

# Nordea

## Interim Report 2<sup>nd</sup> quarter 2020

Nordea Direct Boligkreditt



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Nordea Direct Boligkreditt AS is part of the Nordea Group. Nordea build strong and close relationships through our engagement with customers and society. Whenever people strive to reach their goals and realise their dreams, we are there to provide relevant financial solutions. We are one of the largest banks in the Nordic region and among the ten largest financial groups in Europe in terms of total market capitalisation with around 10 million customers. The Nordea share is listed on the Nasdaq Helsinki, Nasdaq Copenhagen and Nasdaq Stockholm exchanges.

Read more about us on [Nordea.com](https://www.nordea.com).

# Key financial figures

## Summary of income statement

NOKt	Jan-Jun 2020	Jan-Jun 2019	Year 2019
Net interest income	57,727	62,052	116,615
Net commission income and other operating income	328	1,798	3,223
<b>Total income</b>	<b>58,055</b>	<b>63,850</b>	<b>119,838</b>
Staff costs	598	1,161	2,299
Other expenses	10,247	6,835	15,007
<b>Total operating expenses</b>	<b>10,845</b>	<b>7,995</b>	<b>17,307</b>
Loan losses (negative figures are reversals)	861	-366	380
<b>Operating profit</b>	<b>46,348</b>	<b>56,221</b>	<b>102,152</b>
Income tax expense	11,587	14,055	25,538
<b>Net profit for the period</b>	<b>34,761</b>	<b>42,166</b>	<b>76,614</b>

## Summary of balance sheet

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
Loans to the public (gross)	18,886,827	22,846,676	21,864,705
Allowance for loan losses	-2,451	-844	-1,589
Total assets	19,845,932	23,660,438	22,623,472
Equity	1,964,752	1,895,542	1,929,990

## Ratios and key figures

		Jan-Jun 2020	Jan-Jun 2019	Year 2019
Net interest margin, annualised	%	0.55	0.51	0.49
Loss rate	%	0.01	0.00	0.00
Non-performing loans in % of gross lending <sup>1</sup>	%	0.05	0.02	0.02
Return on equity, annualised	%	3.6	4.5	4.1
Capital adequacy <sup>2</sup>	%	26.9	21.7	23.7
Tier 1 capital ratio <sup>2</sup>	%	26.9	21.7	23.7
Common equity Tier 1 capital ratio <sup>2</sup>	%	26.9	21.7	23.7
Cost/income ratio	%	18.7	12.5	14.4
Liquidity Coverage Ratio	%	487	377	372
Average total assets	NOKt	21,249,767	24,671,948	23,606,417
Cover pool	NOKt	19,502,406	23,332,157	22,291,219
Number of loans	Number	11,214	12,945	12,532
Weighted indexed loan-to-value ratio <sup>3</sup>	%	46.1	49.1	48.6
Weighted average remaining life	Year	20.8	21.7	22.0

<sup>1</sup> Gross default over 90 days

<sup>2</sup> The profit for the period is not included in the calculation for the quarters, with the exception of fourth quarter.

<sup>3</sup> Quarterly updated house prices

# Nordea Direct Boligkreditt AS

## Introduction

(Previous year comparable figures for the company are shown in brackets)

Nordea Direct Boligkreditt AS is licensed by the Financial Supervisory Authority of Norway to issue covered bonds. The objective is to provide residential mortgage loans, and to primarily finance the lending portfolio by issuing covered bonds. The Company only has residential mortgage loans purchased from Nordea Direct Bank ASA.

Nordea Direct Boligkreditt AS is wholly owned subsidiary of Nordea Direct Bank ASA. The Company's registered business address is in Oslo.

## Income statement

The profit before tax expense was NOK 46.3m (NOK 56.2m). The decrease was mainly driven by lower volume, reduced net commission income and increased operating expenses.

Total income amounted to NOK 58.1m (NOK 63.9m).

Net interest income amounted to NOK 57.7m (NOK 62.1m).

Net commission income and other income amounted to NOK 0.3m (NOK 1.8m).

The net interest margin<sup>1</sup> was 0.55% (0.51%).

Operating expenses were NOK 10.8m (NOK 8.0m) due to resolution fee for 2020 booked this period.

Total write-downs and losses amounted to NOK 0.9m (positive NOK 0.4m). The balance of group write-downs amounted to NOK 2.5m (NOK 0.8m). The increase was primarily driven by a collective loan loss allowance related to the uncertain economic outlook created by the Covid-19. This allowance is a combination of worsening macroeconomic forecast built in the collective loan loss model and a management judgement allowance. The management judgement allowance covers a potential unfavourable impact from Covid-19 that is not captured by the Company's collective loan loss models. The Company will monitor the overall economic situation, which will guide their decision related to the level of the management judgement allowance.

The Company has not seen a worsening of the underlying performance of the lending portfolio during the quarter. The group write-downs are intended to cover losses on commitments that are not individually identified as doubtful.

The Company uses the Banking Group's guidelines for assessing and writing down loans. No individual write-downs related to individual commitments have been made. At the end of the period, the Company had nine loans in default over 90 days.

The write-downs and losses were in line with expectations.

## Lending

As of 30 June 2020, the Company had 11,214 loans with a total outstanding balance of NOK 18,886.8m (NOK 22,846.7m). The portfolio continues to be of high quality.

The entire lending portfolio has been acquired from Nordea Direct Bank ASA. It consists of loans with variable interest rates. The average loan commitment was NOK 1.7m per loan as of 30 June 2020. The largest single exposure was NOK 8.8m and 16.6% of the lending portfolio consisted of loans with credit lines (fleksilån). Including the unutilised credit facilities, 24.3% of the lending portfolio consisted of loans with credit lines (fleksilån).

Nordea Direct Boligkreditt AS has a weighted loan-to-value ratio, indexed, of 46.1% (49.1%).

## Segments

The target group for Nordea Direct Boligkreditt AS is the retail market spread throughout Norway.

## Capital position

As of 30 June 2020, the Company had a common equity Tier 1 capital ratio of 26.9% (21.7%). The total capital held by the Company was NOK 1,929.7m (NOK 1,853.1m).

## Rating

Nordea Direct Bank ASA and its subsidiary Nordea Direct Boligkreditt AS had a long-term and short-term counterparty credit rating of A+/A-1, outlook 'positive'. The covered bonds portfolio issued by Nordea Direct Boligkreditt AS had a long-term rating of AAA and the outlook 'positive'

Nordea Direct Boligkreditt AS will hold the amount of overcollateralisation required to maintain the current rating for Nordea Direct Boligkreditt AS's covered bond program.

