

Nordea



Interim report 1st quarter 2025

Nordea Eiendoms kreditt AS

(unaudited)

Key financial figures

Summary of the income statement (NOKm)

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
Net interest income	1,060	641	2,957
Net fee and commission income	-6	23	57
Net result from items at fair value	9	-12	-6
Total operating income	1,063	652	3,007
Staff costs	11	9	38
Other expenses	524	322	1,477
Total operating expenses	534	331	1,515
Loan losses (negative figures are reversals)	-80	27	88
Operating profit	609	294	1,404
Income tax expense	152	73	351
Net profit for the period	456	220	1,053

Summary of the balance sheet (NOKm)

	31 Mar 2025	31 Mar 2024	31 Dec 2024
Loans to the public, gross	447,850	345,789	450,560
Allowance for loan losses	-366	-385	-442
Other assets	11,551	12,071	13,104
Debt securities in issue	263,857	222,732	270,579
Other liabilities	157,271	113,118	155,190
Equity	37,908	21,625	37,452
Total assets	459,035	357,475	463,222
Average total assets	461,881	354,590	375,464

Ratios and key figures

	31 Mar 2025	31 Mar 2024	31 Dec 2024
Basic/diluted Earnings per share (EPS), annualised basis, NOK	108.8	52.5	62.7
Equity per share ¹ , NOK	2,258.9	1,288.6	2,231.7
Shares outstanding ¹ , million	16.8	16.8	16.8
Return on average equity	4.8%	4.0%	3.8%
Cost/income ratio	50.3%	50.9%	50.4%
Loan loss ratio, annualised, basis points	-7.1	3.1	2.4
Risk Exposure Amount ¹ , NOKm	127,482	86,241	129,975
Own funds, NOKm ^{1,2}	37,008	22,566	37,196
Common Equity Tier 1 capital ratio ^{1,2}	28.2%	24.7%	27.7%
Tier 1 capital ratio ^{1,2}	28.2%	24.7%	27.7%
Total capital ratio ^{1,2}	29.0%	26.2%	28.6%
Number of employees (Full-time equivalents) ¹	25.0	25.0	24.0

¹ At the end of the period.

² Excluding the year to date profit for interim figures.

Nordea Eiendoms kreditt AS is part of the Nordea Group. We are a universal bank with a 200-year history of supporting and growing the Nordic economies – enabling dreams and aspirations for a greater good. Every day, we work to support our customers' financial development, delivering best-in-class omnichannel customer experiences and driving sustainable change. The Nordea share is listed on the Nasdaq Helsinki, Nasdaq Copenhagen and Nasdaq Stockholm exchanges. Read more about us at nordea.com.

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Introduction

Nordea Eiendomskreditt AS is licensed by the Norwegian Financial Supervisory Authority to issue covered bonds. The company's business objective is to grant and acquire residential mortgage loans and loans to holiday homes in Norway, including secured construction loans, and to finance its lending activities mainly by issuing covered bonds. The mortgage loan portfolio of NOK 447bn at the end of March 2025 consists of loans originated directly from own balance sheet, bought from the parent bank, or added as a result of other business operations, including acquisition of mortgage loans from Danske Bank in Q4 2024. Nordea Eiendomskreditt is a wholly owned subsidiary of Nordea Bank Abp and part of the Personal Banking Business Area in Nordea. The company's registered business address is located in Oslo.

Income Statement

(Previous year comparable figures are shown in brackets)

Profit before loan losses

Net interest income in the first quarter increased by 65% compared to the same period last year and amounted to NOK 1 060m (NOK 641m). The increase is driven mainly by higher lending volumes resulting from the acquisition of Danske Bank's Norwegian mortgage portfolio in Q4 2024, and higher lending margin including effect from higher equity this year.

Net fee and commission income was a net expense of NOK 6m (net income of 23m). The reduction is mainly a result of higher liquidity facility fee paid to the parent bank in the first quarter 2025 compared to last year.

Net result from items at fair value was a gain of NOK 9m in the first quarter of 2025 (loss of NOK 12m). The change from last year is mainly related to unrealised gain in the hedge portfolio.

Total operating expenses in the first quarter amounted to NOK 534m (NOK 331m), whereof NOK 11m (NOK 9m) is staff related. Other operating expenses are mainly related to services bought from the parent bank, such as sales and distribution of mortgage loans, management of the loan portfolio and customer contact, as well as funding, risk control, accounting, reporting and IT related services. The main part is related to sales, distribution and management of the mortgage loans, where the fee is calculated based on net interest income, and will therefore fluctuate between periods. All group internal transactions are settled according to market-based principles on conformity with OECD guidelines on transfer pricing. The cost/income ratio for the first quarter of 2025 was 50.3% (50.9%).

Net loan losses

Loan losses and provisions recognised in the first quarter of 2025 were a net income of NOK 80.0m (net loss of NOK 26.6m), whereof NOK 81.7m is related to release of collective allowances for mortgage loans and NOK 1.7m is net realised loan losses. A smaller part is related to reimbursement right for a financial guarantee from the parent bank.

Loan loss allowances, including management judgement allowances, have decreased from NOK 442m at the beginning of the year to NOK 366m at the end of March 2025, due to positive macro impacts, migration of loans between stages and release of management judgement allowances.

The underlying net loan losses in Nordea Eiendomskreditt are low, reflecting a strong credit portfolio. Loans in stage 2 have decreased due to positive migration of customers' risk grade, which is reflected in the reduced loan loss allowances.

The management judgements, held to cover expected credit losses not yet adequately captured by the IFRS 9 modelled outcome, were NOK 174m at the end of the first quarter, after release of NOK 47m due to improved macroeconomic outlook including stabilised interest rates. See note 4 and note 7 for further information about loan losses and impairment.

Net profit

Operating profit in the first quarter of 2025 was NOK 609m (NOK 294m). The increase compared to first quarter last year is mainly related to significant increase in net interest income, driven by higher lending volume and increased lending margin, as well as release of collective loan loss allowances.

Profit after tax in the first quarter of 2025 was NOK 456m (NOK 220m) which gives a return on average equity of 4.8% (4.0%). The return on equity is impacted by the agreed pricing model for sales- and distribution fees that are paid to the parent bank.

