



ÅRSREGNSKAPET FOR REGNSKAPSÅRET 2022 - GENERELL INFORMASJON

Enheten

Organisasjonsnummer: 884 031 222
Organisasjonsform: Aksjeselskap
Foretaksnavn: MØRE BOLIGKREDITT AS
Forretningsadresse: Kipervikgata 6
6003 ÅLESUND

Regnskapsår

Årsregnskapets periode: 01.01.2022 - 31.12.2022

Konsern

Morselskap i konsern: Nei

Regnskapsregler

Regler for små foretak benyttet: Nei
Benyttet ved utarbeidelsen av årsregnskapet til selskapet: IFRS

Årsregnskapet fastsatt av kompetent organ

Bekreftet av representant for selskapet: Ann Lisbeth Nordstrand Nilsen
Dato for fastsettelse av årsregnskapet: 01.03.2023

Grunnlag for avgivelse

År 2022: Årsregnskapet er elektronisk innlevert
År 2021: Tall er hentet fra elektronisk innlevert årsregnskap fra 2022

Det er ikke krav til at årsregnskapet m.v. som sendes til Regnskapsregisteret er undertegnet. Kontrollen på at dette er utført ligger hos revisor/enhetens øverste organ. Sikkerheten ivaretas ved at innsender har rolle/rettighet for innsending av årsregnskapet via Altinn, og ved at det bekreftes at årsregnskapet er fastsatt av kompetent organ.

Brønnøysundregistrene, 07.06.2024



Resultatregnskap

Beløp i: NOK	Note	2022	2021
RESULTATREGNSKAP			
Renteinntekter og lignende inntekter			
Renteinntekter beregnet etter effektivrentemetoden av utlån til og fordringer på kredittinstitusjone		21 000 000	11 000 000
Renteinntekter beregnet etter effektivrentemetoden av utlån til og fordringer på kunder		840 000 000	594 000 000
Renteinntekter beregnet etter effektivrentemetoden av rentebærende verdipapirer		9 000 000	4 000 000
Sum renteinntekter og lignende inntekter	14 23	870 000 000	609 000 000
Rentekostnader og lignende kostnader			
Rentekostnader beregnet etter effektivrentemetoden på gjeld til kredittinstitusjoner og finansiering		79 000 000	31 000 000
Rentekostnader beregnet etter effektivrentemetoden på utstedte verdipapirer		522 000 000	211 000 000
Øvrige rentekostnader		6 000 000	7 000 000
Sum rentekostnader og lignende kostnader	14 23	607 000 000	249 000 000
Netto renteinntekter		263 000 000	360 000 000
Provisjonsinntekter og inntekter fra banktjenester		0	0
Provisjonskostnader og kostnader ved banktjenester		0	0
Utbytte og andre inntekter av egenkapitalinstrumenter			
Sum utbytte og andre inntekter av egenkapitalinstrumenter		0	0
Netto verdiendring og gevinst/tap på valuta og finansielle instrumenter			
Netto verdiendring og gevinst/tap på utlån og fordringer		-4 000 000	5 000 000
Netto verdiendring og gevinst/tap på rentebærende verdipapirer		-4 000 000	-2 000 000
Netto verdiendring og gevinst/tap på finansielle forpliktelser (med unntak av finansielle derivater)		-18 000 000	-9 000 000
Netto verdiendring og gevinst/tap på valuta og finansielle derivater		-3 000 000	3 000 000
Sum netto verdiendring og gevinst/tap på valuta og finansielle instrumenter	15	-29 000 000	-3 000 000



