

Nordea



Capital and Risk Management Report 2025

Appendix F Nordea Eiendoms kreditt AS

Updated on September 10th, 2026

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Table 1 - EU KM1 - Key metrics template

In Q4 2025, Nordea Eiendoms kreditt's CET1 capital decreased by EUR 35m and REA decreased by EUR 0.1bn. The CET1 ratio decreased by 0.1pp to 28.2% while the leverage ratio remained stable at 7.4%.

EURm		a	b	c	d	e
Available own funds (amounts)		Q4 2025 ¹⁾	Q3 2025	Q2 2025	Q1 2025	Q4 2024
1	Common Equity Tier 1 (CET1) capital	3,043	3,078	3,038	3,148	3,060
2	Tier 1 capital	3,043	3,078	3,038	3,148	3,060
3	Total capital	3,139	3,175	3,134	3,245	3,157
Risk-weighted exposure amounts						
4	Total risk exposure amount	10,775	10,854	11,343	11,178	11,033
4a	Total risk exposure pre-floor	10,775	10,854	11,343		
Capital ratios (as a percentage of risk-weighted exposure amount)						
5	Common Equity Tier 1 ratio (%)	28.2%	28.4%	26.8%	28.2%	27.7%
5b	Common Equity Tier 1 ratio considering unfloored TREA (%)	28.2%	28.4%	26.8%		
6	Tier 1 ratio (%)	28.2%	28.4%	26.8%	28.2%	27.7%
6b	Tier 1 ratio considering unfloored TREA (%)	28.2%	28.4%	26.8%		
7	Total capital ratio (%)	29.1%	29.2%	27.6%	29.0%	28.6%
7b	Total capital ratio considering unfloored TREA (%)	29.1%	29.2%	27.6%		
Additional own funds requirements to address risks other than the risk of excessive leverage (as a percentage of risk-weighted exposure amount)						
EU 7d	Additional own funds requirements to address risks other than the risk of excessive leverage (%)	1.1%	1.1%	1.1%	1.1%	1.4%
EU 7e	of which: to be made up of CET1 capital (percentage points)	0.6%	0.6%	0.6%	0.6%	0.8%
EU 7f	of which: to be made up of Tier 1 capital (percentage points)	0.8%	0.8%	0.8%	0.8%	1.1%
EU 7g	Total SREP own funds requirements (%)	9.1%	9.1%	9.1%	9.1%	9.4%
Combined buffer and overall capital requirement (as a percentage of risk-weighted exposure amount)						
8	Capital conservation buffer (%)	2.5%	2.5%	2.5%	2.5%	2.5%
EU 8a	Conservation buffer due to macro-prudential or systemic risk identified at the level of a Member State (%)					
9	Institution specific countercyclical capital buffer (%)	2.5%	2.5%	2.5%	2.5%	2.5%
EU 9a	Systemic risk buffer (%)	4.5%	4.5%	4.5%	4.5%	4.5%
10	Global Systemically Important Institution buffer (%)					
EU 10a	Other Systemically Important Institution buffer (%)	1.0%	1.0%	1.0%	1.0%	1.0%
11	Combined buffer requirement (%)	10.5%	10.5%	10.5%	10.5%	10.5%
EU 11a	Overall capital requirements (%)	19.6%	19.6%	19.6%	19.6%	19.9%
12	CET1 available after meeting the total SREP own funds requirements (%)	20.0%	20.1%	18.5%	19.9%	19.2%
Leverage ratio						
13	Total exposure measure	41,320	41,709	40,925	42,208	41,124
14	Leverage ratio (%)	7.4%	7.4%	7.4%	7.5%	7.4%
Additional own funds requirements to address the risk of excessive leverage (as a percentage of total exposure measure)						
EU 14a	Additional own funds requirements to address the risk of excessive leverage (%)					
EU 14b	of which: to be made up of CET1 capital (percentage points)					
EU 14c	Total SREP leverage ratio requirements (%)	3.0%	3.0%	3.0%	3.0%	3.0%
Leverage ratio buffer and overall leverage ratio requirement (as a percentage of total exposure measure)						
EU 14d	Leverage ratio buffer requirement (%)					
EU 14e	Overall leverage ratio requirement (%)	3.0%	3.0%	3.0%	3.0%	3.0%
Liquidity Coverage Ratio						
15	Total high-quality liquid assets (HQLA) (Weighted value -average)	866	867	868	874	878
EU 16a	Cash outflows - Total weighted value	675	676	534	496	385
EU 16b	Cash inflows - Total weighted value	640	710	578	547	427
16	Total net cash outflows (adjusted value)	176	174	135	124	96
17	Liquidity coverage ratio (%) ¹⁾	659%	682%	836%	944%	1072%
Net Stable Funding Ratio						
18	Total available stable funding	33,460	34,467	33,553	34,540	33,023
19	Total required stable funding	28,647	28,709	28,481	29,608	28,665
20	NSFR ratio (%)	116.8%	120.1%	117.8%	116.7%	115.2%

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

2) The LCR reported in this table is the average of 12 end of month ratios.

Table 2 - EU OV1 – Overview of total risk exposure amounts

The table provides an overview of total REA for Q4 2025 where credit risk accounted for the largest risk type with approximately 96% of Pillar I REA, followed by operational risk which was the second largest risk type. Total REA decreased by EUR 0.1bn during the period, mainly driven by decreased standardised exposures.

EURm

	Total risk exposure amounts (TREA)		Total own funds requirements
	a Q4 2025 ²⁾	b Q3 2025	c Q4 2025
1 Credit risk (excluding CCR) ¹⁾	10,386	10,528	831
2 Of which the standardised approach	3,010	3,365	241
3 Of which the Foundation IRB (F-IRB) approach	13	13	1
4 Of which slotting approach			
EU 4a Of which equities under the simple risk weighted approach			
5 Of which the Advanced IRB (A-IRB) approach ³⁾	3,242	7,148	259
6 Counterparty credit risk - CCR	5	5	0
7 Of which the standardised approach	5	5	0
8 Of which internal model method (IMM)			
EU 8a Of which exposures to a CCP			
9 Of which other CCR			
10 Credit valuation adjustments risk - CVA risk			
EU 10a Of which the standardised approach (SA)			
EU 10b Of which the basic approach (F-BA and R-BA)			
EU 10c Of which the simplified approach			
15 Settlement risk			
16 Securitisation exposures in the non-trading book (after the cap)			
17 Of which SEC-IRBA approach			
18 Of which SEC-ERBA (including IAA)			
19 Of which SEC-SA approach			
EU 19a Of which 1250% / deduction			
20 Position, foreign exchange and commodities risks (Market risk)			
21 Of which the Alternative standardised approach (A-SA)			
EU 21a Of which the Simplified standardised approach (S-SA)			
22 Of which Alternative Internal Model Approach (A-IMA)			
EU 22a Large exposures			
23 Reclassifications between the trading and non-trading books			
24 Operational risk	384	321	31
EU 24a Exposures to crypto-assets			
25 Amounts below the thresholds for deduction (subject to 250% risk weight)			
26 Output floor applied (%)	50%	50%	
27 Floor adjustment (before application of transitional cap)			
28 Floor adjustment (after application of transitional cap)			
29 Total	10,775	10,854	862

1) Credit risk (excluding CCR) includes additional risk exposure amount due to Article 458 CRR.

2) Note that Q4 2025 figures have been restated compared to Nordea Eiendomskredit's Annual Report 2025.

3) As of Q4 2025, the additional risk exposure amount related to Article 458 CRR replaces the ECB add-ons. The REA decrease in A-IRB is offset by the increase in the additional risk exposure amount related to Article 458 CRR.

Table 3 - EU CMS1 - Comparison of modelled and standardised risk weighted exposure amounts at risk level

In Q4 2025 the total REA base for output floor was EUR 14.5bn, while total actual REA was EUR 10.8bn (74.5% of the unmitigated output floor REA). As of Q4 2025 the output floor is not constraining for Nordea Eiendoms kreditt.

EURm	a	b	c	d	EU d
	RWEAs for modelled approaches that banks have supervisory approval to use	RWEAs for portfolios where standardised approaches are used	Total actual RWEAs (a + b) ²⁾	RWEAs calculated using full standardised approach	RWEAs that is the base of the output floor
1 Credit risk (excluding counterparty credit risk) ¹⁾	7,376	3,010	10,386	14,070	14,070
2 Counterparty credit risk		5	5	5	5
3 Credit valuation adjustment					
4 Securitisation exposures in the banking book					
5 Market risk					
6 Operational risk		384	384	384	384
7 Other risk weighted exposure amounts					
8 Total	7,376	3,399	10,775	14,459	14,459

1) Including the additional risk exposure amount due to Article 458 CRR.

2) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 4 - EU CMS2 – Comparison of modelled and standardised risk weighted exposure amounts for credit risk at asset class level

In Q4 2025 the total credit risk REA base for output floor was EUR 14.1bn, while total actual credit risk REA was EUR 10.4bn. As of Q4 2025 the output floor is not constraining for Nordea Eiendoms kreditt.

EURm	a	b	c	d	EU d
	Risk weighted exposure amounts (RWEAs)				
	RWEAs for modelled approaches that institutions have supervisory approval to use	RWEAs for column (a) if re-computed using the standardised approach	Total actual RWEAs ¹⁾	RWEAs calculated using full standardised approach	RWEAs that is the base of the output floor
1 Central governments and central banks					
EU 1a Regional governments or local authorities					
EU 1b Public sector entities					
EU 1c Categorised as Multilateral Development Banks in SA					
EU 1d Categorised as International organisations in SA					
2 Institutions			763	763	763
3 Equity					
5 Corporates					
5.1 Of which: F-IRB is applied					
5.2 Of which: A-IRB is applied					
EU 5a Of which: Corporates - General					
EU 5b Of which: Corporates - Specialised lending					
EU 5c Of which: Corporates - Purchased receivables					
6 Retail	274	179	338	244	244
6.1 Of which: Retail - Qualifying revolving					
EU 6.1a Of which: Retail - Purchased receivables					
EU 6.1b Of which: Retail - Other	274	179	338	244	244
6.2 Of which: Retail - Secured by residential real estate					
EU 7a Categorised as secured by immovable properties and ADC exposures in SA	7,054	10,683	9,207	12,836	12,836
EU 7b Collective investment undertakings (CIU)					
EU 7c Categorised as exposures in default in SA	35	137	64	166	166
EU 7d Categorised as subordinated debt exposures in SA					
EU 7e Categorised as covered bonds in SA	13	60	13	60	60
EU 7f Categorised as claims on institutions and corporates with a short-term credit assessment in SA					
8 Other non-credit obligation assets	1	1	1	1	1
9 Total	7,376	11,059	10,386	14,070	14,070

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 5 - EU CC1 - Composition of regulatory own funds

Total CET1 capital, Tier 1 capital and Tier 2 capital remained stable compared to Q2 2025.