Funding and liquidity

During the first quarter of 2025 Nordea Eiendomskreditt issued covered bonds amounting to NOK 33.3bn in the Norwegian domestic market under its NOK 350bn domestic covered bond program. In the same period NOK 39.9bn have been bought back or matured. At the end of March 2025, Nordea Eiendomskreditt had outstanding covered bonds totalling NOK 261.8bn in the Norwegian market and EUR 0.1bn in the European market. Nordea Eiendomskreditt also had subordinated debt outstanding to the amount of NOK 1.1bn.

In addition to the long-term funding, Nordea Eiendomskreditt also raised unsecured funding from the parent bank. At the end of March 2024 such borrowings amounted to NOK 152.8bn.

Nordea Eiendomskreditt holds a liquidity buffer of NOK 10.3bn and the Liquidity Coverage Ratio (LCR) according to the EBA Delegated Act was 1,059% (1,382%) at the end of March 2025. Additionally, in order to ensure sufficient cash resources to meet its payment obligations, the company has an overdraft facility with the parent bank and a committed liquidity support agreement with the Nordea Group. Net Stable Funding Ratio (NSFR) was 116.7% (113.6%) at the end of March 2025.

Rating

The company has since April 2010 had the rating Aaa from Moody's Investor Service for the covered bonds issued by the company.

Lending

The gross book value of loans to the public amounted to NOK 448bn at the end of March 2025 (NOK 345bn). The year on year growth of 30% is driven by the acquisition of Danske Bank's Norwegian mortgage portfolio in Q4 2024. NOK 422bn (NOK 322bn) of the loan portfolio is included in the collateral pool for the purposes of the calculation of the asset coverage requirement under the covered bond legislation. This represents surplus collateral of 60.5%. (45.3%) in relation to gross issued covered bonds.

Total assets amounted to NOK 459bn at the end of March 2025 (NOK 357bn).

Impaired loans

As of 31 March 2025 impaired loans amounted to NOK 1,206m which corresponds to 0.27% of the total loan portfolio. Allowances of NOK 135m have been made, and net impaired loans were NOK 1 072 at 31 March 2025 compared to NOK 807m at 31 March 2024.

Interest rate and currency hedging

The company uses interest rate and currency swaps to hedge interest rate and currency risk. At the close of the first quarter of 2025, the company was party to interest rate swaps with a nominal value of NOK 41.9bn. In accordance with IFRS, fair value changes of interest rate swaps and the corresponding hedged items (fixed-rate lending and fixed-rate issued bonds) due to changes in market rates, are recognised in the profit and loss accounts. In order to eliminate the foreign exchange risk, the company has entered into currency swaps of the same amounts as covered bonds issued in foreign currencies. Counterparties to all derivative contracts are within the Nordea Group.

Regulatory development

Lending regulations

The Ministry of Finance decided on 4 December to adopt changes in the Norwegian lending regulation (Norwegian regulation on financial institutions lending practices) with effect from 1 January 2025. The main change was increased requirement for maximum loan-to-value from 85% to 90%.

Capital requirements

On 3 March 2025 the Ministry of Finance published information that the CRR3 will enter into force in Norway with effect from 1 April 2025. CRR3 was implemented 1 January 2025 in the EU.

On 1 April 2025 the Norwegian FSA sent their advice on the identification of five systemically institutions to the Ministry of Finance. As expected, Nordea Eiendoms kreditt AS continues to be identified as systemically important institution.

Capital position

Nordea Eiendoms kreditt's Common Equity Tier 1 capital ratio was 28.2% at the end of March 2025, an increase of 0.4 percentage points from the end of last quarter. Total Capital ratio increased 0.4 percentage points since end of last quarter to 29.0%. The increase last quarter was primarily due to a decrease of the mortgage portfolio since year end.

At the end of March 2025 the Risk Exposure Amount (REA) was NOK 127.5bn, a decrease of 2% compared to the end of last year (NOK 130.0bn). The main driver for the decrease is somewhat reduced loan portfolio. Own funds were NOK 37.0bn at the end of March 2025, of which NOK 1.1bn is a subordinated loan. The Tier 1 capital and the Common Equity Tier 1 capital were NOK 35.9bn (no additional Tier 1 capital).

Other information

Macroeconomy

Norwegian mainland GDP decreased by 0.4% quarter on quarter in the fourth quarter of 2024 due to a further decline in housing investments. The unemployment rate fell to 2.0% on a seasonally adjusted basis in January 2025 and remained unchanged in February and March. Housing prices were up 7% year on year in March. Consumer price inflation has increased: headline consumer price inflation stood at 2.6% in March and underlying inflation, excluding energy and taxes, stood at 3.4%. Norges Bank's policy rate has remained at 4.5% since December 2023. The central bank's latest forecast is that the first rate cut will come in September 2025. The Norwegian krone broadly strengthened during the first quarter.

Nordea Eiendoms kreditt AS

Oslo, 13 May 2025

Randi Marjamaa
Chair

Gro Elisabeth Lundevik
Vice Chair

Ola Littorin
Board member

Asbjørn Rødal
Board member

Tina Sandvik
Board member

Lene Steinum
Board member

Lars Espvik
Board member

Elen M Stiksrud
Chief Executive Officer

Income statement

	Note	Jan-Mar 2025	Jan-Mar 2024	Year 2024
NOKt				
Operating income				
Interest income calculated using the effective interest rate method	2	6,287,352	4,776,657	20,322,982
Other interest income	2	126,333	130,346	523,757
Interest expense	2	5,353,337	4,266,123	17,889,945
Net interest income		1,060,348	640,881	2,956,795
Fee and commission income		35,661	29,095	126,086
Fee and commission expense		41,893	5,988	69,402
Net fee and commission income		-6,231	23,107	56,683
Net result from items at fair value	3	8,994	-12,303	-6,079
Other income		0	0	36
Total operating income		1,063,111	651,685	3,007,435
Staff costs		10,915	9,155	37,966
Other operating expenses		523,497	322,291	1,476,854
Depr/amortisation and impairment charges		47	47	190
Total operating expenses		534,459	331,493	1,515,010
Profit before loan losses		528,652	320,192	1,492,425
Loan losses	4	-79,999	26,617	88,209
Operating profit		608,651	293,575	1,404,216
Income tax expense		152,171	73,449	351,170
Net profit for the period		456,481	220,126	1,053,046
Attributable to:				
Shareholder of Nordea Eiendomskreditt AS		456,481	220,126	1,053,046
Total		456,481	220,126	1,053,046