<sup>1</sup> The net interest margin is calculated as net interest income as a percentage of average total assets, annualised.

### Debt securities issued

The Company had issued covered bonds with a total face value of NOK 15,950.0m as of 30 June 2020. The portfolio includes five loans, the first of which matures on 11 September 2020 (extended due date to 13 September 2021).

### Liquidity

As of 30 June 2020, the Company had net liquid assets of NOK 849.8m, of which NOK 659.7m in bank deposits, NOK 78,1m in covered bonds and NOK 112.0m in treasury bills.

The Company has a long-term credit facility with the parent company of NOK 1,000.0m and a short-term credit facility of up to NOK 6,000.0m. Unutilised credit facilities amounted to NOK 5,221.8m as of 30 June 2020. In addition, the Company has a credit facility agreement that allows Nordea Direct Boligkreditt AS to borrow money in order to repay its outstanding bond debt.

### Key risk and uncertainty factors

Nordea Direct Boligkreditt AS's financial risk mainly comprises credit, liquidity and interest rate risk. Risk is reported monthly and is assessed in accordance with the principles, strategies and limits on risk adopted by the Board.

Credit risk represents the risk of losses arising from customers and other counterparties failing to repay their debts when they fall due. The company uses risk classification models to calculate the risk associated with its exposure to customers. The lending performance is considered to be satisfactory and is monitored closely.

Liquidity risk is the risk that the company will be unable to meet all of its financial obligations when they

fall due, or be unable to fund its lending activities.

Limits have been determined for necessary access to liquid funds. In order to reduce the risk, liquidity forecasts are continuously updated. The company also holds an adequate liquidity buffer, designed to give it sufficient time to implement the necessary measures in the event of an acute liquidity freeze.

Interest rate risk refers to the risk of losses as a result of changes in the interest rate level. Risk limits, given certain changes in interest rate level, are set to control and manage the interest rate risk. In the management of this risk both assets and liabilities (borrowing) are incorporated. Derivatives are used for hedging purposes.

### Covid-19 Measures

During the second quarter, Nordea Direct has taken steps to continue its operations during the Covid-19 outbreak. There were no major disruptions in the services towards customers. The staff was able to work remotely to a great extent and the vendors were able to provide services according to agreements in place. In regards to lending activities, Nordea Direct granted up to 6-month interest only payments to a limited number of customers and decreased lending rates on its portfolio. It also tightened criteria for granting loans to customer groups assumed to be particularly exposed in case of an economic downturn. These measures were in line with the Norwegian banking market.


In the coming period, Nordea Direct will monitor the overall economic situation created by the outbreak of Covid-19 and will take the necessary steps to continue its strong current operations.

### Events after the balance sheet date

No significant events have occurred after the end of the quarter.

## Nordea Direct Boligkreditt AS

Oslo, 16 July 2020

  
Børre Sten Gundersen  
Chairman

  
Anders Frank-Læssøe  
Board member

  
Elen Margrethe Stiksrud  
Board member

  
Alex Madsen  
Board member

  
Jan Kåre Raae  
Chief Executive Officer

# Income statement

NOKt	Note	Q2 2020	Q2 2019	Jan-Jun 2020	Jan-Jun 2019	Year 2019
Interest income etc, amortised cost		90,195	128,966	235,775	260,983	534,108
Interest income etc, fair value		544	-1,039	-1,375	-664	454
Interest costs etc.		66,867	99,983	176,673	198,267	417,947
<b>Net interest income</b>		<b>23,872</b>	<b>27,945</b>	<b>57,727</b>	<b>62,052</b>	<b>116,615</b>
Fee and commission income		549	580	1,114	1,169	2,310
Net gains on financial instruments at fair value		1,311	62	-1,256	170	-4
Other operating income		240	229	470	459	917
<b>Net commission income and other operating income</b>		<b>2,100</b>	<b>872</b>	<b>328</b>	<b>1,798</b>	<b>3,223</b>
<b>Total income</b>		<b>25,972</b>	<b>28,816</b>	<b>58,055</b>	<b>63,850</b>	<b>119,838</b>
Staff costs		2	489	598	1,161	2,299
Other operating expenses		3,512	3,508	10,247	6,835	15,007
<b>Total operating expenses</b>		<b>3,514</b>	<b>3,997</b>	<b>10,845</b>	<b>7,995</b>	<b>17,307</b>
<b>Profit / (loss) before loan losses</b>		<b>22,458</b>	<b>24,820</b>	<b>47,210</b>	<b>55,855</b>	<b>102,532</b>
Loan losses	4	1,314	-47	861	-366	380
<b>Operating profit</b>		<b>21,143</b>	<b>24,866</b>	<b>46,348</b>	<b>56,221</b>	<b>102,152</b>
Income tax expense		5,286	6,217	11,587	14,055	25,538
<b>Net profit for the period</b>		<b>15,857</b>	<b>18,650</b>	<b>34,761</b>	<b>42,166</b>	<b>76,614</b>
Basic/diluted earnings per share, NOK		122.0	143.5	267.4	324.4	589.3

# Statement of comprehensive income

NOKt	Q2 2020	Q2 2019	Jan-Jun 2020	Jan-Jun 2019	Year 2019
<b>Net profit for the period</b>	<b>15,857</b>	<b>18,650</b>	<b>34,761</b>	<b>42,166</b>	<b>76,614</b>
<b>Components of other comprehensive income</b>					
<b>Items that are not reclassified subsequently to profit or loss</b>					
Items that may be reclassified subsequently to profit or loss					
<b>Total components of other comprehensive income</b>					
<b>Total comprehensive income for the period</b>	<b>15,857</b>	<b>18,650</b>	<b>34,761</b>	<b>42,166</b>	<b>76,614</b>

