

# Nordea

## Nordea Mortgage Bank Covered Bonds

Q2 2021 Debt investor presentation



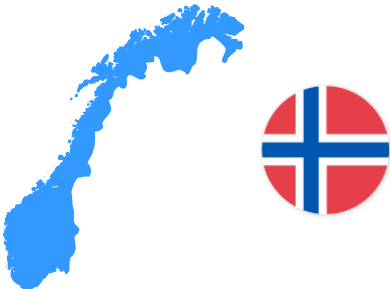
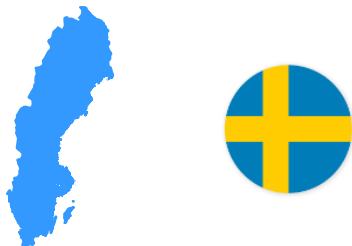


# Table of contents

1. In brief	3
2. Cover pool key characteristics	6
3. Asset quality	9
4. Covered bond framework	13
5. Macro	16
6. Further information	20

# 1. In brief

# Nordea covered bond operations

Q2 2021

Four aligned covered bond issuers with complementary roles	Nordea Eiendomskreditt	Nordea Hypotek	Nordea Kredit	Nordea Mortgage Bank	
					
	Legislation	Norwegian	Swedish	Danish	Finnish
	Cover pool assets	Norwegian residential mortgages	Swedish residential mortgages primarily	Danish residential & commercial mortgages	Finnish residential mortgages primarily
	Cover pool size	EUR 20.2bn (eq.)	EUR 60.8bn (eq.)	Balance principle	EUR 23.3bn
	Covered bonds outstanding	EUR 9.1bn (eq.)	EUR 34.3bn (eq.)	EUR 59.6bn (eq.)*	EUR 21.0bn
	OC	122%	77%	8%*	12%
	Issuance currencies	NOK	SEK	DKK, EUR	EUR, GBP
	Rating (Moody's / S&P)	Aaa/ -	Aaa / -	- / AAA	Aaa / -

- Covered bonds are an integral part of Nordea's long term funding operations
- Issuance in Scandinavian and international currencies
- ECBC Covered Bond Label on all Nordea covered bond issuance



# Nordea Mortgage Bank Plc – overview

Q2 2021

- 100% owned subsidiary of Nordea Bank Abp - the largest Nordic financial institution
- Operates as a mortgage credit institution with the main purpose of issuing covered bonds
- Licensed by the European Central Bank to issue covered bonds according to the Finnish covered bond legislation (Covered Bond Act (688/2010) or CBA)
- Market share of Nordea ~29% of the Finnish mortgage market (housing loans)
- Acting in a healthy and conservative Finnish housing market
- Dedicated liquidity line provided by Nordea Bank Abp to manage daily cash needs and ensure compliance with external and internal requirements regarding liquidity management
- Covered bonds rated Aaa by Moody's

## 2. Cover pool characteristics

# Cover pool key characteristics

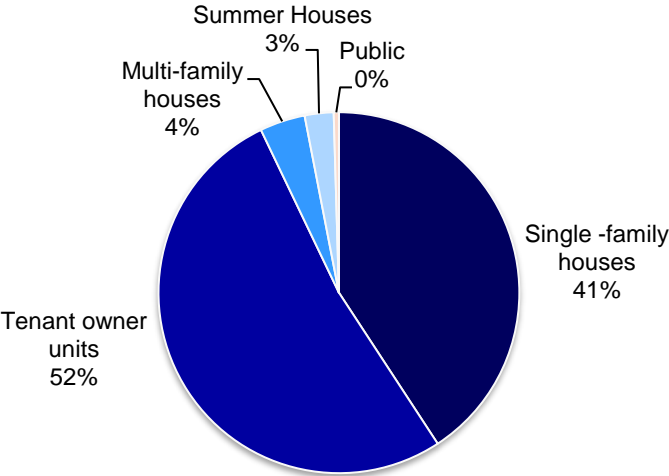
Q2 2021

Cover pool summary	
Pool notional	EUR 23.3bn
Outstanding Covered Bonds	EUR 20.8bn
Cover pool content	Mortgage loans secured by residential property. Loans guaranteed by public sector
Geographic distribution	Throughout Finland with concentration in urban areas
Asset distribution	99.5% residential, 0.5% public sector
Weighted average LTV*	51.0% (indexed, calculated per property)
Average loan size*	EUR 71.8k
Over collateralisation, OC	12.4%
Rate type**	Fixed rate 1.3%, Floating rate 98.7%
Amortisation**	Bullet/ interest only 5.3%, Amortising 94.7%
Substitute assets	None
Pool type	Dynamic
Loans originated by	Nordea Bank Abp (as of 1 October 2018)