Statement of comprehensive income

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
NOKt			
Net profit for the period	456,481	220,126	1,053,046
Items that may be reclassified subsequently to the income statement			
<i>Cash flow hedges:</i>			
Valuation gains/losses	3,675	-2,930	-11,820
Tax on valuation gains/losses	-919	733	2,955
Items that may not be reclassified subsequently to the income statement			
<i>Defined benefit plans:</i>			
Remeasurement of defined benefit plans	-5,381	2,164	5,047
Tax on remeasurement of defined benefit plans	1,345	-541	-1,261
Other comprehensive income, net of tax	-1,279	-575	-5,078
Total comprehensive income	455,202	219,551	1,047,967
Attributable to:			
Shareholders of Nordea Eiendomskreditt AS	455,202	219,551	1,047,967
Total	455,202	219,551	1,047,967

Balance sheet

	Note	31 Mar 2025	31 Mar 2024	31 Dec 2024
NOKt				
Assets				
Loans to credit institutions		532,849	1,251,915	1,879,634
Loans to the public	7, 8	447,484,050	345,403,736	450,117,763
Interest-bearing securities	6	10,531,938	10,606,865	10,553,980
Derivatives	6	522,930	161,894	581,395
Fair value changes of the hedged items in portfolio hedges of interest rate risk		-118,273	-42,014	-109,337
Property and equipment		444	634	492
Retirement benefit assets		7,188	0	5,883
Other assets		7,340	126	165,627
Accrued income and prepaid expenses		66,546	91,739	26,721
Total assets	5, 6	459,035,013	357,474,895	463,222,156
Liabilities				
Deposits by credit institutions		154,100,015	110,317,451	152,157,871
Debt securities in issue	8	263,856,479	222,732,109	270,579,268
Derivatives	6	1,022,093	949,660	1,116,824
Current tax liabilities		223,186	44,483	177,682
Other liabilities		90,506	60,238	14,834
Accrued expenses and prepaid income		193,582	307,304	167,098
Deferred tax liabilities		498,403	302,750	418,954
Provisions		2,008	5,644	3,359
Retirement benefit obligations		36,033	25,500	29,115
Subordinated loan capital		1,104,996	1,105,179	1,104,751
Total liabilities	5, 6	421,127,301	335,850,319	425,769,756
Equity				
Share capital		1,896,347	1,879,565	1,896,347
Share premium		24,857,300	9,874,082	24,857,300
Other reserves		-29,398	-23,413	-28,118
Retained earnings		10,726,982	9,674,217	10,726,872
Net profit for the period		456,481	220,126	0
Total equity		37,907,712	21,624,576	37,452,400
Total liabilities and equity		459,035,013	357,474,895	463,222,156
Off-balance sheet items				
Assets pledged as security for own liabilities		422,193,589	322,021,731	428,060,664
Commitments		53,185,433	36,755,754	51,830,126

Nordea Eiendoms kreditt AS
Oslo, 13 May 2025

Randi Marjamaa
Chair

Gro Elisabeth Lundevik
Vice Chair

Ola Littorin
Board member

Asbjørn Rødal
Board member

Tina Sandvik
Board member

Lene Steinum
Board member

Lars Espevik
Board member

Elen M Stiksrud
Chief Executive Officer

Statement of changes in equity

	Other reserves					
NOKt	Share capital	Share premium	Cash flow hedges	Defined benefit plans	Retained earnings	Total equity
Balance at 1 January 2025	1,896,347	24,857,300	-18,435	-9,684	10,726,893	37,452,421
Net profit for the year					456,481	456,481
Items that may be reclassified subsequently to the income statement						
Cash flow hedges:						
Valuation gains/losses			3,675			3,675
Tax on valuation gains/losses			-919			-919
Items that may not be reclassified subsequently to the income statement						
Defined benefit plans:						
Remeasurement of defined benefit plans				-5,381		-5,381
Tax on remeasurement of defined benefit plans				1,345		1,345
Other comprehensive income, net of tax	0	0	2,756	-4,035	0	-1,279
Total comprehensive income	0	0	2,756	-4,035	456,481	455,202
Contribution and distribution						
Share Based Payments					111	111
Balance at 31 March 2025	1,896,347	24,857,300	-15,678	-13,719	11,183,484	37,907,711

	Other reserves					
NOKt	Share capital	Share premium	Cash flow hedges	Defined benefit plans	Retained earnings	Total equity
Balance at 1 January 2024	1,879,565	9,874,082	-9,570	-13,470	10,174,620	21,905,226
Net profit for the year					220,119	220,119
Items that may be reclassified subsequently to the income statement						
Cash flow hedges:						
Valuation gains/losses			-2,930			-2,930
Tax on valuation gains/losses			733			733
Items that may not be reclassified subsequently to the income statement						
Defined benefit plans:						
Remeasurement of defined benefit plans				2,164		2,164
Tax on remeasurement of defined benefit plans				-541		-541
Other comprehensive income, net of tax	0	0	-2,198	1,623	0	-575
Total comprehensive income	0	0	-2,198	1,623	220,119	219,544
Contribution and distribution						
Share Based Payments					71	71
Dividend paid					-500,263	-500,263
Change of share capital	0	0				0
Balance at 31 March 2024	1,879,565	9,874,082	-11,767	-11,847	9,894,551	21,624,576

The company's share capital is NOK 1,896m. The number of shares is 16,781,828, each with a quota value of NOK 113. All shares and voting rights are owned by Nordea Bank AB (publ).

Cash flow statement

NOKt	Jan-Mar 2025	Jan-Mar 2024	Year 2024
Operating activities			
Operating profit before tax	608,651	293,779	1,404,216
Adjustments for items not included in cash flow (related to loan loss allowances)	-81,244	27,043	86,752
Income taxes paid	-26,790	-26,765	-53,581
Cash flow from operating activities before changes in operating assets and liabilities	500,617	294,057	1,437,387
Changes in operating assets			
Change in loans to credit inst, non-liquid	250,824	-370	-246,771
Change in loans to the public	2,713,558	-11,122,527	-13,061,065
Change in interest-bearing securities	22,041	-21,300	31,586
Change in derivatives, net	-36,267	306,261	347,396
Change in other assets	126,140	-43,280	-82,180
Changes in operating liabilities			
Change in deposits by credit institutions	1,942,144	-15,527,845	26,312,575
Change in debt securities in issue	-6,722,789	25,282,695	33,478,515
Change in other liabilities	107,415	121,112	-66,754
Cash flow from operating activities	-1,096,317	-711,197	48,150,689
Investing activities			
Acquisition/sale of business operations	0	0	-63,479,546
Cash flow from investing activities	0	0	-63,479,546
Financing activities			
Change of accrued interest on subordinated loan capital	245	428	-1
Dividend paid	0	-500,263	-500,263
Share Based Payment Programme	111	71	-522
Increase in share capital and share premium	0	0	15,000,000
Cash flow from financing activities	356	-499,764	14,499,214
Cash flow for the period	-1,095,961	-1,210,961	-829,643
Cash and cash equivalents			
NOKt	31 Mar 2025	31 Mar 2024	31 Dec 2024
Cash and cash equivalents at beginning of the period	1,128,747	1,958,390	1,958,390
Cash and cash equivalents at end of the period	32,786	747,429	1,128,747
Change	-1,095,961	-1,210,961	-829,643
The following items are included in cash and cash equivalents:			
Loans to credit institutions	32,786	747,429	1,128,747
Total cash and cash equivalents	32,786	747,429	1,128,747

