

Cover Pool Information - Sparebanken Sør Boligkreditt AS

Report date:	31.12.2015
Currency	NOK

1. Cover Pool Composition	
Type of Collateral:	100% residential
Total LOAN BALANCE:	25.673.390.250
Average LOAN BALANCE:	1.017.614
NO. OF LOANS	25.229
WA SEASONING (in months):	36
WA REMAINING TERM (in months):	206
NO. OF BORROWERS	22.752
NO. OF PROPERTIES	24.755
WA Indexed LTV (LOAN BALANCE/INDEXED valuation) (e.g. 85% or 0.85):	55,30 %
WA LTV(LOAN BALANCE/original valuation)(e.g. 85% or 0.85):	58,30 %
Percentage of VARIABLE MORTGAGES (S.Def.):	100,00 %
Loans in arrears > 90 days (e.g. 1% or 0.01):	0,00 %
Substitute assets:	
Committed over collateralisation:	2,00 %
Over Collateralisation:	16,76 %
Total Cover Pool	25.673.390.250

2. LTV Breakdown

2.1 Unindexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	3.415.147.088	6.971	13,30 %
>40%-≤50%	2.763.495.311	3.000	10,76 %
>50%-≤60%	4.104.685.693	3.703	15,99 %
>60%-≤70%	9.543.416.868	6.965	37,17 %
>70%-≤80%	5.846.645.290	4.590	22,77 %
>80%-≤85%			0,00 %
>85%-≤90%			0,00 %
>90%-≤95%			0,00 %
>95%-≤100%			0,00 %
>100%-≤105%			0,00 %
>105%			0,00 %
Total	25.673.390.250	25.229	100,00 %

2.2 Indexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	5.102.129.363	9.619	19,87 %
>40%-≤50%	3.367.109.998	3.245	13,12 %
>50%-≤60%	5.041.639.104	4.031	19,64 %
>60%-≤70%	7.792.175.872	5.359	30,35 %
>70%-≤80%	3.917.166.292	2.620	15,26 %
>80%-≤85%	249.346.257	209	0,97 %
>85%-≤90%	108.951.984	91	0,42 %
>90%-≤95%	45.182.593	23	0,18 %
>95%-≤100%	37.244.927	24	0,15 %
>100%-≤105%	12.443.860	8	0,05 %
>105%			0,00 %
Total	25.673.390.250	25.229	100,00 %

3. Regional distribution							
	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Akershus	916.136.690	3,57 %	114.537.541	111.357.412	177.509.422	348.134.512	164.597.803
Aust-Agder	7.362.269.490	28,68 %	1.048.915.224	767.239.433	1.145.104.247	2.684.750.042	1.716.260.544
Buskerud	260.335.744	1,01 %	27.076.222	36.248.997	40.331.921	84.341.522	72.337.082
Finmark	5.797.642	0,02 %	608.908	1.962.448	978.044	2.248.242	-
Hedmark	47.477.905	0,18 %	4.035.417	1.903.722	10.856.523	17.378.202	13.304.041
Hordaland	275.762.919	1,07 %	34.169.355	33.912.933	41.785.117	107.292.585	58.602.929
Møre og Romsdal	61.508.711	0,24 %	9.077.554	5.738.062	7.588.484	25.037.684	14.066.927
Nordland	12.155.547	0,05 %	1.270.136	732.283	2.976.501	5.945.155	1.231.472
Nord-Trøndelag	18.856.319	0,07 %	2.883.080	2.275.710	2.665.187	10.841.295	191.047
Oppland	33.852.801	0,13 %	7.553.214	3.035.163	2.594.086	15.149.069	5.521.269
Oslo	2.188.031.802	8,52 %	287.164.051	271.045.602	416.723.822	752.055.946	461.042.381
Østfold	164.942.664	0,64 %	16.719.513	11.426.058	17.051.963	79.420.308	40.324.822
Rogaland	480.331.903	1,87 %	61.443.594	53.584.779	73.838.969	206.585.433	84.879.128
Sogn og Fjordane	12.786.946	0,05 %	799.081	545.020	1.489.726	7.398.647	2.554.472
Sør-Trøndelag	89.871.186	0,35 %	6.313.100	21.683.531	9.560.604	35.340.863	16.973.088
Telemark	2.120.368.302	8,26 %	209.855.483	207.145.247	289.933.912	844.980.660	568.453.000
Troms	32.932.664	0,13 %	5.177.433	3.625.399	583.278	14.785.803	8.760.751
Vest-Agder	11.322.034.582	44,10 %	1.549.679.297	1.204.272.940	1.833.040.092	4.197.528.926	2.537.513.327
Vestfold	218.481.516	0,85 %	18.982.953	18.435.585	26.240.369	80.578.235	74.244.374
Øvrige	49.454.917	0,19 %	8.885.932	7.324.987	3.833.426	23.623.739	5.786.833
Total	25.673.390.250	100,00 %	3.415.147.088	2.763.495.311	4.104.685.693	9.543.416.868	5.846.645.290