Resultatregnskap

Beløp i: NOK	Note	2022	2021
Lønn og andre personalkostnader	16	2 000 000	2 000 000
Andre driftskostnader	23	49 000 000	49 000 000
Av-/nedskrivninger, verdiendringer og gevinst/tap på ikke-finansielle eiendeler			
Sum av-/nedskrivninger, verdiendringer og gevinst tap på ikke-finansielle eiendeler		0	0
Kredittap på utlån, garantier mv. og rentebærende verdipapirer			
Kredittap på utlån målt til amortisert kost eller virkelig verdi med 9 verdiendring over andre inntekt		6 000 000	0
Sum kredittap på utlån, garantier og rentebærende verdipapirer		6 000 000	0
Resultat før skatt fra videreført virksomhet		177 000 000	306 000 000
Skatt på resultat fra videreført virksomhet	17	39 000 000	67 000 000
Resultat etter skatt fra videreført virksomhet		138 000 000	239 000 000
Resultat før andre inntekter og kostnader		138 000 000	239 000 000
Andre inntekter og kostnader			
Øvrige andre inntekter og kostnader		30 000 000	3 000 000
Skatt på andre inntekter og kostnader som kan bli omklassifisert til resultatet	17	6 000 000	1 000 000
Sum andre inntekter og kostnader		24 000 000	2 000 000
Totalresultat for regnskapsåret		162 000 000	241 000 000



Balanse

Beløp i: NOK	Note	2022	2021
BALANSE - EIENDELER			
Utlån til og fordringer på kredittinstitusjoner og finansieringsforetak			
Utlån og fordringer på kredittinstitusjoner og finansieringsforetak	7 13	1 660 000 000	1 044 000 000
til amortisert kost	19 23		
Sum utlån og fordringer på kredittinstitusjoner og finansieringsforetak		1 660 000 000	1 044 000 000
Utlån til og fordringer på kunder			
Utlån og fordringer på kunder til virkelig verdi	20	2 446 000 000	2 597 000 000
Utlån og fordringer på kunder til amortisert kost	5 6 7 8 9 11 13 18 19 20	28 018 000 000	26 374 000 000
Sum utlån og fordringer på kunder		30 464 000 000	28 971 000 000
Rentebærende verdipapirer			
Rentebærende verdipapirer til virkelig verdi	7 13 18 20	121 000 000	668 000 000
Sum rentebærende verdipapirer		121 000 000	668 000 000
Finansielle derivater			
Finansielle derivater	10 11 12 18 20 21	469 000 000	540 000 000
Varige driftsmidler			
Sum varige driftsmidler		0	0
Andre eiendeler			
Sum andre eiendeler		0	0
SUM EIENDELER		32 714 000 000	31 223 000 000

BALANSE - GJELD OG EGENKAPITAL

GJELD



Balanse

Beløp i: NOK	Note	2022	2021
Innlån fra kredittinstitusjoner og finansieringsforetak			
Innlån fra kredittinstitusjoner og finansieringsforetak til amortisert kost	13 19 23	3 782 000 000	3 548 000 000
Sum innlån fra kredittinstitusjoner og finansieringsforetak		3 782 000 000	3 548 000 000
Innskudd og andre innlån fra kunder			
Sum innskudd og andre innlån fra kunder		0	0
Gjeld stiftet ved utstedelse av verdipapirer			
Gjeld stiftet ved utstedelse av verdipapirer til amortisert kost	12 13 18 19 22 23	26 807 000 000	25 603 000 000
Sum gjeld stiftet ved utstedelse av verdipapirer		26 807 000 000	25 603 000 000
Finansielle derivater			
Finansielle derivater	10 11 12 18 20 21	298 000 000	79 000 000
Annen gjeld			
Avsetninger			
Forpliktelser ved periodeskatt	17	27 000 000	132 000 000
Forpliktelser ved utsatt skatt	17	88 000 000	70 000 000
Sum avsetninger		115 000 000	202 000 000
Ansvarlig lånekapital			
Sum ansvarlig lånekapital		0	0
Fondsobligasjonskapital			
Sum fondsobligasjonskapital		0	0
Sum gjeld		31 002 000 000	29 432 000 000
EGENKAPITAL			
Innskutt egenkapital			
Aksjekapital/eierandelskapital	24	1 375 000 000	1 375 000 000
Overkursfond		175 000 000	175 000 000
Sum innskutt egenkapital		1 550 000 000	1 550 000 000