EURm	(a)	(b)
	Amounts	Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
Common Equity Tier 1 (CET1) capital: instruments and reserves		
1 Capital instruments and the related share premium accounts	2,261	1
<i>of which: Instrument type 1</i>	160	
<i>of which: Instrument type 2</i>		
<i>of which: Instrument type 3</i>		
2 Retained earnings	818	
3 Accumulated other comprehensive income (and other reserves)	-3	3
EU-3a Funds for general banking risk		
4 Amount of qualifying items referred to in Article 484 (3) CRR and the related share premium accounts subject to phase out from CET1		
5 Minority interests (amount allowed in consolidated CET1)		
EU-5a Independently reviewed interim profits net of any foreseeable charge or dividend		
6 Common Equity Tier 1 (CET1) capital before regulatory adjustments	3,076	
Common Equity Tier 1 (CET1) capital: regulatory adjustments		
7 Additional value adjustments (negative amount)	0	
8 Intangible assets (net of related tax liability) (negative amount)		
10 Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability where the conditions in Article 38 (3) CRR are met) (negative amount)		
11 Fair value reserves related to gains or losses on cash flow hedges of financial instruments that are not valued at fair value	1	
12 Negative amounts resulting from the calculation of expected loss amounts	-32	
13 Any increase in equity that results from securitised assets (negative amount)		
14 Gains or losses on liabilities valued at fair value resulting from changes in own credit standing		
15 Defined-benefit pension fund assets (negative amount)	0	
16 Direct, indirect and synthetic holdings by an institution of own CET1 instruments (negative amount)		
17 Direct, indirect and synthetic holdings of the CET 1 instruments of financial sector entities where those entities have reciprocal cross holdings with the institution designed to inflate artificially the own funds of the institution (negative amount)		
18 Direct, indirect and synthetic holdings by the institution of the CET1 instruments of financial sector entities where the institution does not have a significant investment in those entities (amount above 10% threshold and net of eligible short positions) (negative amount)		
19 Direct, indirect and synthetic holdings by the institution of the CET1 instruments of financial sector entities where the institution has a significant investment in those entities (amount above 10% threshold and net of eligible short positions) (negative amount)		
EU-20a Exposure amount of the following items which qualify for a RW of 1250%, where the institution opts for the deduction alternative		
EU-20b <i>of which: qualifying holdings outside the financial sector (negative amount)</i>		
EU-20c <i>of which: securitisation positions (negative amount)</i>		
EU-20d <i>of which: free deliveries (negative amount)</i>		
21 Deferred tax assets arising from temporary differences (amount above 10% threshold, net of related tax liability where the conditions in Article 38 (3) CRR are met) (negative amount)		
22 Amount exceeding the 17,65% threshold (negative amount)		
23 <i>of which: direct, indirect and synthetic holdings by the institution of the CET1 instruments of financial sector entities where the institution has a significant investment in those entities</i>		
24 Not applicable		
25 <i>of which: deferred tax assets arising from temporary differences</i>		
EU-25a Losses for the current financial year (negative amount)		
EU-25b Foreseeable tax charges relating to CET1 items except where the institution suitably adjusts the amount of CET1 items insofar as such tax charges reduce the amount up to which those items may be used to cover risks or losses (negative amount)		
26 Not applicable		
27 Qualifying AT1 deductions that exceed the AT1 items of the institution (negative amount)		
27a Other regulatory adjustments	-2	
28 Total regulatory adjustments to Common Equity Tier 1 (CET1)	-33	
29 Common Equity Tier 1 (CET1) capital	3,043	

Additional Tier 1 (AT1) capital: instruments	
30 Capital instruments and the related share premium accounts	
31 <i>of which: classified as equity under applicable accounting standards</i>	
32 <i>of which: classified as liabilities under applicable accounting standards</i>	
33 Amount of qualifying items referred to in Article 484 (4) CRR and the related share premium accounts subject to phase out from AT1	
EU-33a Amount of qualifying items referred to in Article 494a(1) CRR subject to phase out from AT1	
EU-33b Amount of qualifying items referred to in Article 494b(1) CRR subject to phase out from AT1	
34 Qualifying Tier 1 capital included in consolidated AT1 capital (including minority interests not included in row 5) issued by subsidiaries and held by third parties	
35 <i>of which: instruments issued by subsidiaries subject to phase out</i>	
36 Additional Tier 1 (AT1) capital before regulatory adjustments	
Additional Tier 1 (AT1) capital: regulatory adjustments	
37 Direct, indirect and synthetic holdings by an institution of own AT1 instruments (negative amount)	
38 Direct, indirect and synthetic holdings of the AT1 instruments of financial sector entities where those entities have reciprocal cross holdings with the institution designed to inflate artificially the own funds of the institution (negative amount)	
39 Direct, indirect and synthetic holdings of the AT1 instruments of financial sector entities where the institution does not have a significant investment in those entities (amount above 10% threshold and net of eligible short positions) (negative amount)	
40 Direct, indirect and synthetic holdings by the institution of the AT1 instruments of financial sector entities where the institution has a significant investment in those entities (net of eligible short positions) (negative amount)	
42 Qualifying T2 deductions that exceed the T2 items of the institution (negative amount)	
42a Other regulatory adjustments to AT1 capital	
43 Total regulatory adjustments to Additional Tier 1 (AT1) capital	
44 Additional Tier 1 (AT1) capital	
45 Tier 1 capital (T1 = CET1 + AT1)	3,043
Tier 2 (T2) capital: instruments	
46 Capital instruments and the related share premium accounts	93
47 Amount of qualifying items referred to in Article 484(5) CRR and the related share premium accounts subject to phase out from T2 as described in Article 486(4) CRR	
EU-47a Amount of qualifying items referred to in Article 494a(2) CRR subject to phase out from T2	
EU-47b Amount of qualifying items referred to in Article 494b(2) CRR subject to phase out from T2	
48 Qualifying own funds instruments included in consolidated T2 capital (including minority interests and AT1 instruments not included in rows 5 or 34) issued by subsidiaries and held by third parties	
49 <i>of which: instruments issued by subsidiaries subject to phase out</i>	
50 Credit risk adjustments	2
51 Tier 2 (T2) capital before regulatory adjustments	96

Tier 2 (T2) capital: regulatory adjustments

52	Direct, indirect and synthetic holdings by an institution of own T2 instruments and subordinated loans (negative amount)	
53	Direct, indirect and synthetic holdings of the T2 instruments and subordinated loans of financial sector entities where those entities have reciprocal cross holdings with the institution designed to inflate artificially the own funds of the institution (negative amount)	
54	Direct, indirect and synthetic holdings of the T2 instruments and subordinated loans of financial sector entities where the institution does not have a significant investment in those entities (amount above 10% threshold and net of eligible short positions) (negative amount)	
55	Direct, indirect and synthetic holdings by the institution of the T2 instruments and subordinated loans of financial sector entities where the institution has a significant investment in those entities (net of eligible short positions) (negative amount)	
EU-56a	Qualifying eligible liabilities deductions that exceed the eligible liabilities items of the institution (negative amount)	
EU-56b	Other regulatory adjustments to T2 capital	
57	Total regulatory adjustments to Tier 2 (T2) capital	
58	Tier 2 (T2) capital	96
59	Total capital (TC = T1 + T2)	3,139
60	Total Risk exposure amount ¹⁾	10,775
Capital ratios and requirements including buffers		
61	Common Equity Tier 1 capital	28.2%
62	Tier 1 capital	28.2%
63	Total capital	29.1%
64	Institution CET1 overall capital requirements	15.6%
65	of which: capital conservation buffer requirement	2.5%
66	of which: countercyclical capital buffer requirement	2.5%
67	of which: systemic risk buffer requirement	4.5%
EU-67a	of which: Global Systemically Important Institution (G-SII) or Other Systemically Important Institution (O-SII) buffer requirement	1.0%
EU-67b	of which: additional own funds requirements to address the risks other than the risk of excessive leverage	0.6%
68	Common Equity Tier 1 capital (as a percentage of risk exposure amount) available after meeting the minimum capital requirements	20.0%
Amounts below the thresholds for deduction (before risk weighting)		
72	Direct and indirect holdings of own funds and eligible liabilities of financial sector entities where the institution does not have a significant investment in those entities (amount below 10% threshold and net of eligible short positions)	
73	Direct and indirect holdings by the institution of the CET1 instruments of financial sector entities where the institution has a significant investment in those entities (amount below 17.65% thresholds and net of eligible short positions)	
75	Deferred tax assets arising from temporary differences (amount below 17,65% threshold, net of related tax liability where the conditions in Article 38 (3) CRR are met)	
Applicable caps on the inclusion of provisions in Tier 2		
76	Credit risk adjustments included in T2 in respect of exposures subject to standardised approach (prior to the application of the cap)	
77	Cap on inclusion of credit risk adjustments in T2 under standardised approach	
78	Credit risk adjustments included in T2 in respect of exposures subject to internal ratings-based approach (prior to the application of the cap)	2
79	Cap for inclusion of credit risk adjustments in T2 under internal ratings-based approach	20
Capital instruments subject to phase-out arrangements (only applicable between 1 Jan 2014 and 1 Jan 2022)		
80	Current cap on CET1 instruments subject to phase out arrangements	
81	Amount excluded from CET1 due to cap (excess over cap after redemptions and maturities)	
82	Current cap on AT1 instruments subject to phase out arrangements	
83	Amount excluded from AT1 due to cap (excess over cap after redemptions and maturities)	
84	Current cap on T2 instruments subject to phase out arrangements	
85	Amount excluded from T2 due to cap (excess over cap after redemptions and maturities)	

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 6 - EU CC2 - reconciliation of regulatory own funds to balance sheet in the audited financial statements

In Q4 2025, total assets as published in financial statements stood at EUR 39.6bn (EUR 39.1bn in Q2 2025), total liabilities reached EUR 36.4bn (EUR 36.0bn in Q2 2025) and equity EUR 3.2bn (EUR 3.1bn in Q2 2025). Nordea Eiendoms kreditt's scope of accounting consolidation is the same as its scope of prudential consolidation.