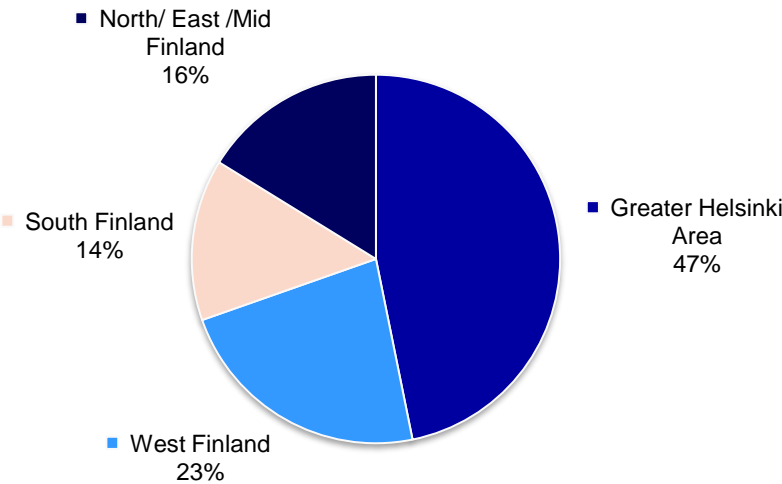
# Cover pool key characteristics (2)