Balanse

Beløp i: NOK	Note	2022	2021
Opptjent egenkapital			
Annen egenkapital		162 000 000	241 000 000
Sum opptjent egenkapital		162 000 000	241 000 000
Sum egenkapital	3	1 712 000 000	1 791 000 000
SUM GJELD OG EGENKAPITAL		32 714 000 000	31 223 000 000



Skattedirektoratet

Saksbehandler
Rune Tystad

Deres dato
30.10.2013

Vår dato
02.12.2013

Telefon
977 59 464

Deres referanse
Ole Kjerstad

Vår referanse
2013/837499

MØRE BOLIGKREDITT AS
Postboks 121
6001 ÅLESUND

Tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk for Møre Boligkreditt AS, org.nr. 884 031 222

- Vi viser til deres brev av 30. oktober 2013 hvor dere søker om dispensasjon fra kravet til å utarbeide årsregnskap og årsberetning på norsk språk for Møre Boligkreditt AS.

Skattedirektoratet gir på bakgrunn av en konkret helhetsvurdering Møre Boligkreditt AS tillatelse til å utarbeide årsregnskap og årsberetning på engelsk språk, jf. regnskapsloven § 3-4 tredje ledd. Dispensasjonen forutsetter at opplysninger som vedtaket baserer seg på ikke endres vesentlig.

Kopi av dette brevet må sendes Regnskapsregisteret i Brønnøysund sammen med årsregnskapet. Det påligger den regnskapspliktige å dokumentere ved dette brev at tillatelsen er gitt.

Bakgrunn

Møre Boligkreditt AS er et heleid datterselskap av Sparebanken Møre. Selskapet har som formål å erverve lån med pant i bolig fra Sparebanken Møre og finansiere disse erverv gjennom utstedelse av obligasjonslån med fortrinnsrett (OMF). Selskapets OMF utstedes hovedsakelig gjennom etablert Euro Medium Term Covered Note (EMTCN) dokumentasjonsprogram som årlig oppdateres i henhold til engelsk lovgivning av Allen & Overy LLP i London. OMF utstedt av selskapet under EMTCN programmet er listet på London Stock Exchange, og utstedte OMF blir ratet av ratingbyrået Moody's Paris avdeling. Selskapet har tidligere utstedt OMF hovedsaklig i norske kroner notert på Oslo børs, men i de senere år også utstedt OMF i svenske kroner og i euro. Selskapet henvender seg jevnlig til partnere, samt eksisterende og potensielle investorer som er basert i utlandet. All informasjon som legges ut på selskapets nettside legges også ut på engelsk. Selskapet har i brev av 2. desember 2013 fra Oslo Børs fått dispensasjon fra kravet etter verdipapirhandelloven § 5-13 om å offentliggjøre opplysninger på norsk.

Skattedirektoratets vurdering

Etter regnskapsloven § 3-4 tredje ledd skal ”årsregnskapet og årsberetningen ... være på norsk. Departementet kan ved ... enkeltvedtak bestemme at årsregnskapet og/eller årsberetningen kan være på et annet språk.”

I Ot. prp. nr. 42 (1997-1998) Om lov om årsregnskap m.v., er det uttalt følgende om regnskapslovens formål, jf. pkt. 1.1:

Postadresse
Postboks 9200 Grønland
0134 Oslo
skatteetaten.no/sendepost

Besøksadresse:
Se www.skatteetaten.no
Org.nr: 996250318

Sentralbord
800 80 000
Telefaks
22 17 08 60



Regjeringen har som siktemål at regnskapsloven skal bidra til informative regnskaper for ulike grupper av regnskapsbrukere. Regnskapsbrukerne er dels investorer og kreditorer som tilfører kapital til foretakene, og dels andre grupper som har interesse av å vite hvordan foretaket drives, f.eks. de ansatte og lokalsamfunnet. Informasjonen til kapitalmarkedet skal gi grunnlag for riktig prising av finansielle objekter. Riktig prisdannelse på aksjer er en forutsetning for at ressursbruken i samfunnsøkonomien skal bli best mulig. Gode regnskaper vil også gjøre det vanskeligere for markedsdeltakere å ta ut spekulasjonsgevinster med basis i skjevt fordelt informasjon.