EURm

	a & b ¹⁾	c
	Balance sheet as in published financial statements	Reference
	As of Q4 2025	
Assets - Breakdown by asset classes according to the balance sheet in the published financial statements		
1 Loans to credit institutions	67	
2 Loans to the public	38,636	
3 Interest-bearing securities	885	
4 Derivatives	39	
5 Fair value changes of the hedged items in portfolio hedges of interest rate risk	-6	
6 Property and Equipment owned and RoU	0	
7 Retirement benefit assets		
8 Other assets	1	
9 Accrued income and prepaid expenses	3	
Total assets	39,624	
Liabilities - Breakdown by liability classes according to the balance sheet in the published financial statements		
1 Deposits by credit institutions	15,198	
2 Debt securities in issue	20,974	
3 Derivatives	68	
4 Current tax liabilities	51	
5 Other liabilities	1	
6 Accrued expenses and prepaid income	5	
7 Deferred tax liabilities	27	
8 Provisions	0	
9 Retirement benefit liabilities	3	
10 Subordinated loan capital	93	
<i>of which: T2 Capital instruments and the related share -premium accounts</i>	<i>93</i>	46
Total liabilities	36,420	
Shareholders' Equity		
1 Share capital	160	1
2 Share premium	2,101	
3 Other reserves	-3	
<i>of which: Accumulated other comprehensive income</i>	<i>-3</i>	3
4 Retained earnings	818	2
5 Net profit for the period	128	
Total shareholders' equity	3,204	
Total liabilities and shareholders' equity	39,624	
Assets pledged as security for own liabilities	36,379	
Commitments	4,656	

1) In line with ITS instructions, in cases where institutions' scope of accounting consolidation and its scope of prudential consolidation are the same, column (a) and (b) of this template shall be merged.

Table 7 - EU CCA - Main features of regulatory own funds instruments and eligible liabilities instruments¹

Q4 2025			Instruments for meeting own funds requirements	
1 Issuer	Nordea Eiendomskreditt AS	Nordea Eiendomskreditt AS		
2 Unique identifier (eg CUSIP, ISIN or Bloomberg identifier for private placement)	N/A	N/A		
2a Public of private placement	Private	Private		
3 Governing law(s) of the instrument	Norwegian	Governed by Finnish law, except for the subordination provisions which are governed by Norwegian law		
3a Contractual recognition of write down and conversion powers of resolution authorities	N/A	Yes		
Regulatory treatment				
4 Current treatment taking into account, where applicable, transitional CRR rules	Common Equity Tier 1	Tier 2		
5 Post-transitional (CRR) rules	Common Equity Tier 1	Tier 2		
6 Eligible at solo(sub)-consolidated/solo & (sub)-consolidated	Solo	Solo		
7 Instrument type (types to be specified by each jurisdiction)	Share capital as published in Regulation (EU) No 575/2013 article 28	Tier 2 as published in Regulation (EU) No 575/2013 article 63		
8 Amount recognised in regulatory capital or eligible liabilities (currency in million, as of most recent reporting date)	NOK 1,896m	NOK 1,105m		
9 Nominal amount of instrument	NOK 1,896,346,564	NOK 1,100m		
EU-9a Issue price	N/A	100 per cent		
EU-9b Redemption price	N/A	100 per cent of Nominal amount		
10 Accounting classification	Shareholders' equity	Liability - amortised cost		
11 Original date of issuance	N/A	07-Mar-2024		
12 Perpetual or dated	Perpetual	Dated		
13 Original maturity date	No maturity	07-Mar-2034		
14 Issuer call subject to prior supervisory approval	No	Yes		
15 Optional call date, contingent call dates and redemption amount	N/A	07-Mar-2029 In addition tax/regulatory call 100 per cent of Nominal amount		
16 Subsequent call dates, if applicable	N/A	07-Jun, 07-Sep, 07-Dec and 07-Mar each year after first call date		
Coupons / dividends				
17 Fixed or floating dividend / coupon	N/A	Floating		
18 Coupon rate and any related index	N/A	Floating 3-month NIBOR +2.08 per cent per annum		
19 Existence of a dividend stopper	N/A	No		
EU-20a Fully discretionary, partially discretionary or mandatory (in terms of timing)	Fully discretionary	Mandatory		
EU-20b Fully discretionary, partially discretionary or mandatory (in terms of amount)	Fully discretionary	Mandatory		
21 Existence of step up or other incentive to redeem	N/A	No		
22 Noncumulative or cumulative	N/A	Non-cumulative		
23 Convertible or non-convertible	N/A	Convertible		
24 If convertible, conversion trigger(s)	N/A	Point of non-viability, subject to decision by the Resolution authority. Contractual and statutory		
25 If convertible, fully or partially	N/A	Fully or partially		
26 If convertible, conversion rate	N/A	N/A		
27 If convertible, mandatory or optional conversion	N/A	N/A		
28 If convertible, specify instrument type convertible into	N/A	Common Equity Tier 1		
29 If convertible, specify issuer of instrument it converts into	N/A	Nordea Eiendomskreditt AS		
30 Write-down features	N/A	Yes		
31 If write-down, write-down trigger(s)	N/A	Point of non-viability, subject to decision by the Resolution authority. Contractual and statutory		
32 If write-down, full or partial	N/A	Fully or Partially		
33 If write-down, permanent or temporary	N/A	Permanent		
34 If temporary write-down, description of write-up mechanism	N/A	N/A		
34a Type of subordination (only for eligible liabilities)	N/A	N/A		
EU-34b Ranking of the instrument in normal insolvency proceedings	N/A	N/A		
35 Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	Tier 2	Senior debt		
36 Non-compliant transitioned features	No	No		
37 If yes, specify non-compliant features	N/A	N/A		
37a Link to the full term and conditions of the instrument (signposting)	Articles of Association Nordea Eiendomskreditt AS	Nordea Bank Abp and Nordea Eiendomskreditt AS NOK 1,100,000,000. Loan Agreement, 7 March 2024		

(1) 'N/A' inserted if the question is not applicable

Table 8 - EU CR1 - Performing and non-performing exposures and related provisions

Total gross carrying amount of performing and non-performing exposures amounted to EUR 44bn at the end of Q4 2025, of which performing and non-performing loans and advances amounted to EUR 39bn. Non-performing loans and advances amounted to EUR 151m. Allowances in stage 3 for non-performing loans and advances were EUR 13m. At the end of Q4 2025, the coverage ratio according to IFRS9 for non-performing exposures at amortised cost decreased to 9% from 12% as of Q2 2025.

EURm	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o
	Gross carrying amount/nominal amount						Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions						Accumulated partial write-off	Collaterals and financial guarantees received	
	Performing exposures			Non-performing exposures			Performing exposures – accumulated impairment and provisions			Non-performing exposures – accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions				On performing exposures	On non-performing exposures
		of which: stage 1	of which: stage 2		of which: stage 2	of which: stage 3		of which: stage 1	of which: stage 2		of which: stage 2	of which: stage 3			
Q4 2025															
005	Cash balances at central banks and other demand deposits	3	3												
010	Loans and advances	38,574	36,319	2,255	151	151	-13	-6	-6	-13		-13		36,610	133
020	Central banks														
030	General governments														
040	Credit institutions	64	64												
050	Other financial corporations														
060	Non-financial corporations				0	0					-0	-0			
070	Of which SMEs				0	0					-0	-0			
080	Households	38,511	36,256	2,255	151	151	-13	-6	-6	-13		-13		36,610	133
090	Debt securities	885	885												
100	Central banks														
110	General governments														
120	Credit institutions	523	523												
130	Other financial corporations	362	362												
140	Non-financial corporations														
150	Off-balance-sheet exposures	4,653	4,554	99	3	3	0	0	0	0		0		3,020	4
160	Central banks														
170	General governments														
180	Credit institutions														
190	Other financial corporations														
200	Non-financial corporations														
210	Households	4,653	4,554	99	3	3	0	0	0	0		0		3,020	4
220	Total	44,115	41,761	2,354	154	154	-13	-6	-6	-13		-13		39,631	137

Table 9 - EU CR1-A - Maturity of exposures

For exposures classified as loans and advances, about 91% were in the >5 years bucket, whereas for exposures classified as debt securities, about 54% were in the bucket <=1 year. Total exposure amount for both groups in Q4 2025 was EUR 44.2bn.

EURm	a	b	c	d	e	f
	Net exposure value					
	On demand	<= 1 year	> 1 year <= 5 years	> 5 years	No stated maturity	Total
1 Loans and advances		829	3,199	39,329	6	43,362
2 Debt securities		479	405			885
3 Total		1,308	3,604	39,329	6	44,247

Table 10 - EU CR2 - Changes in the stock of non-performing loans and advances

Final stock of non-performing loans and advances amounted to EUR 151m at the end of Q4 2025. The inflows (EUR 106m) was partly offset by outflows (EUR 71m). EUR 1m in outflows was caused by write-offs.

EURm

	a
Q4 2025	Gross carrying amount
010 Initial stock of non-performing loans and advances	116
020 Inflows to non-performing portfolios	106
030 Outflows from non-performing portfolios	-71
040 <i>Outflows due to write-offs</i>	-1
050 <i>Outflow due to other situations</i>	-70
060 Final stock of non-performing loans and advances	151

Table 11 - EU CR3 – CRM techniques overview: Disclosure of the use of credit risk mitigation techniques

In Q4 2025, 93% of total exposures had at least one credit risk mitigation (CRM) mechanism (collateral, financial guarantees). The majority of those were secured by real estate collaterals.

EURm

	Unsecured carrying amount ¹⁾	Secured carrying amount ²⁾	Of which secured by collateral	Of which secured by financial guarantees	Of which secured by credit derivatives
	a	b	c	d	e
1 Loans and advances	1,959	36,744	36,744	0	
2 Debt securities	885				
3 Total	2,844	36,744	36,744	0	
4 Of which non-performing exposures	5	133	133	0	
EU-5 Of which defaulted	5	133			

1) The collateral amounts securing the exposures have been adjusted with prudential haircuts.

2) The methodology has been changed in line with ITS instruction, whereby in case of multiple CRM techniques impacting the same exposure, preference is given to collateral over financial guarantees.

Table 12 - EU CR4 – standardised approach – Credit risk exposure and CRM effects

Total exposure amount before CCF and CRM was EUR 8.4bn in Q4 2025, compared to EUR 9.9bn in Q2 2025. The decrease was mainly driven by the "Secured by mortgages on immovable property" exposure class. REA density decreased by 5 percentage points (from 32% to 27%) mainly driven by lower risk weights under "Secured by mortgages on immovable property".

EURm

	Exposures before CCF and before CRM		Exposures post CCF and post CRM		RWEAs and RWEAs density	
	On-balance-sheet exposures	Off-balance-sheet exposures	On-balance-sheet exposures	Off-balance-sheet exposures	RWEA	RWEA density (%)
	a	b	c	d	e	f
1 Central governments or central banks	362		362			0%
2 Non-central government public sector entities						
EU 2a Regional government or local authorities						
EU 2b Public sector entities						
3 Multilateral development banks	95		95			0%
EU 3a International organisations						
4 Institutions	69		3,816		763	20%
5 Covered bonds						
6 Corporates						
6.1 Of which: Specialised Lending						
7 Subordinated debt exposures and equity						
EU 7a Subordinated debt exposures						
EU 7b Equity						
8 Retail	85	5	85	1	65	75%
9 Secured by mortgages on immovable property and ADC exposures	6,683	1,103	6,683	256	2,153	31%
9.1 Secured by mortgages on residential immovable property - non IPRE	6,633	1,097	6,633	255	2,129	31%
9.2 Secured by mortgages on residential immovable property - IPRE	50	6	50	2	25	47%
9.3 Secured by mortgages on commercial immovable property - non IPRE						
9.4 Secured by mortgages on commercial immovable property - IPRE						
9.5 Acquisition, Development and Construction (ADC)						
10 Exposures in default	24	1	24	0	29	122%
EU 10a Claims on institutions and corporates with a short-term credit assessment						
EU 10b Collective investment undertakings						
EU 10c Other items						
11 Not applicable						
12 TOTAL	7,317	1,108	11,064	257	3,010	27%

The table provides a comprehensive overview of the use of credit risk mitigation techniques, according to Advanced IRB approach and Foundation IRB approach, broken down by exposure class along with its impact on credit risk mitigation methods in the calculation of RWEs. In Q4 2025, compared to Q2 2025, Advanced IRB REA decreased by EUR 3.5bn, mainly driven by the replacement of the ECB add-ons with the Article 458 floor. Foundation IRB REA remained stable.