# Balance sheet

NOKt	Note	30 Jun 2020	30 Jun 2019	31 Dec 2019
<b>Assets</b>				
Loans to credit institutions	6	659,686	545,982	513,847
Loans to the public	2,4	18,884,376	22,845,833	21,863,116
Interest-bearing securities	9	190,094	164,677	164,376
Derivatives	9	74,588	58,666	40,629
Deferred tax assets		243	2,258	243
Advance payments and accrued income		36,946	43,023	41,261
<b>Total assets</b>		<b>19,845,932</b>	<b>23,660,438</b>	<b>22,623,472</b>
<b>Liabilities and equity</b>				
Liabilities to credit institutions	6	1,778,219	2,789,609	1,728,317
Debt securities in issue	3,6	16,042,615	18,881,277	18,860,857
Derivatives	9	3,537	4,627	4,086
Current tax liabilities		11,587	14,055	23,523
Other liabilities		45,223	75,327	76,699
<b>Total liabilities</b>		<b>17,881,181</b>	<b>21,764,896</b>	<b>20,693,481</b>
<b>Equity</b>				
Share capital		221,000	221,000	221,000
Share premium reserve		999,020	999,020	999,020
Retained earnings		709,970	633,356	709,970
Net profit for the period		34,761	42,166	
<b>Total equity</b>		<b>1,964,752</b>	<b>1,895,542</b>	<b>1,929,990</b>
<b>Total liabilities and equity</b>		<b>19,845,932</b>	<b>23,660,438</b>	<b>22,623,472</b>

# Statement of changes in equity

NOKt	Share capital	Share premium reserve	Other equity	Total equity
<b>Balance at 1 Jan 2020</b>	<b>221,000</b>	<b>999,020</b>	<b>709,970</b>	<b>1,929,990</b>
Net profit for the period			34,761	34,761
Other comprehensive income, net of tax				
<b>Total comprehensive income</b>			<b>34,761</b>	<b>34,761</b>
Capital expansion				
Share-based payment transactions settled in equity				
<b>Balance at 30 Jun 2020</b>	<b>221,000</b>	<b>999,020</b>	<b>744,732</b>	<b>1,964,752</b>

NOKt	Share capital	Share premium reserve	Other equity	Total equity
<b>Balance at 1 Jan 2019</b>	<b>221,000</b>	<b>999,020</b>	<b>633,294</b>	<b>1,853,314</b>
Net profit for the period			76,614	76,614
Other comprehensive income, net of tax				
<b>Total comprehensive income</b>			<b>76,614</b>	<b>76,614</b>
Capital expansion				
Share-based payment transactions settled in equity			63	63
<b>Balance at 31 Dec 2019</b>	<b>221,000</b>	<b>999,020</b>	<b>709,970</b>	<b>1,929,990</b>

NOKt	Share capital	Share premium reserve	Other equity	Total equity
<b>Balance at 1 Jan 2019</b>	<b>221,000</b>	<b>999,020</b>	<b>633,294</b>	<b>1,853,314</b>
Net profit for the period			42,166	42,166
Other comprehensive income, net of tax				
<b>Total comprehensive income</b>			<b>42,166</b>	<b>42,166</b>
Capital expansion				
Share-based payment transactions settled in equity			63	63
<b>Balance at 30 Jun 2019</b>	<b>221,000</b>	<b>999,020</b>	<b>675,522</b>	<b>1,895,542</b>

Number of shares at end of period 130.000

# Cash flow statement

NOKt	Jan-Jun 2020	Jan-Jun 2019	Year 2019
<b>Operating activities</b>			
Net payment of loans to customers	2,977,513	1,802,000	2,784,051
Payment of interest from customers	239,841	253,645	517,712
Net payment of interest from credit institutions etc.	-1,594	2,603	13,839
Taxes paid	-23,523	-38,559	-38,559
Net other commission income	1,584	1,628	3,227
Payment to operations	-10,671	-9,083	-19,256
Net received/paid (-) upon purchase and sale of financial instruments and interest-bearing securities	-25,718	-24,779	-24,478
<b>Net cash flow from operating activities</b>	<b>3,157,431</b>	<b>1,987,456</b>	<b>3,236,538</b>
<b>Investment activities</b>			
Net purchase of intangible assets and fixed assets			
<b>Net cash flow from investment activities</b>			
<b>Financing activities</b>			
Net receipts/payments on deposits from credit institutions	49,902	-846,397	-1,907,690
Receipts of interest-bearing securities			
Payment of interest-bearing securities	-2,850,000	1,095,000	-2,873,000
Interest payments on interest-bearing securities	-211,494	-2,384,990	1,363,086
Capital increases			
<b>Cash flow from financing activities</b>	<b>-3,011,592</b>	<b>-2,136,387</b>	<b>-3,417,604</b>
<b>Cash flow for the period</b>	<b>145,839</b>	<b>-148,931</b>	<b>-181,066</b>
<b>Cash and cash equivalents</b>			
Cash and cash equivalents at 1 January	513,847	694,913	694,913
Cash and cash equivalents at end of the period	659,686	545,982	513,847
<b>Change</b>	<b>145,839</b>	<b>-148,931</b>	<b>-181,066</b>
<b>The following items are included in cash and cash equivalents:</b>			
Loans to credit institutions	659,686	545,982	513,847
<b>Total cash and cash equivalents</b>	<b>659,686</b>	<b>545,982</b>	<b>513,847</b>

The cash flow statement shows payments of cash and cash equivalents made and received throughout the year. The statement has been adjusted for items that do not initiate cash flows, such as provisions, depreciation and write-downs of loans and guarantees. Cash flows are classified as operating activities, investment activities or financing activities. The liquid assets are defined as cash and claims on central banks and loans to and claims on credit institutions.



# Notes to the financial statements

## Note 1 Accounting policies

The financial statements as of the second quarter of 2020, concluded on 30 June 2020, comprise Nordea Direct Boligkreditt AS. With the exception of the changes described below, the accounting policies applied in the interim report is the same as those used in the annual report for 2019.

The financial statements as of the second quarter of 2020 have been prepared in accordance with IFRS and IAS 34 Interim Financial Reporting. The interim report does not include all the information required in a complete annual report and should be read in conjunction with the annual report for 2019.

### Changes in accounting policies

As a main rule, all income and expenses shall be shown in the income statement. The exception to this rule is the effect of changes to accounting principles. In the event of fundamental accounting reforms/ changes in accounting policies, figures for previous years must be recalculated to enable comparison. If items in the financial statement are reclassified, comparative figures must be calculated for the previous periods and reported in the financial statements.

### Changes in IFRSs not yet applied

A number of new standards, changes to standards and interpretations have been issued for financial years beginning after 1 January 2020. They have not

been applied when preparing these consolidated financial statements. Nordea Direct Boligkreditt AS does not plan early implementation of these standards.

### Other amendments to IFRS

Other amendments to IFRS are not assessed to have any significant impact on Nordea Direct Boligkreditt ASs financial statements, capital adequacy or large exposures in the period of initial application.