Q2 2021

Cover pool balance by loan category



Cover pool balance by region





### 3. Asset quality

# Loan To Value (LTV)

Continuous distribution where each loan can exist in multiple buckets

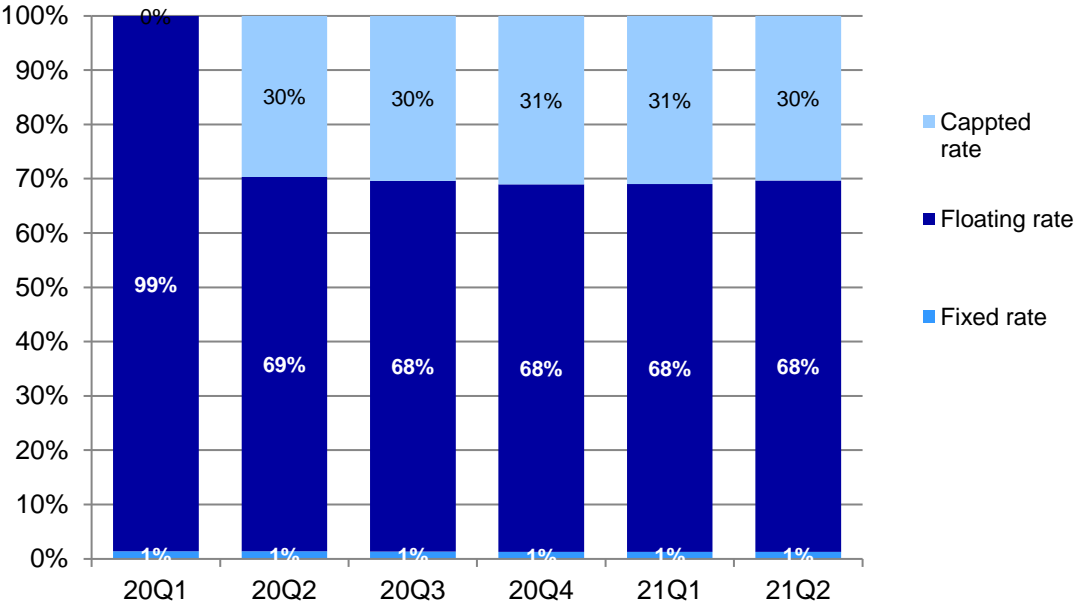
Q2 2021

Weighted Average LTV – Unindexed		52.7%	
LTV buckets	Nominal (EURm)	% Residential Loans	
>0 - <=40 %	17 316	75%	
>40 - <=50 %	2 573	11%	
>50 - <=60 %	1 979	9%	
>60 - <=70 %	1 372	6%	
Total	23 240	100%	
Weighted Average LTV - Indexed		50.9%	
LTV buckets	Nominal (EURm)	% Residential Loans	
>0 - <=40 %	17 697	76%	
>40 - <=50 %	2 465	11%	
>50 - <=60 %	1 842	8%	
>60 - <=70 %	1 236	5%	
Total	23 240	100%	

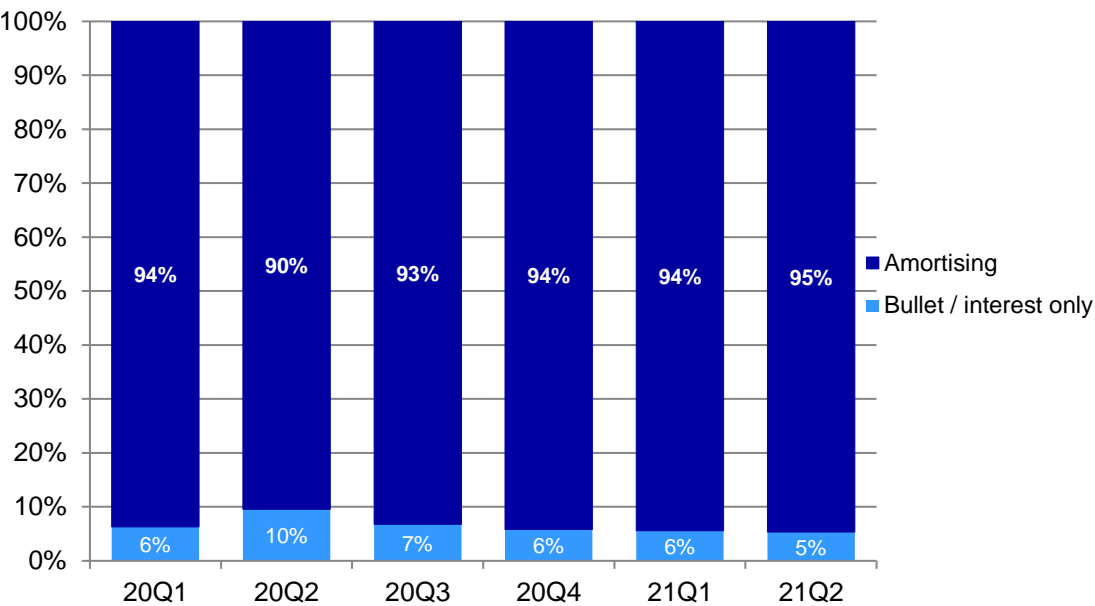
# Loan structure

Q2 2021

Rate type



Repayment



# Underwriting criteria

Q2 2021

- Residential mortgage loans
  - Nordea's credit decision is based on the borrower's repayment capacity and collateral is always taken
  - Collateral must be in the form of mortgages in real estate or in shares in housing companies
  - Repayment ability of borrowers is calculated using stressed scenarios
  - Credit bureau check is always conducted (Suomen Asiakastieto)
  - Individual valuation of property based on market value
  - Repayment schedules ranging from 20 to 35 years
- Multi-family residential mortgage loans
  - Borrowers with strong EBITDA/debt and cash flow based on e.g. long-term high quality lease contracts and adequate interest rate hedging
  - Individual credit decision based on credit policy and rating
  - An evaluation of all property-related commitments is performed in the ordinary annual review against a background of quality issues/risk factors regarding the property itself, the lease, the management, the long-term cash flow and -strength of balance sheet/gearing. The analysis focuses on the repayment capacity
  - Individual valuation of property based on market value