A-IRB

[illegible]

EURm

F-IRB

Total exposures ¹⁾	Credit risk mitigation techniques											Credit risk mitigation methods in the calculation of RWEAs	
	Funded credit protection (FCP)									Unfunded credit protection (UFCP)		RWEA without substitution effects (reduction effects only)	RWEA with substitution effects (both reduction and sustitution effects) ¹⁾
	Part of exposures covered by Financial Collaterals (%)	Part of exposures covered by Other eligible collaterals (%)	Part of exposures covered by Immovable property Collaterals (%)	Part of exposures covered by Receivables (%)	Part of exposures covered by Other physical collateral (%)	Part of exposures covered by Other funded credit protection (%)	Part of exposures covered by Cash on deposit (%)	Part of exposures covered by Life insurance policies (%)	Part of exposures covered by Instruments held by a third party (%)	Part of exposures covered by Guarantees (%)	Part of exposures covered by Credit Derivatives (%)		
a	b	c	d	e	f	g	h	i	j	k	l	m	n
es													
429												13	13
429												13	13

1) Columns a through l and n are shown in exposure class after substitution impacts, per EBA mapping. Column m shown in exposure class without substitution impacts.

2) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 14 - EU CR8 - RWEA flow statements of credit risk exposures under the IRB approach

During Q4 2025 the IRB REA decreased by EUR 3.9bn, mainly driven by the replacement of the ECB add-ons with the Article 458 floor.

EURm

Risk weighted exposure amount¹⁾

1 Risk weighted exposure amount as of Q3 2025	7,163
2 Asset size (+/-)	140
3 Asset quality (+/-)	-16
4 Model updates (+/-)	
5 Methodology and policy (+/-)	-3,977
6 Acquisitions and disposals (+/-)	
7 Foreign exchange movements (+/-)	-54
8 Other (+/-)	0
9 Risk weighted exposure amount as of Q4 2025	3,256

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 15 - EU CQ1 - Credit quality of forborne exposures

Forbearance is eased terms or restructuring due to the borrower experiencing or about to experience financial difficulties. The intention of granting forbearance for a limited time period is to help the customer return to a sustainable financial situation ensuring full repayment of the outstanding debt. Examples of forbearance are changes in amortisation profile, repayment schedule, customer margin as well as easing of covenants. Forbearance is undertaken on a selective and individual basis for all customers and is followed by impairment testing. At the end of Q4 2025, total forborne loans and advances amounted to EUR 168m. Non-performing forborne loans and advances amounted to EUR 37m and performing forborne loans and advances amounted to EUR 131m.

EURm	a	b	c	d	e	f	g	h
	Gross carrying amount/nominal amount of exposures with forbearance measures			Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions		Collateral received and financial guarantees received on forborne exposures		
	Performing forborne	Non-performing forborne		On performing forborne exposures	On non-performing forborne exposures			Of which collateral and financial guarantees received on non-performing exposures with forbearance measures
		Of which defaulted	Of which impaired					
Q4 2025								
005 Cash balances at central banks and other demand deposits								
010 Loans and advances	131	37	37	37	-0	-2	158	23
020 <i>Central banks</i>								
030 <i>General governments</i>								
040 <i>Credit institutions</i>								
050 <i>Other financial corporations</i>								
060 <i>Non-financial corporations</i>								
070 <i>Households</i>	131	37	37	37	-0	-2	158	23
080 Debt Securities								
090 Loan commitments given	0	1	1	1	0	0	1	1
100 Total	131	38	38	38	-0	-2	159	24

Table 16 - EU CQ3 - Credit quality of performing and non-performing exposures by past due days

Total gross carrying amount of performing and non-performing loans and advances was EUR 39bn at the end of Q4 2025. The major part of non-performing loans and advances (82%) are loans which are classified as 'Unlikely to pay that are not past due or are past due less than or equal to 90 days'.

EURm	a	b	c	d	e	f	g	h	i	j	k	l
	Gross carrying amount/nominal amount											
	Performing exposures			Non-performing exposures								
		Not past due or past due ≤ 30 days	Past due > 30 days ≤ 90 days		Unlikely to pay that are not past due or are past due ≤ 90 days	Past due > 90 days ≤ 180 days	Past due > 180 days ≤ 1 year	Past due > 1 year ≤ 2 years	Past due > 2 years ≤ 5 years	Past due > 5 years ≤ 7 years	Past due > 7 years	Of which defaulted
Q4 2025												
005 Cash balances at central banks and other demand deposits	3	3										
010 Loans and advances	38,574	38,513	61	151	125	8	1	10	8	0	0	151
020 Central banks												
030 General governments												
040 Credit institutions	64	64										
050 Other financial corporations												
060 Non-financial corporations				0					0			0
070 Of which SMEs				0					0			0
080 Households	38,511	38,449	61	151	125	8	1	10	8	0	0	151
090 Debt securities	885	885										
100 Central banks												
110 General governments												
120 Credit institutions	523	523										
130 Other financial corporations	362	362										
140 Non-financial corporations												
150 Off-balance-sheet exposures	4,653			3								3
160 Central banks												
170 General governments												
180 Credit institutions												
190 Other financial corporations												
200 Non-financial corporations												
210 Households	4,653			3								3
220 Total	44,115	39,401	61	154	125	8	1	10	8	0	0	154

Table 17 - EU CQ4 - Quality of non-performing exposures by geography

The distribution of defaulted exposures by geography shows that approximately 100% of the total defaulted volume related to exposures in Norway. The total defaulted exposures at the end of Q4 2025 were EUR 154m.

EURm	a	b	c	d	e	f	g
	Gross carrying/nominal amount						
		Of which non-performing	Of which defaulted	Of which subject to impairment	Accumulated impairment	Provisions on off-balance-sheet commitments and financial guarantees given	Accumulated negative changes in fair value due to credit risk on non-performing exposures
Q4 2025							
010 On-balance-sheet exposures	39,611		151		-26		
020 Finland	363				-0		
030 Sweden	68				-0		
040 Norway	38,990		151		-26		
050 Denmark	20				-0		
060 Other countries	169		1		-0		
070 Off-balance-sheet exposures	4,656		3			0	
080 Finland	0						
090 Sweden	1					0	
100 Norway	4,642		3			0	
110 Denmark	2					0	
120 Other countries	11					0	
130 Total	44,267		154		-26	0	

Table 18 - EU CQ5 - Credit quality of loans and advances to non-financial corporations by industry

The following table displays loans and advances by industry group to non-financial corporations. Loan origination is almost entirely concentrated to the household segment, with only a very small amount in wholesale and retail trade.

EURm	a	b	c	d	e	f
	Gross carrying amount				Accumulated impairment	Accumulated negative changes in fair value due to credit risk on non-performing exposures
	Of which non-performing		Of which loans and advances subject to impairment			
		Of which defaulted				
Q4 2025						
010 Agriculture, forestry and fishing						
020 Mining and quarrying						
030 Manufacturing						
040 Electricity, gas, steam and air conditioning supply						
050 Water supply						
060 Construction						
070 Wholesale and retail trade	0.014		0.014		-0.004	
080 Transport and storage						
090 Accommodation and food service activities						
100 Information and communication						
110 Financial and insurance activities						
120 Real estate activities						
130 Professional, scientific and technical activities						
140 Administrative and support service activities						
150 Public administration and defense, compulsory social security						
160 Education						
170 Human health services and social work activities						
180 Arts, entertainment and recreation						
190 Other services						
200 Total	0.014		0.014		-0.004	

Table 19 - EU LIQ1 - Quantitative information of LCR

Nordea Eiendoms kreditt AS' short term liquidity risk exposure measured by Liquidity Coverage Ratio (LCR) remained on stable level during 2025. Average LCR decreased by 24pp between Q4 2025 and Q3 2025. Main drivers of Nordea Eiendoms kreditt AS' LCR results are outflows from wholesale funding which are counterbalanced by high quality liquid assets, and inflows from mortgage loans. In Q4 2025 net cash outflows slightly increased and liquid assets slightly decreased, which resulted in a lower average LCR ratio. Liquidity buffer in Nordea Eiendoms kreditt AS is composed mainly of government related entity and high quality covered bonds. Nordea Eiendoms kreditt AS' main funding sources in Q4 2025 were internal funding from Nordea Bank Abp (38%) and issued covered bonds (53%). Nordea has a centralised liquidity management function where Group Treasury is responsible for the management of the Eiendoms kreditt AS' liquidity positions, liquidity buffers, external and internal funding, and Funds Transfer Pricing. In terms of liquidity regulation, Nordea Eiendoms kreditt AS does not have other significant currencies than NOK. Possible mismatches from minor exposures in foreign currencies are actively managed and monitored. Nordea Eiendoms kreditt AS' derivative exposures, potential collateral calls and their impact to LCR are closely monitored and managed.

