.12.2021	Repayment plan [1)]	Salaries, fees etc.	Other benefits	Annual pension accumulation	Loans	Interest rate as at 31.12.2021	Repayment plan [1)]
SENIOR EMPLOYEES												
Christopher A. Steen, Managing Director	-	-	-	1 363	1.00	A30	1 389	30	287	678	1.00	A41
BOARD OF DIRECTORS												
Aage Schaanning, *Chair*	-	-	-	-	-	-	3 758	178	1 269	6 390	1.00	Housing Credit
Lill Stabell	83	-	-	-	-	-	-	-	-	-	-	-
Aina Slettedal Eide	-	-	-	-	-	-	-	-	-	-	-	-
Kristian Lie-Pedersen	-	-	-	-	-	-	118	-	-	-	-	-
EMPLOYEES												
Total loans to employees of KLP Boligkreditt AS	-	-	-	1 363	-	-	-	-	-	678	-	-

1) A= Annuity loan, last payment, HC = Housing Credit.

2) Has left the group

The KLP Board of Directors has laid down principles and guidelines for remuneration that apply for the entire Group and set up a remuneration committee as a subcommittee of the Board.

The committee reports on and carries out checks that the remuneration schemes in the Group are in line with the Board's principles and guidelines.

The Managing Director receives no remuneration or pension accumulation from KLP Boligkreditt AS. The incumbent receives all benefits from the parent company, KLP Banken AS, where he holds the position of Head of Finance KLP Boligkreditt refunds the portion of the benefits that can be linked to the role as Managing Director. There is no agreement on performance payor special consideration on termination or change in employment contract. The pensionable age is 70 years.

There are no obligations to provide the Chair of the Board of Directors special consideration or other benefits on termination or change in employment contract or appointment.

Directors' fees are set by the General Assembly. Board members employed in the KLP Group, not having been elected by and from the employees, do not receive a fee for the Board appointment. Benefits in addition to Directors' fees for Board members employed in the KLP Group are stated only if they are included in the senior management group employed in the KLP Group. This also applies to any loans they may have with the Group. Of the board members, Aage Schaanning, Aina Slettedal Eide and Jonas Vincent Kårstad are employed in the KLP Group.

All benefits are shown without the addition of social security costs.

The KLP Group offers loans for various pruposes. There are separate loan terms for employees, and no senior employees hav loan terms that deviate from these. Loans to external directors are only granted under ordinary loand terms. The interest rebate that accrues to employees is refunded to the lending company.

Attention is drawn otherwise to the description of the main principles on determination of remuneration in the KLP Group that may be found at klp.no.

Note 27 **Number of FTEs and employees**

KLP Boligkreditt AS has one employee, who receive no salary or other form of remuneration from the Company.

KLP Boligkreditt AS buys personnel services from other companies in the KLP Group.

To the General Meeting of KLP Boligkreditt AS

Independent Auditor's Report

Opinion

We have audited the financial statements of KLP Boligkreditt AS (the Company), which comprise the balance sheet as at 31 December 2022, the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion

- the financial statements comply with applicable statutory requirements, and
- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by EU.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company as required by relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

To the best of our knowledge and belief, no prohibited non-audit services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided.

We have been the auditor of the Company for 10 years from the election by the general meeting of the shareholders on 30 October 2013 for the accounting year 2013.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to communicate in our report.

Other Information

The Board of Directors and the Managing Director (management) are responsible for the information in the Board of Directors' report and the other information accompanying the financial statements. The other information comprises information in the annual report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the information in the Board of Directors' report nor the other information accompanying the financial statements.

In connection with our audit of the financial statements, our responsibility is to read the Board of Directors' report and the other information accompanying the financial statements. The purpose is to consider if there is material inconsistency between the Board of Directors' report and the other information accompanying the financial statements and the financial statements or our knowledge obtained in the audit, or whether the Board of Directors' report and the other information accompanying the financial statements otherwise appear to be materially misstated. We are required to report if there is a material misstatement in the Board of Directors' report or the other information accompanying the financial statements. We have nothing to report in this regard.

Based on our knowledge obtained in the audit, it is our opinion that the Board of Directors' report

- is consistent with the financial statements and
- contains the information required by applicable statutory requirements.

Our opinion on the Board of Director's report applies correspondingly to the statements on Corporate Governance and Corporate Social Responsibility.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Oslo, 8 March 2023
PricewaterhouseCoopers AS

Stig Lund
State Authorised Public Accountant
(This document is signed electronically)

Note: This translation from Norwegian has been prepared for information purposes only.

Contact information

KLP BOLIGKREDITT AS
Beddingen 8
7042 Trondheim

Organization number: 912 719 634

Visitors address, Trondheim
Beddingen 8

Visitors address, Oslo
Dronning Eufemias gate 10

https://www.klp.no/bank-og-lan/
Phone: +47 55 54 85 00
klpboligkreditt@klp.no