## 4. Covered Bond framework

# Finnish covered bond framework

Q2 2021

- Legal framework
  - Finnish Covered Bond Act (statute 688/2010)
- Registration
  - Collateral assets remain on the balance sheet of the issuer
  - Covered bonds, collateral and relevant derivative contracts are entered in a separate register
- Limit on LTV ratio – based on the current value
  - 70% for housing loans (residential property)
  - 60% for commercial loans (commercial property)
- Matching cover requirements
  - Total value of the cover pool must be greater than the aggregate outstanding principal amount of the covered bonds
  - Net present value of the cover pool must be at least 2% above the net present value of the liabilities under the covered bonds
- Liquidity requirements
  - Average maturity of the covered bonds must not exceed the average maturity of the loans entered in the register
  - Total amount of interest accrued from the cover pool assets, during any 12-month period, must be sufficient to cover the total amount payable under covered bonds and derivatives transactions during the same period

# Finnish covered bond framework (2)

Q2 2021

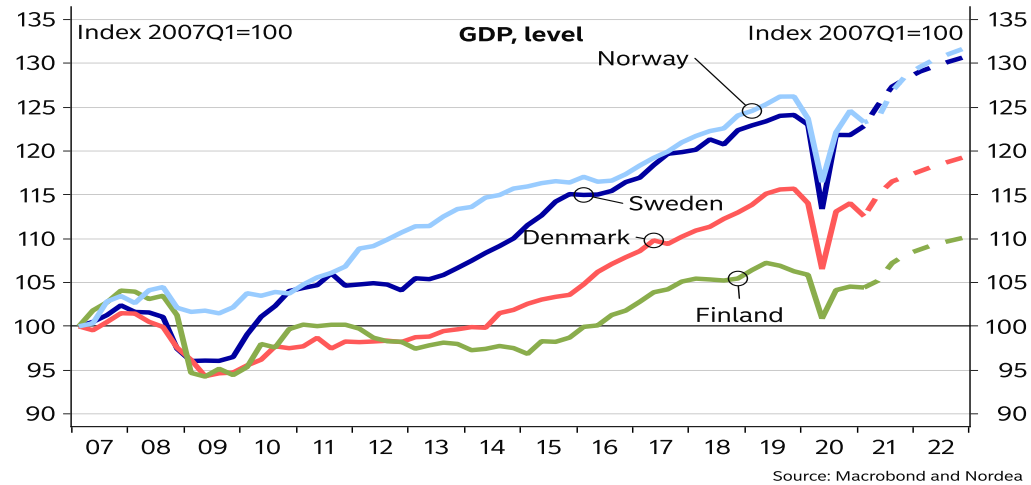
- Bankruptcy remoteness and preferential claim
  - Isolation of registered collateral assets, registered derivatives from all other assets and liabilities of the insolvent issuer
  - Holders of covered bonds together with counterparties of registered derivatives and bankruptcy liquidity loans in bankruptcy would rank pari passu and have a preferential claim to the cover pool (subject to a maximum LTV ratio of 70% for residential loans and 60% for commercial loans)
- Post-bankruptcy procedures
  - A bankruptcy administrator is appointed by the court (administration of estate) and a supervisor is appointed by the Finnish FSA (protection of covered bond creditors' rights)
  - The cover pool, derivatives and covered bonds to be kept separated from the bankruptcy estate as long as stipulated matching and liquidity requirements are met
  - Covered bond creditors and counterparties of registered derivatives would rank pari passu and have a preferential claim on the proceeds of the liquidation of the cover pool