EURm	a	b	c	d	e	f	g	h
	Total unweighted value (average)				Total weighted value (average)			
EU 1a Quarter ending on (31 Dec 2025)	31 Dec 25	30 Sep 25	30 Jun 25	31 Mar 25	31 Dec 25	30 Sep 25	30 Jun 25	31 Mar 25
EU 1b Number of data points used in the calculation of averages	12	12	12	12	12	12	12	12
High-quality liquid assets								
1 Total high-quality liquid assets (HQLA)					866	867	868	874
Cash - Outflows								
2 Retail deposits and deposits from small business customers, of which:	1	1	1	1	0	0	0	0
3 <i>Stable deposits</i>								
4 <i>Less stable deposits</i>	1	1	1	1	0	0	0	0
5 Unsecured wholesale funding	443	441	317	295	443	441	317	295
6 <i>Operational deposits (all counterparties) and deposits in networks of cooperative banks</i>								
7 <i>Non-operational deposits (all counterparties)</i>	57	54	55	54	57	54	55	54
8 <i>Unsecured debt</i>	385	388	262	241	385	388	262	241
9 Secured wholesale funding								
10 Additional requirements	4,466	4,313	3,962	3,623	224	216	198	181
11 <i>Outflows related to derivative exposures and other collateral requirements</i>	0	0	0	0	0	0	0	0
12 <i>Outflows related to loss of funding on debt products</i>								
13 <i>Credit and liquidity facilities</i>	4,466	4,313	3,962	3,623	223	216	198	181
14 Other contractual funding obligations	19	29	29	28	8	19	19	19
15 Other contingent funding obligations								
16 Total cash outflows					675	676	534	496
Cash - Inflows								
17 Secured lending (e.g. reverse repos)								
18 Inflows from fully performing exposures	478	500	484	462	327	349	341	329
19 Other cash inflows	313	361	237	217	313	361	237	217
EU-19a (Difference between total weighted inflows and total weighted outflows arising from transactions in third countries where there are transfer restrictions or which are denominated in non-convertible currencies)								
EU-19b (Excess inflows from a related specialised credit institution)								
20 Total cash inflows	791	860	721	679	640	710	578	547
EU-20a <i>Fully exempt inflows</i>								
EU-20b <i>Inflows subject to 90% cap</i>								
EU-20c <i>Inflows subject to 75% cap</i>	791	860	721	679	640	710	578	547
Total Adjusted Value								
21 Liquidity buffer					866	867	868	874
22 Total net cash outflows					176	174	135	124
23 Liquidity coverage ratio					659%	682%	836%	944%

Table 20 - EU LIQ2 - Net Stable Funding Ratio

Following Regulation (EU) 2019/876, the introduction of a minimum Net Stable Funding Ratio (NSFR) of 100% applicable since June 30, 2021 in EU, which entered into force June 1, 2022 in Norway, requires banks to maintain a stable funding profile in relation to the composition of their assets and off-balance sheet activities. NSFR is defined as the amount of available stable funding relative to the amount of required stable funding. All liabilities and capital instruments are assigned an ASF weight, while assets and certain off balance sheet positions receive an RSF weight. The objective is to reduce funding risk over a longer time horizon by requiring banks to fund their activities with sufficiently stable sources of funding in order to mitigate the risk of funding stress. The NSFR was 117% at the end of Q4 2025, which is a 3pp decrease compared to Q3 2025 (120%), primarily driven by a decrease in weighted ASF from wholesale funding. The following tables sets out the unweighted and weighted value of the NSFR components of the Nordea Eiendoms-kreditt AS during 2025 (i.e. quarter-end observation).

Q4 2025

ASF

EURm	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Available stable funding (ASF) Items					
1 Capital items and instruments	3,075			93	3,169
2 <i>Own funds</i>	3,075			93	3,169
3 <i>Other capital instruments</i>					
4 Retail deposits					
5 <i>Stable deposits</i>					
6 <i>Less stable deposits</i>					
7 Wholesale funding:		3,992	3,901	28,341	30,291
8 <i>Operational deposits</i>					
9 <i>Other wholesale funding</i>		3,992	3,901	28,341	30,291
10 Interdependent liabilities					
11 Other liabilities:		27			
12 <i>NSFR derivative liabilities</i>					
13 <i>All other liabilities and capital instruments not included in the above categories</i>		27			
14 Total available stable funding (ASF)					33,460

RSF

EURm	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Required stable funding (RSF) Items					
15	Total high-quality liquid assets (HQLA)				30
EU-15a	Assets encumbered for a residual maturity of one year or more in a cover pool	134	135	14,553	12,599
16	Deposits held at other financial institutions for operational purposes				
17	Performing loans and securities:	652	498	22,497	15,551
18	Performing securities financing transactions with financial customers collateralised by Level 1 HQLA subject to 0% haircut				
19	Performing securities financing transactions with financial customer collateralised by other assets and loans and advances to financial institutions	67			7
20	Performing loans to non-financial corporate clients, loans to retail and small business customers, and loans to sovereigns, and PSEs, of which:	0	0	0	0
21	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit				
22	Performing residential mortgages, of which:	585	498	22,497	15,544
23	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit	502	467	20,596	13,872
24	Other loans and securities that are not in default and do not qualify as HQLA, including exchange-traded equities and trade finance on-balance sheet products				
25	Interdependent assets				
26	Other assets:	18		234	244
27	Physical traded commodities				
28	Assets posted as initial margin for derivative contracts and contributions to default funds of CCPs				
29	NSFR derivative assets	9			9
30	NSFR derivative liabilities before deduction of variation margin posted	9			0
31	All other assets not included in the above categories			234	234
32	Off-balance sheet items	77	156	4,241	224
33	Total RSF				28,647

NSFR

34 Net Stable Funding Ratio (%)	116.8%
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Q3 2025

ASF

	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Available stable funding (ASF) Items					
1 Capital items and instruments	3,111			94	3,206
2 Own funds	3,111			94	3,206
3 Other capital instruments					
4 Retail deposits					
5 Stable deposits					
6 Less stable deposits					
7 Wholesale funding:		2,193	6,023	28,250	31,262
8 Operational deposits					
9 Other wholesale funding		2,193	6,023	28,250	31,262
10 Interdependent liabilities					
11 Other liabilities:		29			
12 NSFR derivative liabilities					
13 All other liabilities and capital instruments not included in the above categories		29			
14 Total available stable funding (ASF)					34,467

RSF

	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Required stable funding (RSF) Items					
15	Total high-quality liquid assets (HQLA)				30
EU-15a	Assets encumbered for a residual maturity of one year or more in a cover pool	131	139	14,243	12,336
16	Deposits held at other financial institutions for operational purposes				
17	Performing loans and securities:	737	520	22,896	15,858
18	Performing securities financing transactions with financial customers collateralised by Level 1 HQLA subject to 0% haircut				
19	Performing securities financing transactions with financial customer collateralised by other assets and loans and advances to financial institutions	67			7
20	Performing loans to non-financial corporate clients, loans to retail and small business customers, and loans to sovereigns, and PSEs, of which:	0	0	0	0
21	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk				
22	Performing residential mortgages, of which:	670	520	22,896	15,851
23	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk	523	488	21,028	14,174
24	Other loans and securities that are not in default and do not qualify as HQLA, including exchange-traded equities and trade finance on-balance sheet products				
25	Interdependent assets				
26	Other assets:	16		250	258
27	Physical traded commodities				
28	Assets posted as initial margin for derivative contracts and contributions to default funds of CCPs				
29	NSFR derivative assets	8			8
30	NSFR derivative liabilities before deduction of variation margin posted	8			0
31	All other assets not included in the above categories			250	250
32	Off-balance sheet items	68	159	4,305	227
33	Total RSF				28,709

NSFR

34 Net Stable Funding Ratio (%)	120.1%
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Q2 2025

ASF

	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Available stable funding (ASF) Items					
1 Capital items and instruments	3,067			93	3,160
2 Own funds	3,067			93	3,160
3 Other capital instruments					
4 Retail deposits					
5 Stable deposits					
6 Less stable deposits					
7 Wholesale funding:		3,102	4,511	28,138	30,393
8 Operational deposits					
9 Other wholesale funding		3,102	4,511	28,138	30,393
10 Interdependent liabilities					
11 Other liabilities:		46			
12 NSFR derivative liabilities					
13 All other liabilities and capital instruments not included in the above categories		46			
14 Total available stable funding (ASF)					33,553

RSF

	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Required stable funding (RSF) Items					
15	Total high-quality liquid assets (HQLA)				30
EU-15a	Assets encumbered for a residual maturity of one year or more in a cover pool	153	180	15,672	13,605
16	Deposits held at other financial institutions for operational purposes				
17	Performing loans and securities:	776	501	20,611	14,352
18	Performing securities financing transactions with financial customers collateralised by Level 1 HQLA subject to 0% haircut				
19	Performing securities financing transactions with financial customer collateralised by other assets and loans and advances to financial institutions	93			9
20	Performing loans to non-financial corporate clients, loans to retail and small business customers, and loans to sovereigns, and PSEs, of which:	0	0	0	0
21	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk				
22	Performing residential mortgages, of which:	683	501	20,611	14,342
23	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk	597	468	18,847	12,783
24	Other loans and securities that are not in default and do not qualify as HQLA, including exchange-traded equities and trade finance on-balance sheet products				
25	Interdependent assets				
26	Other assets:	19		262	272
27	Physical traded commodities				
28	Assets posted as initial margin for derivative contracts and contributions to default funds of CCPs				
29	NSFR derivative assets	10			10
30	NSFR derivative liabilities before deduction of variation margin posted	10			0
31	All other assets not included in the above categories	0		262	262
32	Off-balance sheet items	89	130	4,229	222
33	Total RSF				28,481

NSFR

34 Net Stable Funding Ratio (%)	117.8%
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Q1 2025

ASF

	a	b	c	d	e
	Unweighted value by residual maturity				Weighted value
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr	
Available stable funding (ASF) Items					
1 Capital items and instruments	3,194			97	3,291
2 Own funds	3,194			97	3,291
3 Other capital instruments					
4 Retail deposits					
5 Stable deposits					
6 Less stable deposits					
7 Wholesale funding:		4,248	2,463	30,017	31,249
8 Operational deposits					
9 Other wholesale funding		4,248	2,463	30,017	31,249
10 Interdependent liabilities					
11 Other liabilities:		44			
12 NSFR derivative liabilities					
13 All other liabilities and capital instruments not included in the above categories		44			
14 Total available stable funding (ASF)					34,540

RSF

	a	b	c	d	e	
	Unweighted value by residual maturity				Weighted value	
EURm	No maturity	< 6 months	6 months to < 1yr	≥ 1yr		
Required stable funding (RSF) Items						
15	Total high-quality liquid assets (HQLA)				31	
EU-15a	Assets encumbered for a residual maturity of one year or more in a cover pool		151	162	17,195	14,883
16	Deposits held at other financial institutions for operational purposes					
17	Performing loans and securities:		669	448	20,409	14,214
18	Performing securities financing transactions with financial customers collateralised by Level 1 HQLA subject to 0% haircut					
19	Performing securities financing transactions with financial customer collateralised by other assets and loans and advances to financial institutions		47			5
20	Performing loans to non-financial corporate clients, loans to retail and small business customers, and loans to sovereigns, and PSEs, of which:		0	0	0	0
21	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk					
22	Performing residential mortgages, of which:		622	448	20,409	14,210
23	With a risk weight of less than or equal to 35% under the Basel II Standardised Approach for credit risk		491	414	18,365	12,390
24	Other loans and securities that are not in default and do not qualify as HQLA, including exchange-traded equities and trade finance on-balance sheet products					
25	Interdependent assets					
26	Other assets:		10		249	254
27	Physical traded commodities					
28	Assets posted as initial margin for derivative contracts and contributions to default funds of CCPs					
29	NSFR derivative assets		5			5
30	NSFR derivative liabilities before deduction of variation margin posted		5			0
31	All other assets not included in the above categories		0		249	249
32	Off-balance sheet items		80	137	4,292	225
33	Total RSF					29,608

NSFR

34 Net Stable Funding Ratio (%)	116.7%
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Table 21 - EU LR1 - LRSum: Summary reconciliation of accounting assets and leverage ratio exposures

Nordea has policies and processes in place for the identification, management and monitoring of excessive leverage. The leverage ratio is also part of Nordea's risk appetite framework. The leverage ratio remained stable at 7.4%, compared to Q2 2025.