Preparation of the interim accounts involves using assessments, estimates and assumptions that affect the use of accounting policies and recognised amounts for assets and liabilities, revenues and expenses. The actual results may deviate from these estimates. The most material assessments relating to the use of the company's accounting policies and the key sources of uncertainty in the estimates are the same when preparing the interim accounts as in the annual accounts for 2019.

All amounts are shown in NOK thousands (NOKt) unless otherwise indicated. Due to rounding off differences, figures and percentages may not add up exactly to the totals indicated.

A complete audit of the interim report has not been carried out.

## Note 2 Segment information

Nordea Direct Boligkreditt AS has only one business segment, which is lending to private customers. The segment consists of loans to private customers, and

the entire loan portfolio is purchased from Nordea Direct Bank ASA. The company's full accounts therefore fall entirely under the segment «Retail market».

## Note 3 Liabilities on the issue of securities

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
<b>Liabilities opened for the issue of securities</b>			
Bond debt	14,500,000	17,350,000	17,350,000
<b>Total liabilities at amortised cost</b>	<b>14,500,000</b>	<b>17,350,000</b>	<b>17,350,000</b>
<b>Liabilities opened for the issue of securities</b>			
Bond debt	1,450,000	1,450,000	1,450,000
<b>Total liabilities included in fair value hedge</b>	<b>1,450,000</b>	<b>1,450,000</b>	<b>1,450,000</b>
<b>Total liabilities</b>	<b>15,950,000</b>	<b>18,800,000</b>	<b>18,800,000</b>

### Maturity

Remaining maturity (nominal value)	30 Jun 2020	30 Jun 2019	31 Dec 2019
2020	850,000	3,700,000	3,700,000
2021	5,000,000	5,000,000	5,000,000
2022	5,000,000	5,000,000	5,000,000
2023	4,500,000	4,500,000	4,500,000
2025	600,000	600,000	600,000
<b>Total</b>	<b>15,950,000</b>	<b>18,800,000</b>	<b>18,800,000</b>

The maturity of subordinated debt is presented at first call date in the above table.

New issues in 2020

Repayments in 2020 2,850,000

### NOKt

ISIN Number	Currency	Rate	Due	Ext.Due	Nominal value
NO0010687429	NOK	Floating	11.9.2020	13.9.2021	850,000
NO0010727738	NOK	Fixed	12.5.2021	12.5.2022	5,000,000
NO0010770852	NOK	Floating	20.5.2022	20.5.2023	5,000,000
NO0010789266	NOK	Floating	23.5.2023	23.5.2024	4,500,000
NO0010678766	NOK	Fixed	8.5.2025	8.5.2026	600,000
<b>Total liabilities through the issuance of excluding own securities</b>					<b>15,950,000</b>

## Note 4 Write-downs and losses on loans

### Write-downs and losses on loans

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
<b>Write-downs and losses for the period</b>			
+/- Change in group write-downs for the period (ECL)	861	-366	380
+ Write-off during the period			
- Payments on previously written-off accounts			
<b>Write-downs and losses for the period</b>	<b>861</b>	<b>-366</b>	<b>380</b>
<b>Loss allowance</b>			
Loss allowance at the start of the period	1,589	1,210	1,210
+/- Change in loss allowance for the period	861	-366	380
<b>Loss allowance at the end of the period</b>	<b>2,451</b>	<b>844</b>	<b>1,589</b>
<b>Defaulted loans</b>			
Gross default over 90 days	8,750	4,379	5,034

### Credit quality by risk group

30 Jun 2020 NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Loans to and claims on customers</b>				
Low	19,557,939	344	3,218	19,561,501
Medium	6,373	65,240		71,613
High	8,338	83,899	14,363	106,600
Not classified	312			312
Impaired and written down			8,750	8,750
Adjustment	-861,949			-861,949
<b>Total</b>	<b>18,711,012</b>	<b>149,483</b>	<b>26,331</b>	<b>18,886,827</b>
Loss allowance	827	990	635	2,451
<b>Total net</b>	<b>18,710,186</b>	<b>148,494</b>	<b>25,697</b>	<b>18,884,376</b>

## Note 4 Write-downs and losses on loans (cont.)

30 Jun 2019 NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Loans to and claims on customers</b>				
Low	22,680,791		5,482	22,686,273
Medium	4,149	80,427		84,577
High	5,983	60,335	3,001	69,318
Not classified	3,685			3,685
Impaired and written down			4,379	4,379
Adjustment	-1,555			-1,555
<b>Total</b>	<b>22,693,053</b>	<b>140,762</b>	<b>12,861</b>	<b>22,846,676</b>
Loss allowance	563	73	207	844
<b>Total net</b>	<b>22,692,490</b>	<b>140,689</b>	<b>12,654</b>	<b>22,845,833</b>

31 Dec 2019 NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Loans to and claims on customers</b>				
Low	21,596,394		5,461	21,601,855
Medium	5,886	89,148		95,034
High	7,833	140,608	13,916	162,356
Not classified	449			449
Impaired and written down			5,034	5,034
Adjustment	-23			-23
<b>Total</b>	<b>21,610,538</b>	<b>229,756</b>	<b>24,411</b>	<b>21,864,705</b>
Loss allowance	480	114	995	1,589
<b>Total net</b>	<b>21,610,058</b>	<b>229,642</b>	<b>23,415</b>	<b>21,863,116</b>

### Loans to and claims on customers by past due status

NOKt	30 Jun 2020		30 Jun 2019		31 Dec 2019	
	Gross carrying amount	Loss allowance	Gross carrying amount	Loss allowance	Gross carrying amount	Loss allowance
0-29 days	18,856,522	1,338	22,838,021	723	21,849,171	1,415
30-59 days	12,817	685	4,277	46	6,682	71
60-89 days	8,737	255			3,817	24
90+ days	8,750	172	4,379	75	5,034	79
<b>Total</b>	<b>18,886,827</b>	<b>2,451</b>	<b>22,846,676</b>	<b>844</b>	<b>21,864,705</b>	<b>1,589</b>

## Note 4 Write-downs and losses on loans (cont.)

The following tables reconcile the opening and closing balances for accumulated loan loss allowance on financial Instruments.

Reconciling items includes the following:

- Changes in allowance due to the origination of new financial instruments during the period.
- Changes in allowance due to the derecognition of financial instruments during the period.
- Transfers between stages due to changes in credit risk. This includes the difference in loan loss allowance balance from one period to another.
- Changes in balance with no transfer between stages are related to financial instruments that did not move between stages but had changes in balances and hence resulting in changes in loan loss allowance.

