

Cover Pool Information - Sparebanken Sør Boligkreditt AS

Report date:	31.03.2016
Currency	NOK

1. Cover Pool Composition	
Type of Collateral:	100% residential
Total LOAN BALANCE:	28.605.695.801
Average LOAN BALANCE:	1.064.160
NO. OF LOANS	26.881
WA SEASONING (in months):	35
WA REMAINING TERM (in months):	207
NO. OF BORROWERS	24.187
NO. OF PROPERTIES	26.301
WA Indexed LTV (LOAN BALANCE/INDEXED valuation) (e.g. 85% or 0.85):	54,00 %
WA LTV(LOAN BALANCE/original valuation)(e.g. 85% or 0.85):	59,20 %
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:	10,66 %
Total Cover Pool	28.605.695.801

2. LTV Breakdown

2.1 Unindexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	3.699.819.452	7.165	12,93 %
>40%-≤50%	2.996.289.878	3.134	10,47 %
>50%-≤60%	4.608.081.155	4.060	16,11 %
>60%-≤70%	11.416.799.269	8.106	39,91 %
>70%-≤80%	5.884.706.047	4.416	20,57 %
>80%-≤85%			0,00 %
>85%-≤90%			0,00 %
>90%-≤95%			0,00 %
>95%-≤100%			0,00 %
>100%-≤105%			0,00 %
>105%			0,00 %
Total	28.605.695.801	26.881	100,00 %

2.2 Indexed LTV Ranges Distribution	Total LOAN BALANCE	NO. OF LOANS	in % of Total LOAN BALANCE
0-≤40%	6.009.198.223	10.570	21,01 %
>40%-≤50%	3.836.131.594	3.476	13,41 %
>50%-≤60%	5.959.277.462	4.469	20,83 %
>60%-≤70%	9.845.738.901	6.367	34,42 %
>70%-≤80%	2.689.969.431	1.792	9,40 %
>80%-≤85%	162.221.676	134	0,57 %
>85%-≤90%	32.208.839	26	0,11 %
>90%-≤95%	20.702.090	16	0,07 %
>95%-≤100%	40.055.338	25	0,14 %
>100%-≤105%	10.192.247	6	0,04 %
>105%			0,00 %
Total	28.605.695.801	26.881	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%
Akershus	1.075.735.146	3,76 %	128.297.666	124.909.223	212.416.156	432.186.065
Aust-Agder	8.078.456.423	28,24 %	1.111.287.603	818.639.189	1.272.936.088	3.146.936.726
Buskerud	282.730.416	0,99 %	27.923.978	38.754.679	38.116.817	99.494.399
Finnmark	7.698.739	0,03 %	2.285.728	1.950.455	964.369	2.498.187
Hedmark	55.261.450	0,19 %	4.236.658	2.196.727	12.731.216	23.322.052
Hordaland	302.599.877	1,06 %	38.535.200	34.965.252	47.641.616	120.829.269
Møre og Romsdal	73.093.404	0,26 %	10.759.902	5.626.644	8.872.917	37.714.924
Nordland	15.925.478	0,06 %	1.282.436	686.634	2.962.815	9.988.105
Nord-Trøndelag	20.571.887	0,07 %	2.952.587	4.489.930	2.618.039	9.838.002
Oppland	35.599.134	0,12 %	7.500.662	3.016.280	6.452.617	15.297.837
Oslo	2.450.181.094	8,57 %	332.831.974	293.326.364	496.905.252	940.144.252
Østfold	192.230.207	0,67 %	21.758.981	18.681.998	19.168.923	88.197.255
Rogaland	514.368.405	1,80 %	61.453.151	61.747.875	73.672.119	218.269.723
Sogn og Fjordane	9.768.541	0,03 %	799.947	546.222	2.359.432	3.071.301
Sør-Trøndelag	102.404.366	0,36 %	7.007.588	23.095.218	14.742.207	44.337.039
Telemark	2.378.929.040	8,32 %	226.434.254	216.995.651	319.992.163	1.049.417.330
Troms	34.341.701	0,12 %	6.412.787	3.555.672	1.430.443	14.333.635
Vest-Agder	12.658.744.924	44,25 %	1.677.233.948	1.307.495.101	2.035.681.688	5.033.395.612
Vestfold	258.487.029	0,90 %	22.073.416	23.607.300	32.045.706	100.806.004
Øvrige	58.568.540	0,20 %	9.195.878	12.003.464	6.370.572	26.721.552
Total	28.605.695.801	100,00 %	3.700.264.344	2.996.289.878	4.608.081.155	11.416.799.269