## 5. Macroeconomy



# Nordic economies – resilient economies back on track

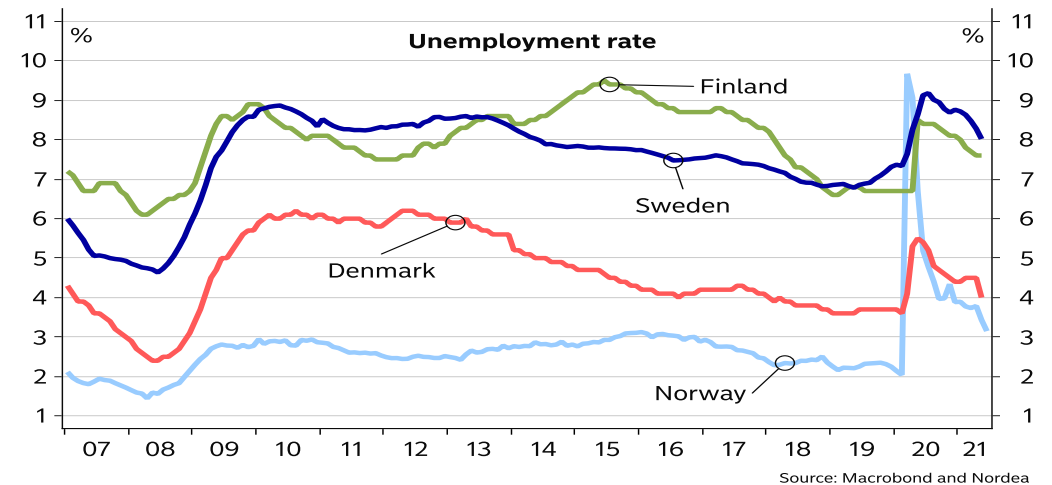
## GDP development



## Comments

- After the dramatic setback in 2020 due to the coronavirus, the Nordic economies have almost fully recovered
- Vaccines have brought long-awaited relief and the prospect of a return to normal. Nordic households' relatively strong finances have paved the way for a broad recovery, as pent-up demand unwinds when restrictions are lifted
- The labour market has shown resilience, largely due to government subsidies such as short-term furloughs. The hard-hit services sector is rebounding, and GDP is expected to reach pre-crisis levels in mid-to-late 2021

## Unemployment rate

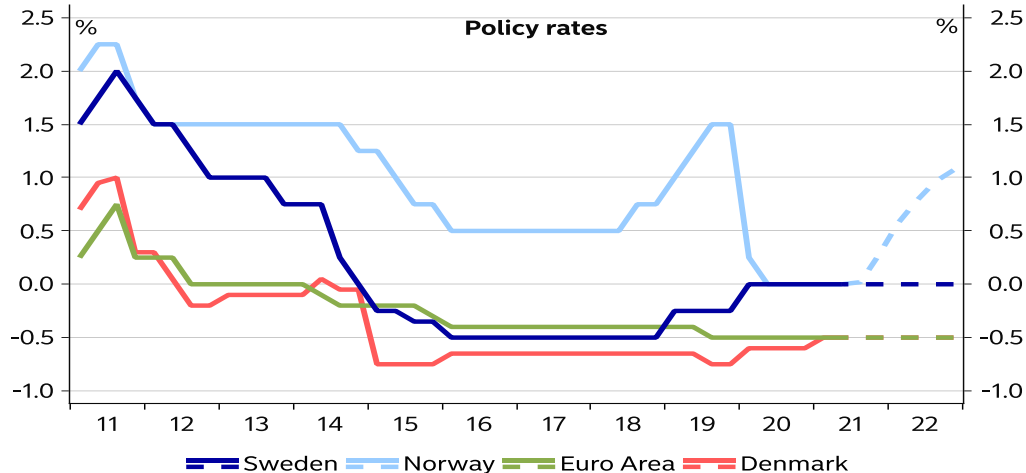


## GDP, forecasts from Economic Outlook May 2021

Country (% y/y)	2020	2021E	2022E
Denmark	-2.7	3.0	2.8
Finland	-2.8	3.0	3.0
Norway	-2.5	3.5	4.0
Sweden	-3.1	4.5	3.0