Notes to the financial statements

Note 1 Accounting policies

The financial statements are prepared in accordance with International Accounting Standard (IAS) 34 "Interim Financial Reporting", as endorsed by the European Union (EU). In addition, certain complementary rules in the Norwegian Accounting Act with supported regulation have been applied.

The report includes a condensed set of financial statements and is to be read in conjunction with the audited consolidated financial statement for the year ended 31 December 2024. The accounting policies, method of computation and presentations are unchanged from the Annual Report 2024, except for the items presented in the section "Changed accounting policies and presentation" below. For more information, see the accounting policies in the 2024 Annual Report.

Changed accounting policies and presentation Changes to IFRSs

Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability, issued by the International Accounting Standards Board (IASB), were implemented by Nordea Eiendoms kreditt on 1 January 2025 but have not had any significant impact on its financial statements.

Changes in IFRSs not yet applied IFRS 18 Presentation and Disclosures in Financial Statements

In April 2024 the IASB published the new standard IFRS 18 Presentation and Disclosure in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. IFRS 18 sets out the requirements for the presentation and disclosure of financial performance in financial statements, focusing on a more structured income statement, with defined subtotals. Income and expense items are split into five categories, based on main business activities. Of these, the categories operating, investing and financing are new. The categories income taxes and discontinued operations are as before. The aim is to ensure a structured summary of companies' primary financial statements and reduce variation in the reporting of financial performance, enabling users to better understand the information and more easily compare companies. IFRS 18 also introduces enhanced requirements for the aggregation and disaggregation of financial information in the primary financial statements and the notes, which may also impact the presentation on the balance sheet. In addition, the standard introduces new disclosures in a single note on certain profit or loss measures outside the financial statements (management-defined performance measures).

IFRS 18 will be effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The standard is not yet endorsed by the EU. Nordea Eiendoms kreditt does not currently intend to adopt the amendments before the effective date.

It is not yet possible to conclude on how IFRS 18 will impact Nordea Eiendoms kreditt's financial statements and disclosures of management-defined performance measures. There may be transfers between the different categories in the income statement mentioned above, and changes in the aggregation and disaggregation of financial

information in the income statement and on the balance sheet, but no significant impacts are currently expected. This tentative conclusion remains subject to further analysis. As IFRS 18 will not change Nordea Eiendoms kreditt's recognition and measurement, it is not expected to have any other significant impact on the company's financial statements or capital adequacy in the period of initial application.

Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)

In May 2024 the IASB published Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7).

The amendments clarify whether contractual cash flows of financial assets with contingent features, e.g. ESG-linked features, represent Solely Payment of Principal and Interest (SPPI), which is a condition for measurement at amortised cost. Under the amendments certain financial assets, including those with ESG-linked features, can meet the SPPI criterion at initial recognition, provided that their cash flows are not significantly different from the cash flows from identical financial assets without such features. Additional disclosures on financial assets and financial liabilities with contingent features will also be required. The new requirements are expected to support Nordea Eiendoms kreditt's current accounting treatment of loans with ESG-linked features and are consequently not expected to have any significant impact on the financial statements or capital adequacy of Nordea Eiendoms kreditt in the period of initial application, other than disclosures.

The amendments also clarify the characteristics of contractually-linked instruments and non-recourse features. The current assessment is that these clarifications will not significantly impact the current classification of financial assets or capital adequacy in the period of initial application, but this remains subject to further analysis and is naturally dependent on the instruments on the balance sheet of Nordea Eiendoms kreditt at the time of transition.

The amendments address the recognition and derecognition of financial assets and financial liabilities, including an optional exception relating to the derecognition of financial liabilities that are settled using an electronic payment system. The current assessment is that this amendment will not significantly impact the financial statements or capital adequacy of Nordea Eiendoms kreditt in the period of initial application, but this remains subject to further analysis. The new standard is effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The standard is not yet endorsed by the EU.

Other amendments

The following changes in IFRSs not yet applied by Nordea are not assessed to have any significant impact on its financial statements or capital adequacy in the period of their initial application.

- IFRS 19 Subsidiaries without Public Accountability: Disclosures.
- Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7).
- Annual Improvements – Volume 11.

Note 2 Net interest income

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
NOK:			
Interest income calculated using the effective interest rate method	6,287,352	4,776,657	20,322,982
Other interest income	126,333	130,346	523,757
Interest expense	5,353,337	4,266,123	17,889,945
Net interest income	1,060,348	640,881	2,956,795
Interest income calculated using the effective interest rate method			
Loans to credit institutions	24,581	15,198	76,883
Loans to customers	6,205,474	4,743,702	20,141,928
Yield fees	13,584	9,437	53,716
Net interest paid or received on derivatives in accounting hedges of assets	43,712	8,320	50,456
Interest income	6,287,352	4,776,657	20,322,982
Other interest income			
Interest-bearing securities measured at fair value	126,333	130,346	523,757
Other interest income¹	126,333	130,346	523,757
Interest expense			
Deposits by credit institutions	1,928,759	1,516,794	6,104,243
Debt securities in issue	3,282,878	2,624,118	11,246,113
Subordinated loan capital	18,422	17,723	74,793
Other interest expenses	859	1,107	3,848
Net interest paid or received on derivatives in hedges of liabilities	122,420	106,381	460,948
Interest expense	5,353,337	4,266,123	17,889,945

Interest from categories of financial instruments

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
NOK:			
Financial assets at amortised cost	6,243,640	4,768,337	20,272,527
Financial assets at fair value through profit or loss (including hedging instruments) ¹	170,045	138,667	574,213
Financial liabilities at amortised cost	-5,230,917	-4,159,742	-17,428,997
Financial liabilities at fair value through profit or loss (related to hedging instruments) ¹	-122,420	-106,381	-460,948
Net interest income	1,060,348	640,881	2,956,795

¹ Includes net interest income from derivatives, measured at fair value and related to Nordea Eiendoms kreditt's funding and lending.