Balances shown are loan loss allowance balances as of end of period except for "financial assets that have been derecognised" which are as of the beginning of period.

### Loss allowance

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total allowance
<b>Loss allowance as at 1 Jan 2020</b>	<b>480</b>	<b>114</b>	<b>995</b>	<b>1,589</b>
Transfer to stage 1	50	-34	-16	
Transfer to stage 2	-616	616		
Transfer to stage 3	-96	-79	175	
New Financial assets originated during the period	21			21
Financial assets that have been derecognised	-64	-5	-19	-88
Changes in balance with no transfer between stages	1,052	376	-500	927
<b>Loss allowance as at 30 Jun 2020</b>	<b>827</b>	<b>990</b>	<b>635</b>	<b>2,451</b>

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total allowance
<b>Loss allowance as at 1 Jan 2019</b>	<b>880</b>	<b>85</b>	<b>245</b>	<b>1,210</b>
Transfer to stage 1	10	-10		
Transfer to stage 2	-58	58		
Transfer to stage 3	-67	-97	164	
New Financial assets originated during the period	59			59
Financial assets that have been derecognised	-160	-20	-57	-237
Changes in balance with no transfer between stages	-101	57	-145	-188
<b>Loss allowance as at 30 Jun 2019</b>	<b>563</b>	<b>73</b>	<b>207</b>	<b>844</b>

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total allowance
<b>Loss allowance as at 1 Jan 2019</b>	<b>880</b>	<b>85</b>	<b>245</b>	<b>1,210</b>
Transfer to stage 1	10	-10		
Transfer to stage 2	-42	48	-6	
Transfer to stage 3	-897		897	
New Financial assets originated during the period	68	4		71
Financial assets that have been derecognised	-266	-54	-72	-391
Changes in balance with no transfer between stages	727	41	-69	699
<b>Loss allowance as at 31 Dec 2019</b>	<b>480</b>	<b>114</b>	<b>995</b>	<b>1,589</b>

## Note 4 Write-downs and losses on loans (cont.)

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
Stage 1	827	563	480
Stage 2	990	73	114
Stage 3	635	207	995
<b>Total</b>	<b>2,451</b>	<b>844</b>	<b>1,589</b>
Stage 1	33.7%	66.8%	30.2%
Stage 2	40.4%	8.7%	7.2%
Stage 3	25.9%	24.6%	62.6%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The following tables reconcile the opening and closing balances on gross carrying amount.

Reconciling items includes the following:

- Transfers between stages due to changes in credit risk.
- Changes due to the origination of new financial instruments during the period.
- Changes due to the derecognition of loans during the period, including down-payment of loans, write-offs and sale of assets.

Balances shown are as of end of period except for "financial assets that have been derecognised" which are as of beginning of period and "down-payments" which are computed as the difference of the beginning of period and closing period balances.

### Loans to and claims on customers

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Gross carrying amount as at 1 Jan 2020</b>	<b>21,610,538</b>	<b>229,756</b>	<b>24,411</b>	<b>21,864,705</b>
Transfer to stage 1	134,098	-130,485	-3,613	
Transfer to stage 2	-82,737	82,838	-101	
Transfer to stage 3	-2,146	-5,618	7,764	
New financial assets originated	1,027,906	1,520		1,029,426
Financial assets that have been derecognised	-2,673,149	-26,334	-1,947	-2,701,430
Change in balances due to payments	-441,553	-2,193	-183	-443,928
Other Changes	-861,945			-861,945
<b>Gross carrying amount as at 30 Jun 2020</b>	<b>18,711,012</b>	<b>149,483</b>	<b>26,331</b>	<b>18,886,827</b>
Loss allowance as at 30 Jun 2020	827	990	635	2,451

## Note 4 Write-downs and losses on loans (cont.)

### Loans to and claims on customers

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Gross carrying amount as at 1 Jan 2019</b>	<b>24,458,691</b>	<b>172,872</b>	<b>17,047</b>	<b>24,648,610</b>
Transfer to stage 1	80,221	-75,428	-4,793	
Transfer to stage 2	-90,036	93,420	-3,385	
Transfer to stage 3	-6,760	-3,272	10,032	
New financial assets originated	3,080,739			3,080,739
Financial assets that have been derecognised	-4,229,330	-49,628	-5,839	-4,284,798
Change in balances due to payments	-598,913	-1,862	-200	-600,975
Other Changes	-1,559	4,660		3,101
<b>Gross carrying amount as at 30 Jun 2019</b>	<b>22,693,053</b>	<b>140,762</b>	<b>12,861</b>	<b>22,846,676</b>
Loss allowance as at 30 Jun 2019	563	73	207	844

NOKt	Stage 1 12-month ECL	Stage 2 lifetime ECL	Stage 3 lifetime ECL	Total
<b>Gross carrying amount as at 1 Jan 2019</b>	<b>24,458,691</b>	<b>172,872</b>	<b>17,047</b>	<b>24,648,610</b>
Transfer to stage 1	63,640	-59,966	-3,674	
Transfer to stage 2	-154,805	155,713	-908	
Transfer to stage 3	-20,675		20,675	
New financial assets originated	3,835,077	28,219		3,863,296
Financial assets that have been derecognised	-7,122,651	-74,292	-7,373	-7,204,317
Change in balances due to payments	-987,731	-2,647	-1,356	-991,734
Other Changes	1,538,993	9,857		1,548,850
<b>Gross carrying amount as at 31 Dec 2019</b>	<b>21,610,538</b>	<b>229,756</b>	<b>24,411</b>	<b>21,864,705</b>
Loss allowance as at 31 Dec 2019	480	114	995	1,589

<sup>1</sup>Market value adjustment for fixed interest loans and overraft facilities balance with credit balance.