EURm

	a
	Applicable amount ¹⁾
1 Total assets as per published financial statements	39,624
2 Adjustment for entities which are consolidated for accounting purposes but are outside the scope of prudential consolidation	
3 (Adjustment for securitised exposures that meet the operational requirements for the recognition of risk transference)	
4 (Adjustment for temporary exemption of exposures to central banks (if applicable))	
5 (Adjustment for fiduciary assets recognised on the balance sheet pursuant to the applicable accounting framework but excluded from the total exposure measure in accordance with point (i) of Article 429a(1) CRR)	
6 Adjustment for regular-way purchases and sales of financial assets subject to trade date accounting	
7 Adjustment for eligible cash pooling transactions	
8 Adjustment for derivative financial instruments	1
9 Adjustment for securities financing transactions (SFTs)	
10 Adjustment for off-balance sheet items (ie conversion to credit equivalent amounts of off-balance sheet exposures)	1,723
11 (Adjustment for prudent valuation adjustments and specific and general provisions which have reduced Tier 1 capital)	
EU-11a (Adjustment for exposures excluded from the total exposure measure in accordance with point (c) and point (ca) of Article 429a(1) CRR)	
EU-11b (Adjustment for exposures excluded from the total exposure measure in accordance with point (j) of Article 429a(1) CRR)	
12 Other adjustments	-28
13 Total exposure measure	41,320

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 22 - EU LR2 - LRCOM: Leverage ratio common disclosure

On-balance sheet exposures increased from EUR 39.0bn to EUR 39.6bn, off-balance sheet exposures decreased from EUR 1.9bn to EUR 1.7bn. Tier 1 capital remained stable at EUR 3.0bn compared to Q2 2025.

	CRR leverage ratio exposures	
	a	b
	Q4 2025	Q2 2025
On-balance sheet exposures (excluding derivatives and SFTs)		
1 On-balance sheet items (excluding derivatives, SFTs, but including collateral)	39,591	39,040
2 Gross-up for derivatives collateral provided where deducted from the balance sheet assets pursuant to the applicable accounting framework		
3 (Deductions of receivables assets for cash variation margin provided in derivatives transactions)		
4 (Adjustment for securities received under securities financing transactions that are recognised as an asset)		
5 (General credit risk adjustments to on-balance sheet items)		
6 (Asset amounts deducted in determining Tier 1 capital)	-34	-31
7 Total on-balance sheet exposures (excluding derivatives and SFTs)	39,557	39,009
Derivative exposures		
8 Replacement cost associated with SA-CCR derivatives transactions (ie net of eligible cash variation margin)		
EU-8a Derogation for derivatives: replacement costs contribution under the simplified standardised approach		
9 Add-on amounts for potential future exposure associated with SA-CCR derivatives transactions	40	38
EU-9a Derogation for derivatives: Potential future exposure contribution under the simplified standardised approach		
EU-9b Exposure determined under Original Exposure Method		
10 (Exempted CCP leg of client-cleared trade exposures) (SA-CCR)		
EU-10a (Exempted CCP leg of client-cleared trade exposures) (simplified standardised approach)		
EU-10b (Exempted CCP leg of client-cleared trade exposures) (original Exposure Method)		
11 Adjusted effective notional amount of written credit derivatives		
12 (Adjusted effective notional offsets and add-on deductions for written credit derivatives)		
13 Total derivatives exposures	40	38
Securities financing transaction (SFT) exposures		
14 Gross SFT assets (with no recognition of netting), after adjustment for sales accounting transactions		
15 (Netted amounts of cash payables and cash receivables of gross SFT assets)		
16 Counterparty credit risk exposure for SFT assets		
EU-16a Derogation for SFTs: Counterparty credit risk exposure in accordance with Articles 429e(5) and 222 CRR		
17 Agent transaction exposures		
EU-17a (Exempted CCP leg of client-cleared SFT exposure)		
18 Total securities financing transaction exposures		
Other off-balance sheet exposures		
19 Off-balance sheet exposures at gross notional amount	4,656	4,695
20 (Adjustments for conversion to credit equivalent amounts)	-2,933	-2,817
21 (General provisions deducted in determining Tier 1 capital and specific provisions associated with off-balance sheet exposures)		
22 Off-balance sheet exposures	1,723	1,878
Excluded exposures		
EU-22a (Exposures excluded from the total exposure measure in accordance with point (c) and point (ca) of Article 429a(1) CRR)		
EU-22b (Exposures exempted in accordance with point (j) of Article 429a (1) CRR (on and off balance sheet))		
EU-22c (Excluded exposures of public development banks (or units) - Public sector investments)		
EU-22d (Excluded exposures of public development banks (or units) - Promotional loans)		
EU-22e (Excluded passing-through promotional loan exposures by non-public development banks (or units))		
EU-22f (Excluded guaranteed parts of exposures arising from export credits)		
EU-22g (Excluded excess collateral deposited at triparty agents)		
EU-22h (Excluded CSD related services of CSD/institutions in accordance with point (o) of Article 429a(1) CRR)		
EU-22i (Excluded CSD related services of designated institutions in accordance with point (p) of Article 429a(1) CRR)		
EU-22j (Reduction of the exposure value of pre-financing or intermediate loans)		
EU-22k (Excluded exposures to shareholders according to Article 429a (1), point (da) CRR)		
EU-22l (Exposures deducted in accordance with point (q) of Article 429a(1) CRR)		
EU-22m (Total exempted exposures)		
Capital and total exposure measure		
23 Tier 1 capital	3,043	3,038
24 Total exposure measure¹⁾	41,320	40,925
Leverage ratio		
25 Leverage ratio	7.4%	7.4%
EU-25 Leverage ratio (excluding the impact of the exemption of public sector investments and promotional loans) (%)	7.4%	7.4%
25a Leverage ratio (excluding the impact of any applicable temporary exemption of central bank reserves)	7.4%	7.4%
26 Regulatory minimum leverage ratio requirement (%)	3.0%	3.0%
EU-26a Additional own funds requirements to address the risk of excessive leverage (%)		
EU-26b of which: to be made up of CET1 capital (percentage points)		
27 Leverage ratio buffer requirement (%)		
EU-27a Overall leverage ratio requirement (%)	3.0%	3.0%
Choice on transitional arrangements and relevant exposures		
EU-27b Choice on transitional arrangements for the definition of the capital measure		

Disclosure of mean values

28	Mean value of gross SFT assets, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables		
29	Quarter-end value of gross SFT assets, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables		
30	Total exposure measure (including the impact of any applicable temporary exemption of central bank reserves) incorporating mean values from row 28 of gross SFT assets (after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables)	41,320	40,925
30a	Total exposure measure (excluding the impact of any applicable temporary exemption of central bank reserves) incorporating mean values from row 28 of gross SFT assets (after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables)	41,320	40,925
31	Leverage ratio (including the impact of any applicable temporary exemption of central bank reserves) incorporating mean values from row 28 of gross SFT assets (after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables)	7.4%	7.4%
31a	Leverage ratio (excluding the impact of any applicable temporary exemption of central bank reserves) incorporating mean values from row 28 of gross SFT assets (after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables)	7.4%	7.4%

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendomskredit's Annual Report 2025.

Table 23 - EU LR3 - LRSpl: Split-up of on balance sheet exposures (excluding derivatives, SFTs and exempted exposures)

Out of total on-balance sheet exposures of EUR 39.6bn, EUR 39.6bn (or 100%) are related to banking book exposures. The banking book primarily consists of exposures secured by mortgages of immovable property (93% of banking book exposures) and retail exposures (4% of banking book exposures).

EURm

	a
	CRR leverage ratio exposures
EU-1 Total on-balance sheet exposures (excluding derivatives, SFTs, and exempted exposures), of which:	39,591
EU-2 Trading book exposures	
EU-3 Banking book exposures, of which:	39,591
EU-4 <i>Covered bonds</i>	428
EU-5 <i>Exposures treated as sovereigns</i>	362
EU-6 <i>Exposures to regional governments, MDB, international organisations and PSE, not treated as sovereigns</i>	95
EU-7 <i>Institutions</i>	69
EU-8 <i>Secured by mortgages of immovable properties</i>	37,013
EU-9 <i>Retail exposures</i>	1,499
EU-10 <i>Corporates</i>	
EU-11 <i>Exposures in default</i>	125
EU-12 <i>Other exposures (eg equity, securitisations, and other non-credit obligation assets)</i>	1

Table 24 - EU CCyB1 - Geographical distribution of credit exposures relevant for the calculation of the countercyclical buffer¹⁾
 Nordea Eiendomskreditt AS' counter-cyclical buffer rate requirements remained stable at 2.5% in Q4 2025 compared to Q2 2025.

EURm		a	b	c	d	e	f	g	h	i	j	k	l	m
		General credit exposures		Relevant credit exposures – Market risk		Securitisation exposures Exposure value for non-trading book	Total exposure value	Own fund requirements				Risk- weighted exposure amounts	Own fund requirements weights (%)	Countercyclical buffer rate (%)
		Exposure value under the standardised approach	Exposure value under the IRB approach	Sum of long and short positions of trading book exposures for SA	Value of trading book exposures for internal models			Relevant credit risk exposures – Credit risk	Relevant credit exposures – Market risk	Relevant credit exposures – Securitisation positions in the non-trading book	Total			
Countries with existing CCyB rate														
001	Australia	0	0				1	0			0	0	0.0%	1.0%
002	Bangladesh	0					0	0			0	0	0.0%	2.5%
003	Belgium		2				2	0			0	0	0.0%	1.0%
004	Botswana		0				0	0			0	0	0.0%	2.5%
005	Bulgaria		0				0	0			0	0	0.0%	2.0%
006	Colombia		0				0	0			0	0	0.0%	2.5%
007	Cote D'Ivoire		0				0	0			0	0	0.0%	2.5%
008	Denmark	1	15				16	0			0	3	0.0%	2.5%
009	Estonia		0				0	0			0	0	0.0%	1.5%
010	Faroe Islands		0				0	0			0	0	0.0%	1.0%
011	France		4				4	0			0	0	0.0%	1.0%
012	Germany	0	5				6	0			0	1	0.0%	0.8%
013	Greece		0				0	0			0	0	0.0%	0.3%
014	Grenada		0				0	0			0	0	0.0%	2.5%
015	Iceland		1				1	0			0	0	0.0%	2.5%
016	Kenya	0	2				2	0			0	0	0.0%	2.5%
017	Republic of Korea		0				0	0			0	0	0.0%	1.0%
018	Lebanon		0				0	0			0	0	0.0%	2.5%
019	Lithuania	0	1				1	0			0	0	0.0%	1.0%
020	Luxembourg		0				0	0			0	0	0.0%	0.5%
021	Monaco		1				1	0			0	0	0.0%	2.5%
022	Netherlands		1				1	0			0	0	0.0%	2.0%
023	North Macedonia		0				0	0			0	0	0.0%	2.5%
024	Norway	7,046	28,840				35,885	756			756	9,448	99.8%	2.5%
025	Philippines		0				0	0			0	0	0.0%	2.5%
026	Poland	0	1				1	0			0	0	0.0%	1.0%
027	Qatar		0				0	0			0	0	0.0%	2.5%
028	Slovenia		0				0	0			0	0	0.0%	1.0%
029	Spain		4				4	0			0	0	0.0%	0.5%
030	Sri Lanka		0				0	0			0	0	0.0%	2.5%
031	Sweden	1	23				23	0			0	3	0.0%	2.0%
032	Taiwan, Province Of China		0				0	0			0	0	0.0%	2.5%
033	Thailand		2				2	0			0	0	0.0%	2.5%
034	United Arab Emirates		4				4	0			0	0	0.0%	2.5%
035	United Kingdom		6				6	0			0	1	0.0%	2.0%
036	Viet Nam	0					0	0			0	0	0.0%	2.5%
Sub-total		7,048	28,914				35,962	757			757	9,458	100.0%	
Countries with own funds requirements weight 1% or above and no existing CCyB rate														
Sub-total														
Countries with own funds requirement below 1% and no existing CCyB rate														
Sub-total		0.66	34.00				35	0			0	5	0.1%	
Total		7,049	28,948				35,997	757			757	9,462	100.0%	