Note 3 Net result from items at fair value

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
Net gains/losses for categories of financial instruments			
Financial assets and liabilities mandatorily at fair value through profit or loss	21,930	-392,202	-117,798
Financial assets at amortised cost	-1,861	-2,057	-444,741
Financial liabilities at amortised cost	-11,054	381,932	556,139
Foreign exchange gains/losses excluding currency hedges	-21	25	320
Total	8,995	-12,302	-6,079

Note 4 Loan losses

	Jan-Mar 2025	Jan-Mar 2024	Year 2024
NOKt			
Net loan losses, Stage 1	7,009	-1,291	49,199
Net loan losses, Stage 2	-60,810	28,572	31,607
Total loan losses, non-defaulted	-53,801	27,281	80,805
Stage 3, defaulted			
Net loan losses, individually assessed, collectively calculated	-27,323	-2,067	-234
Realised loan losses	1,875	1,454	8,016
Recoveries on previous realised loan losses	-153	-50	-382
Reimbursement right	-597	0	4
Net loan losses, defaulted	-26,199	-664	7,404
Net loan losses	-79,999	26,617	88,209
Key ratios¹			
	Jan-Mar 2025	Jan-Mar 2024	Year 2024
Loan loss ratio, basis points	-7.13	3.11	2.43
- of which stage 1	0.62	-0.15	1.36
- of which stage 2	-5.42	3.34	0.87
- of which stage 3	-2.33	-0.08	0.20

¹ Net loan losses divided by average total loans during the period.

Note 5 Classification of financial instruments

Classification of financial instruments

Assets

		Fair value through profit or loss (FVPL)	
	Amortised cost (AC)	Mandatorily	Total financial assets
NOKt			
Loans to credit institutions	532,849		532,849
Loans to the public	447,484,050		447,484,050
Interest-bearing securities		10,531,938	10,531,938
Derivatives		522,930	522,930
Fair value changes of the hedged items in portfolio hedge of interest rate risk	-118,273		-118,273
Accrued income and prepaid expenses	65,089		65,089
Total 31 Mar 2025	447,963,715	11,054,868	459,018,582
Total 31 Dec 2024	451,913,537	11,135,375	463,048,912

Liabilities

		Fair value through profit or loss (FVPL)	
	Amortised cost (AC)	Mandatorily	Total financial liabilities
NOKt			
Deposits by credit institutions	154,100,015		154,100,015
Debt securities in issue	263,856,479		263,856,479
Derivatives		1,022,093	1,022,093
Other liabilities	34,366		34,366
Accrued expenses and prepaid income	13,237		13,237
Subordinated loan capital	1,104,996		1,104,996
Total 31 Mar 2025	419,109,093	1,022,093	420,131,186
Total 31 Dec 2024	423,857,495	1,116,824	424,974,319

Note 6 Assets and liabilities at fair value

Fair value of financial assets and liabilities

NOKt	31 Mar 2025		31 Dec 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets				
Loans	447,898,626	444,780,290	451,888,060	447,246,993
Interest-bearing securities	10,531,938	10,531,938	10,553,980	10,553,980
Derivatives	522,930	522,930	581,395	581,395
Accrued income and prepaid expenses	65,089	65,089	25,477	25,477
Total financial assets	459,018,583	455,900,246	463,048,912	458,407,845
Financial liabilities				
Deposits and debt instruments	419,061,490	421,927,239	423,841,890	426,968,715
Derivatives	1,022,093	1,022,093	1,116,824	1,116,824
Other financial liabilities	34,366	34,366	3,766	3,766
Accrued expenses and prepaid income	13,237	13,237	11,839	11,839
Total financial liabilities	420,131,186	422,996,935	424,974,319	428,101,144

Financial assets and liabilities held at fair value on the balance sheet

Categorisation in the fair value hierarchy

NOKt	Quoted prices in active markets for same instrument	Valuation technique using observable data	Valuation technique using non- observable data	Total
	(Level 1)	(Level 2)	(Level 3)	
Financial assets ¹				
Interest-bearing securities		9,035,163	1,496,775	10,531,938
Derivatives		573,688	-50,758	522,930
Total 31 March 2025	0	9,608,851	1,446,017	11,054,868
Total 31 December 2024	0	9,686,481	1,448,894	11,135,375
Financial liabilities ¹				
Derivatives		1,022,093	0	1,022,093
Total 31 March 2025	0	1,022,093	0	1,022,093
Total 31 December 2024	0	1,116,824	0	1,116,824

¹ All items are measured at fair value on a recurring basis at the end of each reporting period.

Movements in Level 3

NOKt	1 January 2025	Unrealised fair value gains/losses recorded in income statement	Transfers into / out of level 3	31 March 2025
Interest-bearing securities	1,502,966	-6,191	0	1,496,775
Derivatives (net)	-54,072	3,314	0	-50,758
Total, net	1,448,894	-2,877	0	1,446,017

Valuation according to Level 3 is due to observable market data not being available in the period.

Note 7 Loans and impairment

NOKt	31 Mar 2025	31 Mar 2024	31 Dec 2024
Loans measured at amortised cost, not impaired (Stage 1 and 2)	446,643,270	344,821,911	449,191,939
Impaired loans (Stage 3)	1,206,493	966,812	1,368,060
- of which servicing	172,125	298,316	249,251
- of which non-servicing	1,034,368	668,497	1,118,809
Loans before allowances	447,849,763	345,788,724	450,559,999
Allowances for individually assessed impaired loans (Stage 3)	-134,896	-160,285	-162,220
- of which servicing	-24,142	-66,070	-40,809
- of which non-servicing	-110,754	-94,215	-121,411
Allowances for collectively assessed impaired loans (Stage 1 and 2)	-230,817	-224,703	-280,016
Allowances	-365,713	-384,988	-442,236
Loans, carrying amount	447,484,050	345,403,736	450,117,763