4. Loans in arrears

Months/LTV	Total	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
<2 (and not BPI or Fce)	5.362.269	1	-	3.562.269	1.800.000	-	
≥2-<6 (and not BPI or Fce)	-	0					
≥6-<12 (and not BPI or Fce)	-	0					
>12 (and not BPI or Fce)	-	0					
Bankruptcy proceedings initiated ("BPI") (and not Fce)	-	0					
Foreclosure ("Fce")	-	0					
Total	5.362.269	1	0	3.562.269	1.800.000	0	0

5. Seasoning

(in months)	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
< 12	5.393.598.141	21,01 %	619.608.285	576.564.377	750.546.217	2.429.816.712	1.017.062.550
≥12-<24	5.901.369.596	22,99 %	734.399.010	550.962.190	883.415.870	2.511.897.535	1.220.694.991
≥24-<36	4.120.458.925	16,05 %	469.057.292	395.466.652	664.331.442	1.492.599.857	1.099.003.682
≥36-<60	5.544.770.943	21,60 %	731.219.260	605.039.975	885.877.206	1.801.900.980	1.520.733.522
≥60	4.713.192.645	18,36 %	860.863.241	635.462.117	920.514.958	1.307.201.784	989.150.545
Total	25.673.390.250	100,00 %	3.415.147.088	2.763.495.311	4.104.685.693	9.543.416.868	5.846.645.290

6. Principal Payment Frequency

	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Monthly	18.358.193.552	71,51 %	2.403.948.467	1.831.083.458	2.640.634.046	6.958.434.877	4.524.092.704
Quarterly / Semi-annually	65.230.283	0,25 %	20.033.958	9.050.961	18.150.811	12.719.068	5.275.486
Annually	3.729.682	0,01 %	1.354.444	179.128	148.865	2.047.245	0
BULLET	331.186.734	1,29 %	44.055.397	35.649.090	52.950.445	123.110.078	75.421.724
Other (Flexible loans)	6.915.049.999	26,93 %	945.754.822	887.532.675	1.392.801.526	2.447.105.600	1.241.855.376
Total	25.673.390.250	100,00 %	3.415.147.088	2.763.495.311	4.104.685.693	9.543.416.868	5.846.645.290

7. Interest rate type

	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%	LTV 70 - 75%
Floating rate	25.673.390.250	100,00 %	3.415.147.088	2.763.495.311	4.104.685.693	9.543.416.868	5.846.645.290
Fixed rate with reset <2 years	0	0,00 %					
Fixed rate with reset ≥2 but < 5 years	0	0,00 %					
Fixed rate with reset ≥5 years	0	0,00 %					
Total	25.673.390.250	100 %	3.415.147.088	2.763.495.311	4.104.685.693	9.543.416.868	5.846.645.290