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
Stage 1	18,711,012	22,693,053	21,610,538
Stage 2	149,483	140,762	229,756
Stage 3	26,331	12,861	24,411
<b>Total</b>	<b>18,886,827</b>	<b>22,846,676</b>	<b>21,864,705</b>
Stage 1	99.1%	99.3%	98.8%
Stage 2	0.8%	0.6%	1.1%
Stage 3	0.1%	0.1%	0.1%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

## Note 5 Capital adequacy

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
<b>Primary capital</b>			
Share capital and share premium	1,220,020	1,220,020	1,220,020
Other equity	744,732	675,522	709,970
<b>Total equity</b>	<b>1,964,752</b>	<b>1,895,542</b>	<b>1,929,990</b>
Deduction			
Profit not included in the calculation of net primary capital	-34,761	-42,166	
Value adjustments due to the requirement for prudent valuation	-268	-228	-209
<b>Common equity Tier 1 capital</b>	<b>1,929,722</b>	<b>1,853,148</b>	<b>1,929,781</b>
<b>Net primary capital</b>	<b>1,929,722</b>	<b>1,853,148</b>	<b>1,929,781</b>
<b>Credit risk:</b>			
Of which:			
Central government or central banks	49	452	49
Institutions	15,068	12,899	11,229
Mass market positions	1,235	3,101	2,074
Positions secured by mortgage	527,946	638,552	611,427
Overdue positions	1,433	351	800
Covered bonds	626	628	627
Other positions	21	10	5
<b>Total minimum requirement credit risk</b>	<b>546,377</b>	<b>655,992</b>	<b>626,210</b>
Operational risk	22,755	22,555	22,755
CVA-risk	3,822	5,017	2,632
<b>Minimum requirement for net primary capital</b>	<b>572,953</b>	<b>683,564</b>	<b>651,596</b>
<b>Basis of calculation of balance sheet items not included in trading portfolio</b>	<b>6,778,691</b>	<b>8,153,171</b>	<b>7,794,530</b>
<b>Basis of calculation of off-balance sheet items not included in trading portfolio</b>	<b>51,023</b>	<b>46,729</b>	<b>33,089</b>
<b>Risk-weighted assets (calculation basis for capital adequacy ratio)</b>	<b>7,161,917</b>	<b>8,544,550</b>	<b>8,144,954</b>
<b>Buffer requirements</b>			
Systemic risk buffer	214,858	256,336	244,349
Conservation buffer	179,048	213,614	203,624
Countercyclical buffer	71,619	170,891	203,624
<b>Total buffer requirement for common equity Tier 1 capital</b>	<b>465,525</b>	<b>640,841</b>	<b>651,596</b>
<b>Pillar 2 requirement 1.7% for common equity Tier 1 capital set by the Financial Supervisory Authority of Norway</b>	<b>121,753</b>	<b>128,168</b>	<b>138,464</b>
<b>Available surplus common equity Tier 1 capital net min. requirement</b>	<b>1,020,159</b>	<b>699,634</b>	<b>773,198</b>
<b>Capital adequacy</b>			
Capital adequacy ratio	26.9 %	21.7 %	23.7 %
Tier 1 capital ratio	26.9 %	21.7 %	23.7 %
Common equity Tier 1 capital ratio	26.9 %	21.7 %	23.7 %
Leverage ratio	9.6 %	7.8 %	8.4 %

For credit risk the standard method is used, while basis method is used for operational risk. The Financial Supervisory Authority of Norway has end of Q4 2019 set a Pillar 2 requirement on additional 1.7% of risk-weighted assets for Nordea Direct Bank Group, covered by Common equity Tier 1 capital. Total regulatory requirement for common equity Tier 1 capital is 12,7% end of Q2 2020.



## Note 6 Transactions with related parties

Nordea Direct Bank ASA is a directly owned subsidiary of Nordea Bank Abp. Nordea Direct Boligkreditt AS is a wholly owned subsidiary of Nordea Direct Bank ASA. All transactions and agreements with related parties are carried out in accordance with the arm's length principle.

Nordea Direct Boligkreditt AS purchases services such as customer support and loan management, as well as day-to-day management and administrative services, from Nordea Direct Bank ASA.

Nordea Direct Boligkreditt AS has access to strong credit facilities with Nordea Direct Bank ASA. This ensure that the Company can pay interest and principal to the covered bonds owners, and finance the transferring of loans and the cover pool.

Further information about the credit agreements:

a) long-term credit facility of up to NOK 1,000.0 million. Expiry date 31 December 2021.

b) short-term credit facility of up to NOK 6,000.0 million. Expiry date 30 November 2020.

c) Credit facility agreement that enables Nordea Direct Boligkreditt AS to borrow money in order to repay its outstanding bond debt. The credit facility shall be sufficient to cover the total repayment of the outstanding bonds over the next 12 months. As of 30 June 2020, the credit limit of the agreement was NOK 5,850.0m.

All transactions between the parent company Nordea Direct Bank ASA and the subsidiary Nordea Direct Boligkreditt AS have been eliminated in the consolidated financial statements.

The list below shows the transactions with related parties that are recognised in the income statement

NOKt	Jan-Jun 2020		Jan-Jun 2019		Jan-Dec 2019	
	Nordea Direct Bank ASA	Nordea Bank Abp	Nordea Direct Bank ASA	Nordea Bank Abp	Nordea Direct Bank ASA	Nordea Bank Abp
Net interest income	31,652	9,360	29,566	4,893	65,169	14,575
Other operating income	470		459		917	
Andre driftskostnader	-5,309		-5,890		-11,510	

The list below shows assets / liabilities with / to related parties

NOKt	30 Jun 2020		30 Jun 2019		31 Dec 2019	
	Nordea Direct Bank ASA	Nordea Bank Abp	Nordea Direct Bank ASA	Nordea Bank Abp	Nordea Direct Bank ASA	Nordea Bank Abp
Deposit	658,948	740	545,620	363	513,246	601
Loans to credit institutions	1,789,285		2,797,342		1,736,594	
Interest-bearing securities	1,677,901	341,270	1,803,303	250,659	2,495,854	317,604

## Note 7 Cover pool

NOKt	30 Jun 2020		30 Jun 2019		31 Dec 2019	
	Nominal value	Market value	Nominal value	Market value	Nominal value	Market value
<b>Assets</b>						
Loans to the public	18,886,827	18,886,827	22,846,676	22,846,676	21,864,705	21,864,705
- whereof pool of eligible loans	18,859,850	18,859,850	22,822,558	22,822,558	21,830,675	21,830,675
Supplementary assets and derivatives:	569,175	642,555	458,238	509,599	424,182	460,544
- whereof CIRS						
- whereof IRS		73,381		51,362		36,362
<b>Total cover pool</b>	<b>19,429,025</b>	<b>19,502,406</b>	<b>23,280,795</b>	<b>23,332,157</b>	<b>22,254,857</b>	<b>22,291,219</b>
Debt securities in issue (net outstanding amount)	15,950,000	16,134,995	18,800,000	19,035,613	18,800,000	18,980,351
Over-collateralization calculated on net outstanding covered bonds	21.8 %	20.9 %	23.8 %	22.6 %	18.4 %	17.4 %
Debt securities in issue (issued amount)	15,950,000	16,134,995	18,800,000	19,035,613	18,800,000	18,980,351
Over-collateralization calculated on issued covered bonds <sup>1</sup>	21.8 %	20.9 %	23.8 %	22.6 %	18.4 %	17.4 %

<sup>1</sup> without deduction for holdings of own bonds

## Note 8 Contingent liabilities and security

NOKt	30 Jun 2020	30 Jun 2019	31 Dec 2019
Unutilised credit facility	1,926,103	1,952,296	1,972,755
<b>Total contingent liabilities</b>	<b>1,926,103</b>	<b>1,952,296</b>	<b>1,972,755</b>

## Note 9 Fair value of financial instruments

### **Fair value**

Financial assets and liabilities measured at fair value are carried at the amount each asset/liability can be settled for in an orderly transaction between market participants on the measurement date.