Movements of allowance accounts for loans measured at amortised cost

NOKt	Stage 1	Stage 2	Stage 3	Total
Balance at 1 January 2025	-96,560	-183,456	-162,220	-442,236
Changes due to origination and acquisition	-17,687	-47,562	-31,615	-96,864
Changes due to transfers from Stage 1 to Stage 2	4,574	-75,441	0	-70,868
Changes due to transfers from Stage 1 to Stage 3	220	0	-35,551	-35,331
Changes due to transfers from Stage 2 to Stage 1	-1,428	47,924	0	46,496
Changes due to transfers from Stage 2 to Stage 3	0	6,559	-50,207	-43,648
Changes due to transfers from Stage 3 to Stage 1	-84	0	17,208	17,124
Changes due to transfers from Stage 3 to Stage 2	0	-2,060	19,982	17,922
Changes due to changes in credit risk without stage transfer	-6,895	78,989	39,685	111,780
Changes due to repayments and disposals	12,955	49,135	67,821	129,911
Balance at 31 Mar 2025	-104,904	-125,912	-134,896	-365,713

NOKt	Stage 1	Stage 2	Stage 3	Total
Balance at 1 January 2024	-46,995	-151,151	-162,454	-360,601
Changes due to origination and acquisition	-2,562	-1,019	-2,856	-6,437
Changes due to transfers from Stage 1 to Stage 2	2,796	-77,701	0	-74,905
Changes due to transfers from Stage 1 to Stage 3	106	0	-19,314	-19,208
Changes due to transfers from Stage 2 to Stage 1	-1,571	45,047	0	43,476
Changes due to transfers from Stage 2 to Stage 3	0	2,237	-13,572	-11,334
Changes due to transfers from Stage 3 to Stage 1	-53	0	13,524	13,472
Changes due to transfers from Stage 3 to Stage 2	0	-1,466	15,610	14,144
Changes due to changes in credit risk without stage transfer	-1,849	-14,420	-15,063	-31,331
Changes due to repayments and disposals	4,323	19,574	23,840	47,737
Balance at 31 Mar 2024	-45,804	-178,898	-160,285	-384,988

Key ratios	31 Mar 2025	31 Mar 2024	31 Dec 2024
Impairment rate, (stage 3) gross, basis points ¹	26.9	28.0	30.4
Impairment rate (stage 3), net, basis points ²	23.9	23.3	26.8
Total allowance rate (stage 1, 2 and 3), basis points ³	8.2	11.1	9.8
Allowances in relation to credit impaired loans (stage 3), % ⁴	11.2	16.6	11.9
Allowances in relation to loans in stage 1 and 2, basis points ⁵	5.2	6.5	6.2

¹ Impaired loans (Stage 3) before allowances divided by total loans measured at amortised cost before allowances.

² Impaired loans (Stage 3) after allowances divided by total loans measured at amortised cost before allowances.

³ Total allowances divided by total loans measured at amortised cost before allowances.

⁴ Allowances for impaired loans (stage 3) divided by impaired loans measured at amortised cost (stage 3) before allowances.

⁵ Allowances for not impaired loans (stage 1 and 2) divided by not impaired loans measured at amortised cost (stage 1 and 2) before allowances.

Forward-looking information

Forward-looking information is used for both assessing significant increases in credit risk and calculating expected credit losses. Nordea Eiendoms kreditt uses three macroeconomic scenarios: a baseline scenario, a favourable scenario and an adverse scenario. The macroeconomic scenarios are provided by Group Risk in Nordea, based on the Oxford Economics Model. The forecast is a combination of modelling and expert judgement, subject to thorough checks and quality control processes. The model has been built to give a good description of the historical relationships between economic variables and to capture the key linkages between those variables. The forecast period in the model is ten years. For periods beyond, a long-term average is used in the ECL calculations.

The macroeconomic scenarios reflect Nordea's view of how the Nordic economies might develop in the light of continued geopolitical uncertainty, trade conflicts and weak growth in major European economies. When developing the scenarios and determining the relative weighting between them, Nordea took into account projections made by Nordic central banks, Nordea Research and the European Central Bank.

The baseline scenario foresees soft landings in the Nordic economies, with unemployment largely unchanged in the coming years. Denmark will see relatively high growth, driven by the pharmaceutical sector and the reopening of North Sea oil and gas fields. The other Nordic countries will see higher growth in 2025, with Finland emerging from a mild recession. The stronger growth outlook is supported by weaker inflation and lower interest rates. The exception

is Norway, where the weak currency and relatively high activity levels have led the central bank to keep interest rates constant. A modest recovery in home prices is expected to continue over the coming years, supported by rising household purchasing power. The risks around the baseline forecast are tilted to the downside, with the favourable scenario deviating less from the baseline than the adverse.

Nordea's two alternative macroeconomic scenarios cover a range of plausible risk factors which may cause growth to deviate from the baseline scenario. An escalation of the trade conflict between the US and several countries could trigger a European and Nordic recession as firms postpone investments, exports slow down and households cut spending due to weakening labour markets. Central banks may in addition regard the inflationary impulse from higher tariffs as temporary and continue cutting interest rates, with rates moving lower than in the baseline scenario in 2025. Normalising inflation and lower interest rates, on the other hand, may lead to a stronger recovery than assumed in the baseline scenario.

At the end of the first quarter of 2025 adjustments to model-based allowances/provisions (management judgements) were NOK 174m. The management judgement allowances cover expected credit losses not yet adequately captured by the IFRS 9 modelled outcome. During the quarter allowance levels were reassessed and NOK 47m were released due to improved macroeconomic outlook, including stabilised interest rate levels. The management judgements are split between a cyclical element of NOK 170m and a structural element (covering issues identified in the IFRS 9 model to be later covered in model updates) of NOK 4m.

Scenarios

	2025	2026	2027	Probability weight
Favourable scenario				0%
GDP growth, %	3.2	0.7	0.0	
Unemployment, %	3.9	3.9	3.9	
Change in household consumption, %	2.6	1.9	1.7	
Change in house prices, %	5.5	5.0	4.4	
Baseline scenario				0%
GDP growth, %	2.4	0.1	0.0	
Unemployment, %	4.1	4.2	4.2	
Change in household consumption, %	2.6	1.8	1.7	
Change in house prices, %	4.4	4.6	4.1	
Adverse scenario				100%
GDP growth, %	-2.1	-0.3	0.3	
Unemployment, %	5.2	5.5	5.3	
Change in household consumption, %	2.4	1.1	1.0	
Change in house prices, %	-4.7	-1.5	2.0	