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendomskreditt's Annual Report 2025.

Table 25 - EU CCyB2 - Amount of institution-specific countercyclical capital buffer

Nordea Eiendoms kreditt AS' counter-cyclical buffer requirements decreased to EUR 269m in Q4 2025 (compared to EUR 283m in Q2 2025).

EURm	a
1 Total risk exposure amount ¹⁾	10,775
2 Institution specific countercyclical capital buffer rate	2.50%
3 Institution specific countercyclical capital buffer requirement	269

1) Note that Q4 2025 figures have been restated compared to Nordea Eiendoms kreditt's Annual Report 2025.

Table 26 - CRR reference table

CRR ref.	High level summary	Reference	Frequency
Title II: Technical criteria on transparency and disclosure			
Article 435 Risk management objectives and policies			
(1) (a)	The strategies and processes to manage those categories of risks	Not applicable based on Article 13 (1).	
(1) (b)	Organisation and governance		
(1) (c)	Reporting systems		
(1) (d)	Hedging policies		
(1) (e)	Management declaration on risk management adequacy		
(1) (f)	Risk profile		
(2) (a) -	Disclosures regarding governance arrangements		
Article 436 Scope of application			
(a)	Name of the institution.	Not applicable based on Article 13 (1).	
(b)	Reconciliation between the consolidated financial statements		
(c)	Breakdown of assets and liabilities of the consolidated financial statements		
(d)	Reconciliation identifying the main sources of differences between the carrying value amounts in the financial statements and the exposure amount used for regulatory purposes		
(e)	Breakdown of the amounts of the constituent elements of an institution's prudent valuation adjustment		
(f)	Practical or legal impediments to transfer of own funds or to the repayment of liabilities between parent and subsidiaries		
(g)	Capital shortfalls in subsidiaries outside the scope of consolidation		
(h)	Making use of articles on derogations from a) prudential requirements (Article 7) and b) liquidity requirements for individual subsidiaries/entities (Article 9)		
Article 437 Own funds			
(a)	Full reconciliation to own funds and balance sheet	EU CC1, EU CC2	Semi-annual
(b)	Description of main features of the instruments	Information can be found in: Nordea.com > Investors > Debt and rating > Capital instruments > Main features	Annual
(c)	Full terms and conditions of the instruments	Information can be found in: Nordea.com > Investors > Debt and rating > Capital instruments > Main features	Annual
(d) (i)-	Separate disclosure of the nature and amounts	EU CC1	Semi-annual
(e)	Description of all restrictions applied to own funds calculations	EU CC1	Semi-annual
(f)	Calculation of capital ratios	EU CC1	Semi-annual
Article 437a Disclosure of own funds and eligible liabilities			
(a)	Composition of their own funds and eligible liabilities, their maturity and their main features	Nordea is not a globally significant institution or a material subsidiary of non-EU G-SII. Hence, it is not subject to CRR 92a or 92b and CRR 437a disclosure requirement.	
(b)	Ranking of eligible liabilities in the creditor hierarchy		
(c)	Total amount of each issuance of eligible liabilities instruments referred to in Article 72b and the amount of those issuances that is included in eligible liabilities items within the limits specified in Article 72b(3) and (4)		
(d)	Total amount of excluded liabilities referred to in Article 72a(2)		
Article 438 Own funds requirements and risk-weighted exposure amounts			
(a)	Summary of the approach to assessing adequacy of capital to its activities	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, ICAAP, stress testing and capital allocation	Annual
(b)	Amount of the additional own funds requirements	Part 1, EU KM1	Quarterly
(c)	Upon demand from the authorities, result of the ICAAP	Not applicable	
(d) - (h)	Own funds requirements for credit risk (Standardised and IRB approach), market and operational risk	EU OV1, EU CMS1, EU CMS2, EU CR8 EU INS1, EU INS2, EU CR10.5, EU MR2-B, EU CVA4 and EU CCR7 are not applicable as Nordea Eiendomskredittdoes not have relevant exposures. As Nordea does not apply the slotting approach, the disclosure of EU CR10.1 - CR10.4 is not applicable.	Quarterly

Article 439 Exposure to counterparty credit risk			
(a)	Methodology to assign internal capital and credit limits for counterparty credit exposures	Not applicable based on Article 13 (1).	
(b)	Policies related to guarantees and other credit risk mitigants		
(c)	Policies for wrong-way risk exposures		
(d)	Impact of any collateral postings upon credit rating downgrade		
(e)	Amount of segregated and unsegregated collateral received and posted per type of collateral		
(f)	The exposure values before and after the effect of the credit risk mitigation for derivative		
(g)	The exposure values before and after the effect of the credit risk mitigation for securities financing transactions		
(h)	The exposure values after credit risk mitigation effects and the associated risk exposures for credit valuation adjustment capital charge		
(i)	The exposure value to central counterparties and the associated risk exposures		
(j)	The notional amounts and fair value of credit derivative transactions and distribution of credit derivatives products		
(k)	The estimate of alpha where the institution has received the permission of the competent authorities to use its own estimate		
(l)	Separately, the disclosures included in point (e) of Article 444 and point (g) of Article 452		
(m)	for institutions using the methods set out in Sections 4 to 5 of Chapter 6 of Title II Part Three, the size of their on- and off- balance-sheet derivative business		
Article 440 Countercyclical capital buffers			
(a)	The geographical distribution of the exposure amounts and risk- weighted exposure amounts of its credit exposures	EU CCyB1	Semi-annual
(b)	The amount of their institution-specific countercyclical capital buffer	EU CCyB2	Semi-annual
Article 441 Indicators of global systemic importance			
(1) - (2)	Indicator values used for determining the score of the institution	Not applicable based on Article 13	
Article 442 Exposures to credit risk and dilution risk			
(a)	The scope and definitions that they use for accounting purposes of 'past due' and 'impaired' and the differences	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(b)	The approaches and methods adopted for determining specific and general credit risk adjustments	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(c)	Information on the amount and quality of performing, non-performing and forborne exposures for loans, debt securities and off-balance-sheet exposures	1. EU CQ1, EU CQ4, EU CQ5, EU CR1 2. As Nordea Eiendomskredit's non-performing loan ratio is below the 5% threshold, the disclosure of EU CR2a, EU CQ2, EU CQ6,EU CQ8 is not applicable. 3. As Nordea Eiendomskredit does not have relevant exposures, the disclosure of EU CQ7 is not applicable.	Semi-annual
(d)	Ageing analysis of accounting past due exposures	EU CQ3	Annual
(e)	The gross carrying amounts of both defaulted and non-defaulted exposures, the accumulated specific and general credit risk adjustments	EU CQ4, EU CQ5	Semi-annual
(f)	Changes in the gross amount of defaulted on- and off-balance-sheet exposures	1. EU CR1, EU CR2 2. As Nordea Eiendomskredit's non-performing loan ratio is below the 5% threshold, the disclosure of EU CR2a is not applicable.	Semi-annual
(g)	The breakdown of loans and debt securities by residual maturity	EU CR1-A	Semi-annual
Article 443 Encumbered and unencumbered assets			
	The carrying amount per exposure class broken down by asset quality and the total amount of the carrying amount that is encumbered and unencumbered	Not applicable based on Article 13 (1).	
Article 444 The use of the Standardised Approach			
(a)	The names of the nominated ECAsI and ECAs and the reasons for any changes in those nominations over the disclosure period	Not applicable based on Article 13 (1).	
(b)	The exposure classes for which each ECAI or ECA is used		
(c)	Description of the process used to transfer the issuer and issue credit ratings onto items not included in the trading book		
(d)	The association of the external rating of each nominated ECAI or ECA with the risk weights that correspond to the credit quality steps		
(e)	The exposure values before and after credit risk mitigation associated with each credit quality step		
Article 445 Exposure to market risk ¹⁾			
	Own Funds requirements	Not applicable based on Article 13	