# Nordic rates – Nordics well-equipped to handle long-term consequences of COVID

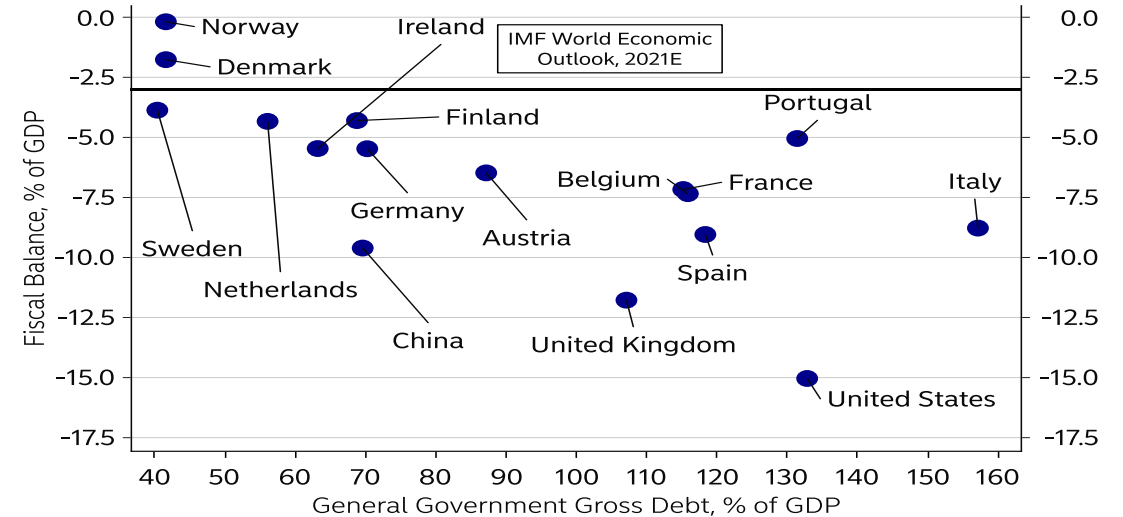
## Policy rates



## Comments

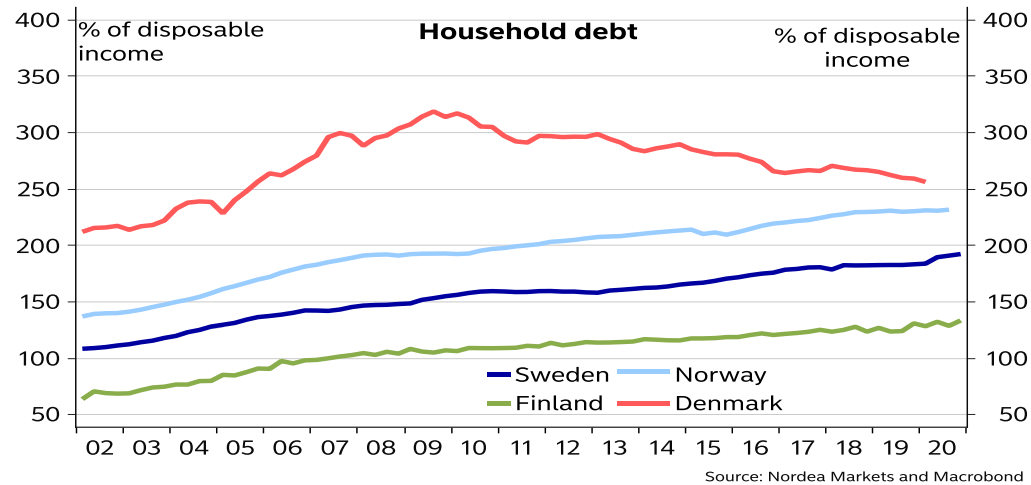
- Norges Bank now expects to start hiking rates in September this year, with a second hike likely in December. Policy rates in the euro area, Denmark and Sweden are expected to remain unchanged throughout the forecast period
- Sveriges Riksbank and the ECB launched new large-scale asset purchase programmes (QE) as a response to the COVID-19 crisis. The ECB is expected to purchase financial assets corresponding to 7% of euro area GDP in 2021, while Sveriges Riksbank's purchases amount to an expected 8% of GDP
- Solid public finances prior to the crisis have enabled the Nordic governments to act swiftly during the crisis, and large recovery packages have been announced in 2021 as well. Fiscal deficits are expected to narrow this year and approach zero in 2022, except in Finland. The Nordics are relatively well equipped to handle the long-term consequences of the pandemic