Note 8 Cover pool

NOKt	31 Mar 2025		31 Mar 2024		31 Dec 2024	
	Nominal value	Net present value	Nominal value	Net present value	Nominal value	Net present value
Loans to the public	446,902,944	445,714,232	344,858,408	344,308,269	449,590,076	448,531,195
- whereof pool of eligible loans	421,813,615	420,691,638	321,764,114	321,250,815	427,675,410	426,668,142
Supplementary assets and derivatives:	202,450	-7,292	230,900	-402,810	240,100	82,530
- whereof CIRS	202,450	85,749	230,900	84,829	240,100	123,688
- whereof IRS	0	-93,041	0	-487,639	0	-41,158
Total cover pool	422,016,065	420,684,346	321,995,014	320,848,005	427,915,510	426,750,672
Debt securities in issue (net outstanding amount)	262,916,450	262,765,291	221,669,900	222,217,628	269,536,100	263,281,924
Over-collateralization calculated on net outstanding covered bonds	60.5%	60.1%	45.3%	44.4%	58.8%	62.1%
Debt securities in issue (issued amount)	262,916,450	262,765,291	221,669,900	222,217,628	269,536,100	263,281,924
Over-collateralization calculated on issued covered bonds (gross outstanding covered bonds) ¹	60.5%	60.1%	45.3%	44.4%	58.8%	62.1%

¹ Without deduction for holdings of own bonds, if any.

The increase in OC since year end is a net effect of reduced cover pool and reduced outstanding covered bonds, where the reduction is largest for the latter.

The guidelines for calculating the over-collateralization requirement in the Norwegian legislation is given in the Financial Undertakings Act (Act No. 17 of 10 April 2015)

Chapter 11 Bonds secured on a loan portfolio (covered bonds), and appurtenant regulations. The calculation shall be based on gross outstanding covered bonds and by use of nominal values. Net present values are disclosed for information and may differ from fair values disclosed in other notes to this report due to different calculation methods.

Note 9 Debt securities in issue and loans from financial institutions

NOKt	31 Mar 2025			31 Mar 2024		
	Nominal value	Other ¹	Carrying amount	Nominal value	Other ¹	Carrying amount
Covered bonds issued in NOK	264,320,000			220,501,000		
Holdings of own covered bonds in NOK	-2,544,000			0		
Outstanding covered bonds issued in NOK	261,776,000			220,501,000		
Covered bonds issued in EUR (in NOK)	1,140,450			1,168,900		
Total outstanding covered bonds	262,916,450	940,029	263,856,479	221,669,900	1,062,209	222,732,109
Loans and deposits from financial institutions for a fixed term	152,883,847	1,216,168	154,100,015	109,280,000	1,037,451	110,317,451
Subordinated loan	1,100,000	4,996	1,104,996	1,100,000	5,179	1,105,179
Total	416,900,297	2,161,192	419,061,490	332,049,900	2,104,840	334,154,740

¹ Related to accrued interest and premium/discount on issued bonds.

Maturity information

Maximum 1 year	75,310,847		92,162,000
More than 1 year	341,589,450		239,887,900
Total	416,900,297		332,049,900

Norwegian covered bonds (NOKt) at 31 March 2025

ISIN code	Issue date	Final payment date	Interest	Interest rate in %	Currency	Outstanding nominal amount
NO0013475509	10/02/2025	10/08/2026	Float	3M Nibor + 0.17%	NOK	20,000,000
NO0013389460	07/11/2024	07/11/2029	Float	3M Nibor + 0.41%	NOK	7,000,000
NO0013334169	17/09/2024	17/09/2029	Float	3M Nibor + 0.39%	NOK	14,450,000
NO0013134684	23/01/2024	23/02/2029	Float	3M Nibor + 0.56%	NOK	30,100,000
NO0013072991	22/11/2023	22/11/2028	Float	3M Nibor + 0.54%	NOK	7,000,000
NO0012982729	10/08/2023	10/08/2032	Fixed	4.61	NOK	1,000,000
NO0012959636	14/07/2023	14/07/2025	Float	3M Nibor + 0.28%	NOK	1,000,000
NO0012838277	14/02/2023	14/02/2035	Fixed	3.39	NOK	1,420,000
NO0012829763	02/02/2023	02/02/2028	Float	3M Nibor + 0.48%	NOK	30,000,000
NO0012757675	23/11/2022	23/08/2027	Float	3M Nibor + 0.58%	NOK	8,000,000
NO0012732017	28/10/2022	28/10/2037	Fixed	4.0	NOK	1,420,000

NO0012720988	12/10/2022	12/10/2029	Fixed	4.0	NOK	8,250,000
NO0012513532	03/05/2022	17/03/2027	Float	3M Nibor + 0.33%	NOK	26,050,000
NO0012441643	15/02/2022	15/02/2030	Fixed	2.45	NOK	3,500,000
NO0011151771	17/11/2021	17/09/2026	Float	3M Nibor + 0.75%	NOK	7,000,000
NO0011017725	08/06/2021	08/06/2026	Float	3M Nibor + 0.75%	NOK	15,000,000
NO0010981301	21/04/2021	18/03/2026	Float	3M Nibor + 1.50%	NOK	27,400,000
NO0010893282	16/09/2020	16/09/2025	Float	3M Nibor + 1.50%	NOK	35,000,000
NO0010885353	18/06/2020	27/05/2025	Float	3M Nibor + 0.39%	NOK	11,980,000
NO0010852650	22/05/2019	22/05/2026	Fixed	2.17	NOK	6,000,000
NO0010830003	13/08/2018	13/08/2025	Fixed	2.385	NOK	500,000
NO0010821986	04/05/2018	04/05/2048	Fixed	2.6	NOK	300,000
NO0010812084	11/12/2017	17/06/2043	Float	3M Nibor + 0.75%	NOK	300,000
NO0010766827	21/06/2016	18/06/2031	Fixed	2.2	NOK	500,000
NO0010678766	08/05/2013	08/05/2025	Fixed	3.6	NOK	100,000
NO0010593064	22/12/2010	18/06/2025	Fixed	4.8	NOK	550,000
NO0010589880	12/10/2010	10/10/2025	Fixed	4.675	NOK	500,000
Total						264,320,000

Covered bonds issued in foreign currency at 31 March 2025

ISIN code	Issue date	Final payment date	Interest	Interest rate in %	Currency	Outstanding nominal amount
XS1451306036	19/07/2016	15/07/2031	Fixed	0.738%	EUR	100,000
Total (in NOKt equivalent)						1,140,450