Article 445a Disclosure of CVA risk		
(1) (a)	Overview of their processes to identify, measure, hedge and monitor their CVA risk	Not applicable based on Article 13
(1) (b)	Whether institutions meet the simplified CVA risk eligibility (Article 273a(2)) and, if they do, confirm their choice of the simplified calculation method (Article 385) and its resulting CVA risk capital requirement	(1).
(1) (c)	The total number of counterparties for which the standardised approach is used, with a breakdown by counterparty types	
(2) (a)	Institutions using the standardised approach set out in Article 383 for calculating the own funds requirements for CVA risk shall disclose, the structure and the organisation of their internal CVA risk management function and governance	
(2) (b)	their total own funds requirements for CVA risk under the standardised approach with a breakdown by risk class	
(2) (c)	an overview of the eligible hedges used in that calculation, with a breakdown by type of instruments set out in Article 386(2)	
(3) (a)	Own funds requirements for CVA risk under the basic approach	
(3) (b)	An overview of the eligible hedges used in the calculation of own funds requirements for CVA risk under the basic approach, with a breakdown by type of instruments set out in Article 386(3)	
Article 446 Operational risk management		
(1) (a)	Main characteristics and elements of the operational risk management framework	Not applicable based on Article 13
(1) (b)	Own funds requirement for operational risk equal to the business indicator component calculated in accordance with Article 313	(1).
(1) (c)-	Information on the business indicator	
(2) (a)	Where applicable, annual operational risk losses for each of the last 10 financial years, calculated in accordance with Article 316(1)	
(2) (b)	The number of exceptional operational risk events and the amounts of the corresponding aggregated net operational risk losses that were excluded from the calculation of the annual operational risk loss	
Article 447 Key metrics		
(a)	Composition of own funds and own funds requirements	Not applicable based on Article 13
(aa)	Where applicable, the risk-based capital ratios as calculated in accordance with Article 92(2), by using the un-floored total risk exposure amount instead of the total risk exposure amount	(1).
(b)	Total risk exposure amount	
(c)	Where applicable, the amount and composition of additional own funds which the institutions are required to hold in accordance with point (a) of Article 104(1) of Directive 2013/36/EU	
(d)	The combined buffer requirement which the institutions are required to hold in accordance with Chapter 4 of Title VII of Directive 2013/36/EU	
(e)	Leverage ratio and the total exposure measure	
(f)	Information in relation to liquidity coverage ratio	
(g)	Information in relation to net stable funding requirement	
(h)	Own funds and eligible liabilities ratios and their components, numerator and denominator	
Article 448 Exposures to interest rate risk on positions not held in the trading book		
(1) (a)	The changes in the economic value of equity calculated under the six supervisory shock scenarios	Not applicable based on Article 13
(1) (b)	The changes in the net interest income calculated under the two supervisory shock scenarios	(1).
(1) (c)	Description of key modelling and parametric assumptions	
(1) (d)	Explanation of the significance of the risk measures disclosed under points (a) and (b) of this paragraph	
(1) (e)	Description of how institutions define, measure, mitigate and control the interest rate risk of their non-trading book activities	
(1) (f)	Description of the overall risk management and mitigation strategies for those risks	
(1) (g)	Average and longest repricing maturity assigned to non-maturity deposits	
Article 449 Exposure to securitisation positions		
(a)	A description of securitisation and re-securitisation activities	Not applicable based on Article 13
(b)	The type of risks exposed to in securitisation and re-securitisation activities by level of seniority	(1).
(c)	The approaches for calculating the risk-weighted exposure amounts	
(d) -(f)	Different roles played by the institution in the securitisation process and the extent of its	
(g)	Summary of accounting policies for securitisation activity	
(h)	The names of the ECAIs used for securitisations and the types of exposure for which each agency is used	
(i)	Description of the Internal Assessment Approach as set out in Chapter 5 of Title II of Part Three, including the structure of the internal assessment process and the relation between internal assessment and external ratings of the relevant ECAI	
(j)	Separately for the trading book and the non-trading book, the carrying amount of securitisation exposures	
(k) (i)	Non-trading book activities - aggregate amount of securitisation positions where institutions act as originator or sponsor	
(k) (ii)	Non-trading book activities - aggregate amount of securitisation positions where institutions act as investor	
(l)	For exposures securitised by the institution, the amount of exposures in default and the amount of the specific credit risk adjustments	

Article 449a Disclosure of environmental, social and governance risks (ESG risks)			
In light of the on-going simplification efforts from the European Commission large subsidiaries shall from Q4 2026 disclose qualitative ESG information and quantified templates 1, 2 and 5a on an annual basis, thereby these are omitted until Q4 2026 as supported by EBA.			
Article 449b Disclosure of aggregate exposure to shadow banking entities			
Institutions shall disclose the information concerning their aggregate exposure to shadow banking entities, as referred to in Article 394(2), second subparagraph		According to Consultation Paper on Draft Implementing Technical Standards (EBA/CP/2025/07), institutions shall use the template EU SB1 to disclose the information referred to in Article 449b of Regulation (EU) No 575/2013 starting with reference date as of 31 December 2026 (Article 2(4) of the draft ITS).	
Article 450 Remuneration policy			
1	Remuneration policy and practices:	Information will be disclosed in "Nordea Eiendomskreditt AS Remuneration Disclosure (CRR article 450)" on Nordea.com - Investors - Reports & presentations - Capital and risk reports (Pillar 3).	Annual
(1) (a)	- decision making of remuneration committee		
(1) (b)	- link between pay and performance		
(1) (c)	- criteria for performance measurement, variable components parameters		
(1) (g)	- aggregate quantitative information including necessary splits		
(1) (j)	- total remuneration for each member of the management body, upon request		
(1) (k)	- information on whether the institution benefits from a derogation laid down in Article 94(3) of Directive 2013/36/EU		
2	- quantitative information per member of the management body for significant institutions		
Article 451 Leverage ratio			
(1) (a)	The leverage ratio and how the institutions apply Article 499(2)	EU LR2	Semi-annual
(1) (b)	A breakdown of the total exposure measure	EU LR1, EU LR2, EU LR3	Semi-annual
(1) (c)	Where applicable, the amount of exposures calculated in accordance with Articles 429(8) and 429a(1) and the adjusted leverage ratio calculated in accordance with Article 429a(7)	EU LR2	Semi-annual
(1) (d)	A description of the processes used to manage the risk of excessive leverage	EU LR1	Semi-annual
(1) (e)	A description of the factors that had an impact on the leverage ratio during the period to which the disclosed leverage ratio refers	EU LR1	Semi-annual
2	Public development credit institutions as defined in Article 429a(2) shall disclose the leverage ratio without the adjustment to the total exposure measure	EU LR2	Semi-annual
3	Large institutions shall disclose the leverage ratio and the breakdown of the total exposure measure referred to in Article 429(4) based on averages calculated in accordance with the implementing act referred to in Article 430(7)	EU LR2	Annual
Article 451a Liquidity requirements			
1	Institutions that are subject to Part Six shall disclose information on their liquidity coverage ratio, net stable funding ratio and liquidity risk management in accordance with this Article (see subparagraphs 2-4)	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Liquidity risk and ILAAP	Annual
2 (a) -	Components of the LCR	EU LIQ1	Quarterly
3 (a) -	Components of the NSFR	EU LIQ2	Semi-annual
4 (a) -	Institutions shall disclose the arrangements, systems, processes and strategies put in place to identify, measure, manage and monitor their liquidity risk	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Liquidity risk and ILAAP	Annual
Article 451b Disclosure of crypto-asset exposures and related activities			
Description of institution's crypto-asset exposures, crypto-asset services and other activities related to crypto-assets, their impact on the risk profile of the institution, and relevant risk management policies		Not applicable based on Article 13 (1).	

Title III: Qualifying requirements for the use of particular instruments or methodologies

Article 452 Use of the IRB Approach to credit risk			
(a)	Permission from the authority to use IRB approach	Not applicable based on Article 13	
(b)	For each exposure class referred to in Article 147, the percentage of the total exposure value of each exposure class subject to the Standardised Approach	(1).	
(c) (i)-	Control mechanisms for rating systems		
(d)	Role of the functions involved in the development, approval and subsequent changes of the credit risk models		
(e)	Scope and main content of the reporting related to credit risk models		
(f) (i)-	Description of the internal ratings process by exposure class, including the number of key models used with respect to each portfolio and a brief discussion of the main differences between the models within the same portfolio		
(iii)			
(g) (i)-	Information components in relation to each exposure class referred to in Article 147		
(h)	Institutions' estimates of PDs against the actual default rate for each exposure class over a longer period		
Article 453 Use of credit risk mitigation techniques			
(a)	The core features of the policies and processes for on- and off- balance-sheet netting and an indication of the extent to which institutions make use of balance sheet netting	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(b)	The core features of the policies and processes for eligible collateral evaluation and management	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(c)	A description of the main types of collateral taken by the institution to mitigate credit risk	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(d)	For guarantees and credit derivatives used as credit protection, the main types of guarantor and credit derivative counterparty and their creditworthiness used for the purpose of reducing capital requirements	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(e)	Information about market or credit risk concentrations within the credit mitigation taken	Information can be found in: Nordea Group Capital and Risk Management report, Part 1, Credit risk	Annual
(f)	For institutions calculating risk-weighted exposure amounts under the Standardised Approach or the IRB Approach, the total exposure value not covered by any eligible credit protection and the total exposure value covered by eligible credit protection after applying volatility adjustments	EU CR3	Semi-annual
(g)	Corresponding conversion factor and the credit risk mitigation associated with the exposure	EU CR4, EU CR7-A	Semi-annual
(h)	For institutions calculating risk-weighted exposure amounts under the Standardised Approach, the on- and off-balance-sheet exposure value by exposure class before and after the application of conversion factors and any associated credit risk mitigation	EU CR4	Semi-annual
(i)	For institutions calculating risk-weighted exposure amounts under the Standardised Approach, the risk-weighted exposure amount and the ratio between that risk-weighted exposure amount and the exposure value after applying the corresponding conversion factor and the credit risk mitigation associated with the exposure; the disclosure set out in this point shall be made separately for each exposure class	EU CR4	Semi-annual
(j)	For institutions calculating risk-weighted exposure amounts under the IRB Approach, the risk-weighted exposure amount before and after recognition of the credit risk mitigation impact of credit derivatives	EU CR7 is not applicable as Nordea does not currently use credit derivatives as credit risk mitigation for banking book exposures.	
Article 454 Use of the Advanced Measurement Approaches to operational risk			
	Description of the use of insurance and other risk-transfer mechanisms for the purpose of mitigating operational risk	Not applicable based on Article 13	(1).
Article 455 Use of Internal Market Risk Models¹⁾			
(a) (i)	Characteristics of the models used	Not applicable based on Article 13	(1).
(a) (ii)	For the internal models for incremental default and migration risk and for correlation trading, the methodologies used and the risks measured through the use of an internal model.		
(a) (iii)	Description of stress testing applied to the sub-portfolio		
(a) (iv)	Approaches used for back-testing and validating the accuracy and consistency of the internal models and modelling processes.		
(b)	Scope of permission by the competent authority		
(c)	Description of the extent and methodologies for compliance with the requirements set out in Articles 104 and 105		
(d) (i) -	The highest, lowest and average of VaR, sVaR, Incremental risk charge and Comprehensive Risk Charge		
(iii)			
(e)	The elements of the own fund requirement as specified in Article 364		
(f)	Weighted average liquidity horizon for each sub-portfolio covered by the internal models for incremental default and migration risk and for correlation trading		
(g)	Comparison of the daily end-of-day VaR measures to the one-day changes of the portfolio's value		

1) Following CRR 520a: "Until 1 January 2027, institutions shall continue to apply Part Three, Title IV, and the market risk requirements of Articles 430, 430b, 445 and 455 of this Regulation in the version in force on 8 July 2024.

Attestation Concerning Disclosures under Part Eight of Regulation (EU) No 575/2013

I hereby attest that, to the best of my knowledge, the disclosures in the Capital and Risk Management Report 2025 provided under Part Eight of Regulation (EU) No 575/2013 (as amended) have been prepared in accordance with the formal policies and internal processes, systems and controls.

Oslo, 1 April 2026

Marianne Glatved

Chief Financial Officer, Nordea Eiendoms kreditt AS