## Public balance/debt, % of GDP, 2021E



# Households remain resilient

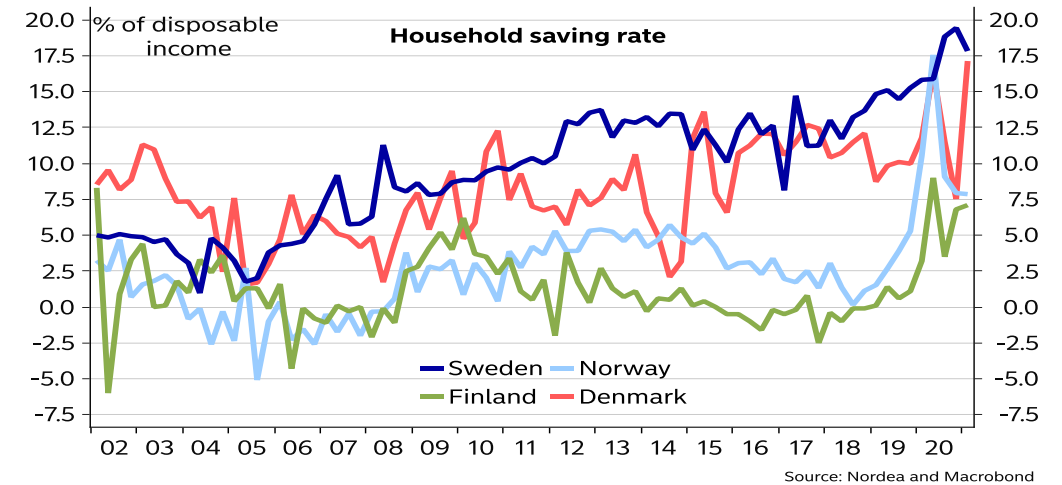
## Household debt



## Comments

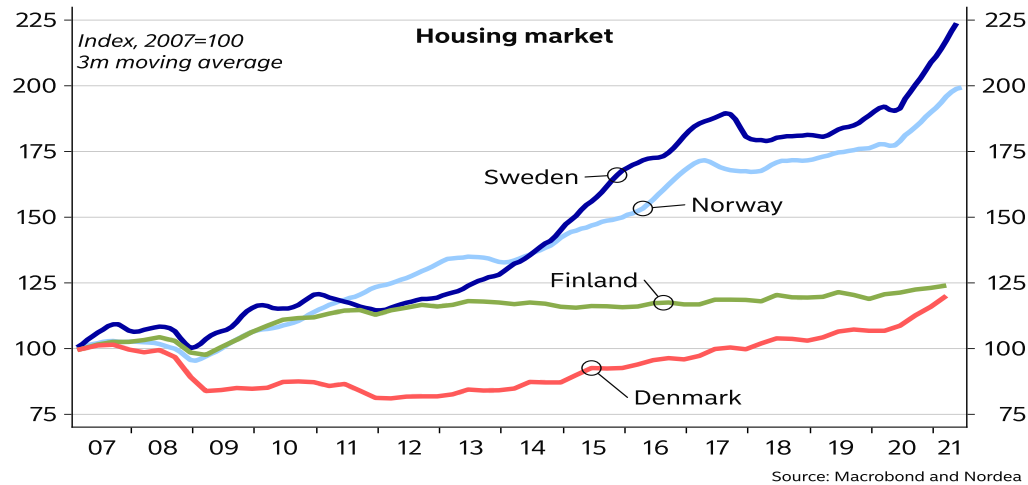
- Household savings have increased dramatically during the crisis, mainly due to a decline in spending. Despite high debt levels, Nordic households' strong finances are expected to support economic growth as restrictions are lifted. Low interest rates and economic stimulus continue to support credit growth and the housing market
- Early labour market measures, automatic stabilisers and other measures to stimulate demand have helped to soften the blow to households and businesses. Robust public finances prior to the crisis have increased the credibility of the measures and harsh fiscal tightening is neither needed in the short term nor expected, which is important for households' income expectations