Different valuation techniques and methods are used to estimate fair value, depending on the type of financial instruments and the extent to which they are traded in active markets. Instruments are classified in their entirety in one of three valuation levels in a hierarchy on the basis of the lowest level input that is significant to the fair value measurement in its entirety.

Prices quoted in active markets are considered to be the best estimate of an asset/liability's fair value. When quoted prices in active markets are not available, the fair value of financial assets/ liabilities will preferably be estimated on the basis of valuation techniques based on observable market data. When neither quoted prices in active markets nor observable market data are available, the fair value of financial assets/liabilities is estimated based on valuation techniques that are based on non-observable market data.

### **Quoted prices in active markets**

Quoted prices in active markets are considered the best estimate of an asset/liability's fair value. A financial asset/liability is considered valued based on quoted prices in active markets if fair value is estimated based on easily and regularly available prices and these prices represent actual and regularly occurring transactions at arm's length principle. Financial assets/liabilities valued based on quoted prices in active markets are classified as level one in the valuation hierarchy.

### **Valuation based on observable market data**

When quoted prices in active markets are not available, the fair value of financial assets/ liabilities is preferably estimated on the basis of valuation techniques based on observable market data. A financial asset/liability is considered valued based on observable market data if fair value is estimated with reference to prices that are not quoted, but are observable either directly (as prices) or indirectly (derived from prices). Financial assets/liabilities valued based on observable market data are classified as level two in the valuation hierarchy.

### **Valuation based on non-observable market data**

When neither quoted prices in active markets nor observable market data is available, the fair value of financial assets/liabilities is estimated based on valuation techniques which are based on non-observable market data. A financial asset/liability is considered valued based on non-observable market data if fair value is estimated without being based on quoted prices in active markets or observable market data. Financial assets/liabilities valued based on non-observable market data are classified as level three in the valuation hierarchy.

### **Sensitivity financial assets level three**

The sensitivity analysis for financial assets that are valued on the basis of non-observable market data shows the effect on profits of realistic and plausible market outcomes. General market downturns or a worsening of the outlook can affect expectations of future cash flows or the applied multiples, which in turn will lead to a reduction in value. A fall in value of 10% is deemed to be a realistic and plausible market outcome for shares and similar interests, as well as bonds and other securities with a fixed return that are included in level three of the valuation hierarchy.

## Note 9 Fair value of financial instruments (cont.)

NOKt	30 Jun 2020		30 Jun 2019		31 Dec 2019	
	Carrying amount	Fair value	Carrying amount	Fair value	Carrying amount	Fair value
<b>Assets</b>						
Loans to and receivables from credit institutions, amortised cost	659,686	659,686	545,982	545,982	513,847	513,847
<b>Loans to and receivables from credit institutions</b>	<b>659,686</b>	<b>659,686</b>	<b>545,982</b>	<b>545,982</b>	<b>513,847</b>	<b>513,847</b>
Loans to and receivables from customers, amortised cost	18,886,827	18,886,827	22,846,676	22,846,676	21,864,705	21,864,705
<b>Total loans before individual and group write-downs</b>	<b>18,886,827</b>	<b>18,886,827</b>	<b>22,846,676</b>	<b>22,846,676</b>	<b>21,864,705</b>	<b>21,864,705</b>
- Group write-downs	2,451	2,451	844	844	1,589	1,589
<b>Total net loans to customers</b>	<b>18,884,376</b>	<b>18,884,376</b>	<b>22,845,833</b>	<b>22,845,833</b>	<b>21,863,116</b>	<b>21,863,116</b>
Certificates and bonds, fair value	190,094	190,094	164,677	164,677	164,376	164,376
<b>Total bonds and other fixed-income securities</b>	<b>190,094</b>	<b>190,094</b>	<b>164,677</b>	<b>164,677</b>	<b>164,376</b>	<b>164,376</b>
Derivatives, fair value	74,588	74,588	58,666	58,666	40,629	40,629
<b>Derivatives</b>	<b>74,588</b>	<b>74,588</b>	<b>58,666</b>	<b>58,666</b>	<b>40,629</b>	<b>40,629</b>
Other financial assets, amortised cost	36,689	36,689	42,895	42,895	41,198	41,198
<b>Total other financial assets</b>	<b>36,689</b>	<b>36,689</b>	<b>42,895</b>	<b>42,895</b>	<b>41,198</b>	<b>41,198</b>
<b>Total financial assets</b>	<b>19,845,432</b>	<b>19,845,432</b>	<b>23,658,053</b>	<b>23,658,053</b>	<b>22,623,166</b>	<b>22,623,166</b>
<b>Liabilities</b>						
Loans and deposits from credit institutions, amortised cost	1,778,219	1,778,219	2,789,609	2,789,609	1,728,317	1,728,317
<b>Total liabilities to credit institutions</b>	<b>1,778,219</b>	<b>1,778,219</b>	<b>2,789,609</b>	<b>2,789,609</b>	<b>1,728,317</b>	<b>1,728,317</b>
Commercial paper and bonds, amortised cost	14,521,609	14,604,257	17,377,385	17,515,548	17,374,234	17,480,237
Liability incurred through the issue of securities, fair value hedge	1,521,006	1,530,738	1,503,892	1,520,065	1,486,623	1,500,114
<b>Total debt securities</b>	<b>16,042,615</b>	<b>16,134,995</b>	<b>18,881,277</b>	<b>19,035,613</b>	<b>18,860,857</b>	<b>18,980,351</b>
Derivatives, fair value	3,537	3,537	4,627	4,627	4,086	4,086
<b>Derivatives</b>	<b>3,537</b>	<b>3,537</b>	<b>4,627</b>	<b>4,627</b>	<b>4,086</b>	<b>4,086</b>
Other financial liabilities, amortised cost	42,074	42,074	68,225	68,225	71,663	71,663
<b>Total other financial liabilities</b>	<b>42,074</b>	<b>42,074</b>	<b>68,225</b>	<b>68,225</b>	<b>71,663</b>	<b>71,663</b>
<b>Total financial liabilities</b>	<b>17,866,444</b>	<b>17,958,825</b>	<b>21,743,739</b>	<b>21,898,075</b>	<b>20,664,923</b>	<b>20,784,416</b>