Note 10 Capital adequacy

Summary of items included in own funds

NOKm	31 Mar 2025 ¹	31 Dec 2024	31 Mar 2024 ¹
Equity in the consolidated situation	37,909	37,452	21,404
Proposed/actual dividend	-1,510	-1,053	0
Common Equity Tier 1 capital before regulatory adjustments	36,398	36,399	21,404
Deferred tax assets			
Intangible assets			
IRB provisions shortfall (-)	-504	-347	-102
Pension assets in excess of related liabilities			
Other items, net	9	-2	3
Total regulatory adjustments to Common Equity Tier 1 capital	-497	-349	-99
Common Equity Tier 1 capital (net after deduction)	35,901	36,051	21,305
Additional Tier 1 capital before regulatory adjustments			
Total regulatory adjustments to Additional Tier 1 capital			
Additional Tier 1 capital			
Tier 1 capital (net after deduction)	35,901	36,051	21,305
Tier 2 capital before regulatory adjustments	1,105	1,100	1,100
IRB provisions excess (+)	1	36	160
Deductions for investments in insurance companies			
Other items, net			
Total regulatory adjustments to Tier 2 capital	1	36	160
Tier 2 capital	1,106	1,136	1,260
Own funds (net after deduction)	37,008	37,187	22,566

¹ Excluding profit.

Minimum capital requirement and REA, Risk Exposure Amount

	31 Mar 2025	31 Mar 2025	31 Dec 2024	31 Dec 2024	31 Mar 2024	31 Mar 2024
	Minimum Capital requirement	REA	Minimum Capital requirement	REA	Minimum Capital requirement	REA
NOKm						
Credit risk	9,905	123,812	10,104	126,304	6,616	82,704
- of which counterparty credit risk	3	39	1	12	7	85
IRB	5,962	74,525	5,716	71,444	5,857	73,217
- institutions	21	261	21	262	21	262
- retail	5,938	74,220	5,694	71,177	5,833	72,918
- secured by immovable property collateral	5,738	71,721	5,527	69,092	5,084	63,550
- other retail	200	2,498	167	2,085	749	9,369
- other	4	44	0	6	3	37
Standardised	3,943	49,287	4,389	54,860	759	9,488
- institutions	879	10,990	1,041	13,018	28	347
- retail	0	-5	0	0	0	0
- secured by mortgages on immovable properties	3,046	38,074	3,327	41,589	730	9,125
- in default	18	228	20	253	1	16
Operational risk	294	3,670	294	3,670	283	3,537
Standardised	294	3,670	294	3,670	283	3,537
Total	10,199	127,482	10,398	129,975	6,899	86,241

Capital ratios

Percentage	31 Mar 2025	31 Dec 2024	31 Mar 2024
Common Equity Tier 1 capital ratio	28.2	27.7	24.7
Tier 1 capital ratio	28.2	27.7	24.7
Total capital ratio	29.0	28.6	26.2

Leverage ratio

Tier 1 capital, transitional definition, NOKm	35,901	36,051	21,305
Leverage ratio exposure, NOKm	481,361	484,477	375,411
Leverage ratio, percentage	7.5	7.4	5.7

Note 11 Risks and uncertainties

Within the framework of its normal business operations, Nordea Eiendomskreditt faces various risks and uncertainties. Nordea Eiendomskreditt's sole business activity is lending secured by residential properties and holiday homes in Norway, and the company's main risk exposure is credit risk, which means the ability of its borrowers to service their loans.

Being an issuer of covered bonds, the company is also exposed to changes in the residential property market and the market for holiday homes. A decline in housing prices will reduce the value of the company's cover pool for the purpose of calculating the regulatory asset coverage requirement. Quarterly stress tests are carried out to estimate the effects of declining prices for residential properties and holiday homes. At the end of the first quarter of 2025 the overcollateralization (OC) was 60.5%, meaning that the company can withstand a significant price drop without breaching the regulatory OC requirement. A drop in house prices will also increase the credit risk and may lead to increased loan losses in case of default, due to decreased value of the collateral.

There are significant risks related to the macroeconomic environment due to ongoing geopolitical developments and trade tensions. Reduced consumer spending and lower activity may particularly impact small and medium sized enterprises in certain industries. Depending on future developments, there may be increased credit risk in Nordea Eiendomskreditt's mortgage loan portfolio. Potential future credit risks are addressed in Note 7 "Loans and impairment" and in the section "Net loan losses" in the Board of Directors' Report.

Nordea Eiendomskreditt is also exposed to risks such as market risk, liquidity risk and operational risk. These risks are managed according to processes and limits established in Nordea Eiendomskreditt's Risk Appetite Framework. Further information on the composition of the company's risk exposure and risk management can be found in the Annual Report.

There have been no disputes or legal proceedings in which material claims have been raised against the company.

Note 12 Related-party transactions

Nordea Eiendomskreditt considers that its related parties include its parent company, other companies in the Nordea group, and key persons in senior positions.

Interest rate risk and currency risk that arise as part of Nordea Eiendomskreditt's normal business activities, are hedged using interest rate and currency swaps. Only counterparties to derivative contracts are Nordea Group internal. The volume of interest rate swaps was NOK 42bn (NOK 47bn) and currency swaps NOK 1bn (NOK 1bn) at the end of the first quarter 2025. Nordea Bank Abp, filial i Norge provides unsecured funding to Nordea Eiendomskreditt, and at the end of the first quarter 2025 such borrowings amounted to NOK 154bn including accrued interests.

Subordinated loans provided by Nordea Bank Abp was NOK 1.1bn at the end of the first quarter. In addition, Nordea Bank Abp had a holding of covered bonds issued by Nordea Eiendomskreditt of NOK 38bn at the end of the first quarter of 2025.

Loans to the public are managed by Nordea Bank Abp, filial i Norge. For loans issued directly from Nordea Eiendomskreditt, also credit assessment and other processes in relation to the loan origination, are performed by Nordea Bank Abp, filial i Norge. For this service Nordea Eiendomskreditt has paid an amount of NOK 498m in 2025 (NOK 301m). Nordea Eiendomskreditt also buys services related to funding and risk control, accounting and reporting, people services and IT services from the Nordea Group according to agreements entered into. For these services Nordea Eiendomskreditt has paid NOK 10m in 2025 (NOK 7m).

For the financial guarantee entered into with Nordea Bank Abp in September 2024, Nordea Eiendomskreditt has paid a provision fee of NOK 6.7m in the first quarter of 2025.

All group internal transactions are settled according to market-based principles on conformity with OECD requirements on transfer pricing.

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