## Household savings

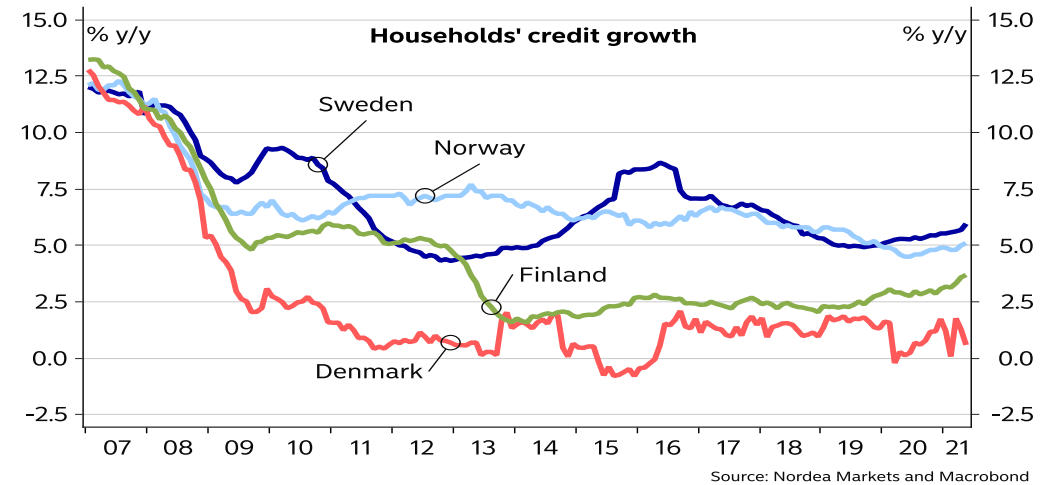


# Nordic housing markets heat up

## House prices



## Households' credit growth



## Comments

- Contrary to expectations, house prices have increased to record-high levels in all the Nordic countries during the crisis. This is not least due to unprecedented expansionary fiscal and monetary policy in support of households and businesses
- The crisis has had a limited effect on those groups in the labour market which are more active in the housing market, while demand has surged due to preferences shifting towards larger housing and single-family homes. At the same time, people's mobility has been severely restricted, causing a sharp decline in the number of homes on the market, which in turn has contributed to driving prices higher
- House prices are expected to continue to rise in all four countries this year and next year. However, interest rates are not likely to be reduced any further, and at some point the expansionary fiscal policies will come to an end. Moreover, as mobility levels increase, the housing supply will increase again. Against this backdrop, the pace of price growth will slow. If the housing market remains in good shape, the economy will as well, so the benign trend in house prices has helped all the Nordic countries get through the crisis

## 6. Further information

# Nordea Mortgage Bank – outstanding benchmark covered bonds

Q2 2021

Breakdown by ISIN				
ISIN	Currency	Amount (EURm)	Maturity	Coupon
XS1554271590	EUR	1 500	2022-01-24	0,025
XS2157194643	EUR	8 500	2022-05-16	FRN
XS1308350237	EUR	1 250	2022-10-19	0,625
XS1784067529	EUR	1 250	2023-02-28	0,25
XS1522968277	EUR	1 000	2023-11-21	0,25
XS1132790442	EUR	1 000	2024-11-05	1
XS1825134742	EUR	1 000	2025-05-23	0,625
XS1963717704	EUR	1 500	2026-03-18	0,25
XS1204140971	EUR	1 000	2027-03-17	0,625
XS2013525410	EUR	1 000	2027-06-18	0,125
XS1784071042	EUR	750	2033-02-28	1,375
Total		19 750		

# Contacts

## Investor Relations

### Andreas Larsson

Head of Debt IR  
Mobile: +46 709 70 75 55  
Tel: +46 10 156 29 61  
[andreas.larsson@nordea.com](mailto:andreas.larsson@nordea.com)

### Maria Caneman

Senior Debt IR Officer  
Mobile: +46 738 66 17 24  
Tel: +46 10 156 50 19  
[maria.caneman@nordea.com](mailto:maria.caneman@nordea.com)

## Group Treasury

### Petra Mellor

Chief Treasury Manager  
Mobile: +46 702 77 8372  
Tel: +46 8 407 9124  
[petra.mellor@nordea.com](mailto:petra.mellor@nordea.com)