4. Loans in arrears

Months/LTV	Total	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%
<2 (and not BPI or Fce)	9.770.532	0,03 %	856.429	731.477	2.228.062	2.650.303
≥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	9.770.532	0,000341559	856.429	731.477	2.228.062	2.650.303

5. Seasoning

(in months)	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%
< 12	7.083.319.561	24,76 %	814.706.925	725.493.670	1.089.804.810	3.445.831.908
≥12-<24	6.582.032.914	23,01 %	783.430.694	621.277.953	967.958.039	2.907.768.985
≥24-<36	4.141.175.872	14,48 %	475.268.071	391.405.481	649.645.043	1.651.688.910
≥36-<60	5.682.916.618	19,87 %	730.500.236	608.216.485	917.401.499	1.896.498.006
≥60	5.116.250.836	17,89 %	895.913.526	649.896.289	983.271.764	1.515.011.460
Total	28.605.695.801	100,00 %	3.699.819.452	2.996.289.878	4.608.081.155	11.416.799.269

6. Principal Payment Frequency

	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%
Monthly	20.079.576.428	70,19 %	2.566.728.844	1.943.348.695	2.890.454.498	8.252.962.824
Quarterly / Semi-annually	67.106.802	0,23 %	19.416.969	16.165.413	13.810.206	12.441.305
Annually	3.613.946	0,01 %	1.148.362	200.019	81.894	2.183.671
BULLET	346.128.919	1,21 %	44.767.815	36.255.108	55.757.782	138.143.271
Other (Flexible loans)	8.109.269.706	28,35 %	1.067.757.462	1.000.320.643	1.647.976.775	3.011.068.198
Total	28.605.695.801	100,00 %	3.699.819.452	2.996.289.878	4.608.081.155	11.416.799.269

7. Interest rate type

	Total LOAN BALANCE	in % of Total LOAN BALANCE	LTV 0 - 40%	LTV 40 - 50%	LTV 50 - 60%	LTV 60 - 70%
Floating rate	28.605.695.801	100,00 %	3.699.819.452	2.996.289.878	4.608.081.155	11.416.799.269
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	28.605.695.801	100 %	3.699.819.452	2.996.289.878	4.608.081.155	11.416.799.269

LTV 70 - 75%	
177.926.036	Akershus 3,76%
1.728.656.817	Aust-Agder 28,24%
78.440.543	Buskerud 0,99%
444.892	Finnmark 0,03%
12.774.797	Hedmark 0,19%
60.628.540	Hordaland 1,06%
10.119.017	Møre og Romsdal 0,26%
1.005.488	Nordland 0,06%
673.329	Nord-Trøndelag 0,07%
3.331.738	Oppland 0,12%
386.973.252	Oslo 8,57%
44.423.050	Østfold 0,67%
99.225.537	Rogaland 1,8%
2.991.639	Sogn og Fjordane 0,03%
13.222.314	Sør-Trøndelag 0,36%
566.089.642	Telemark 8,32%
8.609.164	Troms 0,12%
2.604.938.575	Vest-Agder 44,25%
79.954.603	Vestfold 0,9%
4.277.074	Øvrige 0,2%
5.884.261.155	

LTV 70 - 75%
3.304.261
3.304.261

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1.007.482.248
1.301.597.243
973.168.367
1.530.300.392
1.072.157.797
5.884.706.047

LTV 70 - 75%
4.426.081.566
5.272.909
0
71.204.943
1.382.146.628
5.884.706.047

LTV 70 - 75%
5.884.706.047
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