## Note 9 Fair value of financial instruments (cont.)

NOKt	30 Jun 2020			
	Level 1	Level 2	Level 3	Total
Interest-bearing securities, designated at fair value	111,961	78,132		190,094
Derivatives, fair value		74,588		74,588
<b>Total financial assets measured at fair value</b>	<b>111,961</b>	<b>152,720</b>		<b>264,681</b>
Liabilities opened for the issue of securities, measured at fair value				
Derivatives, fair value		3,537		3,537
<b>Total financial liabilities measured at fair value</b>		<b>3,537</b>		<b>3,537</b>
Liability incurred through the issue of securities, amortised cost		14,604,257		14,604,257
<b>Total financial liabilities measured at amortised cost</b>		<b>14,604,257</b>		<b>14,604,257</b>
Liability incurred through the issue of securities, fair value hedge		1,530,738		1,530,738
<b>Total financial liabilities included in fair value hedge</b>		<b>1,530,738</b>		<b>1,530,738</b>

There were no major moves between levels 1 and 2 in 2020.

NOKt	30 Jun 2019			
	Level 1	Level 2	Level 3	Total
Interest-bearing securities, designated at fair value	86,301	78,376		164,677
Derivatives, fair value		58,666		58,666
<b>Total financial assets measured at fair value</b>	<b>86,301</b>	<b>137,042</b>		<b>223,343</b>
Liabilities opened for the issue of securities, measured at fair value				
Derivatives, fair value		4,627		4,627
<b>Total financial liabilities measured at fair value</b>		<b>4,627</b>		<b>4,627</b>
Liability incurred through the issue of securities, amortised cost		17,515,548		17,515,548
<b>Total financial liabilities measured at amortised cost</b>		<b>17,515,548</b>		<b>17,515,548</b>
Liability incurred through the issue of securities, fair value hedge		1,520,065		1,520,065
<b>Total financial liabilities included in fair value hedge</b>		<b>1,520,065</b>		<b>1,520,065</b>

NOKt	31 Dec 2019			
	Level 1	Level 2	Level 3	Total
Interest-bearing securities, designated at fair value	86,200	78,177		164,376
Derivatives, fair value		40,629		40,629
<b>Total financial assets measured at fair value</b>	<b>86,200</b>	<b>118,805</b>		<b>205,005</b>
Liabilities opened for the issue of securities, measured at fair value				
Derivatives, fair value		4,086		4,086
<b>Total financial liabilities measured at fair value</b>		<b>4,086</b>		<b>4,086</b>
Liability incurred through the issue of securities, amortised cost		17,480,237		17,480,237
<b>Total financial liabilities measured at amortised cost</b>		<b>17,480,237</b>		<b>17,480,237</b>
Liability incurred through the issue of securities, fair value hedge		1,500,114		1,500,114
<b>Total financial liabilities included in fair value hedge</b>		<b>1,500,114</b>		<b>1,500,114</b>

There were no major moves between levels 1 and 2 in 2019.

# Declaration

## Declaration from the Board and CEO

The Board and the CEO have today discussed and approved the interim report and financial statements for Nordea Direct Boligkreditt AS for the period 1 January to 30 June 2020.

We declare that, to the best of our knowledge, the interim financial statements for the period 1 January to 30 June 2020 have been prepared in accordance with IFRS as adopted by the EU, and in accordance with additional requirements set out in the

Accounting Act, and taking into account the limitations of accounting regulations for banks. The accounting data provide a true and fair picture of the company's assets, liabilities, financial position and results as a whole, and the report gives a true picture of important events in the accounting period and their impact on the financial statements, related material transactions and the most important risks and uncertainties faced by the bank in the next accounting period.

### Nordea Direct Boligkreditt AS

Oslo, 16 July 2020



Børre Sten Gundersen  
Chairman



Anders Frank-Læssøe  
Board member



Elen Margrethe Stiksrud  
Board member



Alex Madsen  
Board member



Jan Kåre Raae  
Chief Executive Officer

## Quarterly earnings performance

NOKt	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019	Q1 2019	Q4 2018	Q3 2018
Interest income etc, amortised cost	90,195	145,580	142,344	130,781	128,966	132,017	126,841	124,914
Interest income etc, fair value	544	-1,920	572	546	-1,039	375	311	894
Interest costs etc.	66,867	109,805	113,630	106,049	99,983	98,284	90,659	87,362
<b>Net interest income</b>	<b>23,872</b>	<b>33,855</b>	<b>29,286</b>	<b>25,277</b>	<b>27,945</b>	<b>34,108</b>	<b>36,493</b>	<b>38,446</b>
Fee and commission income	549	565	573	568	580	589	583	582
Net gains on financial instruments at fair value	1,311	-2,567	-242	67	62	108	-131	246
Other operating income	240	229	229	229	229	229	229	229
<b>Total income</b>	<b>25,972</b>	<b>32,083</b>	<b>29,845</b>	<b>26,142</b>	<b>28,816</b>	<b>35,034</b>	<b>37,174</b>	<b>39,503</b>
Staff costs	2	597	558	580	489	672	1,110	551
Other operating costs	3,512	6,734	4,681	3,491	3,508	3,327	3,613	3,518
<b>Total operating expenses</b>	<b>3,514</b>	<b>7,331</b>	<b>5,239</b>	<b>4,072</b>	<b>3,997</b>	<b>3,999</b>	<b>4,723</b>	<b>4,069</b>
<b>Profit / (loss) before loan losses</b>	<b>22,458</b>	<b>24,752</b>	<b>24,606</b>	<b>22,070</b>	<b>24,820</b>	<b>31,035</b>	<b>32,450</b>	<b>35,434</b>
Loan losses	1,314	-453	237	509	-47	-319	381	-23
<b>Operating profit</b>	<b>21,143</b>	<b>25,205</b>	<b>24,369</b>	<b>21,561</b>	<b>24,866</b>	<b>31,355</b>	<b>32,070</b>	<b>35,457</b>

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