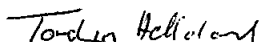
Det fremgår således at et av hovedformålene med regnskapsloven er å bidra til “*informative regnskaper for ulike grupper av regnskapsbrukere*”. Regnskapsbrukere vil omfatte, jf. uttalelsen i proposisjonen, blant andre investorer, kreditorer, ansatte og lokalsamfunnet.

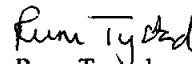
Det er etter Skattedirektoratets vurdering derfor avgjørende ved vurdering av om dispensasjon fra kravet til å utarbeide årsregnskap og/eller årsberetning på norsk kan gis, at det ikke foreligger mulige brukere av regnskapsinformasjon som blir vesentlig berørt negativt ved en eventuell dispensasjon.

Som nevnt ovenfor er det særlig hensynet til brukerne av regnskapsinformasjon som skal vurderes ved en dispensasjonssøknad. I denne vurderingen har Skattedirektoratet lagt vekt på at selskapet er et heleid datterselskap av Sparebanken Møre og at eierkretsen således er begrenset. Videre er det vektlagt at selskapets OMF hovedsakelig utstedes i utlandet og at selskapet jevnlig henvender seg til partnere, samt eksisterende og potensielle investorer som er basert i utlandet.

Vennligst oppgi vår referanse ved henvendelser i saken.

Med hilsen


Torstein Kinden Helleland
seniorrådgiver
Rettsavdelingen, foretaksskatt
Skattedirektoratet


Rune Tystad



Annual Report 2022



Møre
Boligkreditt



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Møre Boligkreditt AS

P.O.Box 121, sentrum, NO-6001 Ålesund

Visiting address: Kipervikgata 7, Ålesund

www.sbm.no/mbk



Key figures

Income statement

(Amounts in percentage of average assets)

	2022		2021	
	NOK million	%	NOK million	%
Net interest income	263	0.87	360	1.16
Other operating income	-29	-0.10	-3	-0.01
Total operating expenses	51	0.17	51	0.16
Profit before impairment on loans	183	0.60	306	0.99
Impairment on loans	6	0.02	0	0.00
Pre-tax profit	177	0.58	306	0.99
Taxes	39	0.13	67	0.22
Profit after tax	138	0.45	239	0.77

Statement of financial position

(NOK million)	31.12.2022	31.12.2021
Total assets	32 714	31 223
Average assets	30 410	30 922
Loans to and receivables from customers	30 464	28 971



Report from the Board of Directors

Figures in brackets refer to the corresponding period last year.

OPERATIONS IN 2022

Møre Boligkreditt AS is a wholly owned subsidiary of Sparebanken Møre, a regional Norwegian savings bank operating in the county of Møre og Romsdal. Møre Boligkreditt AS is licensed to operate as a mortgage company and to issue covered bonds. Møre Boligkreditt AS is Sparebanken Møre's most important source of long-term market funding and an important part of the parent bank's funding strategy. Møre Boligkreditt AS is located at Sparebanken Møre's headquarter in Kipervikgata 6, in the city of Ålesund.

Net mortgage lending to customers increased by NOK 1,493 million in 2022 and amounted to NOK 30,464 million at year end 2022 (NOK 28,971 million). Mortgages in the company's cover pool are secured by Norwegian residential properties.

One new EUR 250 million green covered bond premium loan was issued in 2022, and one NOK covered bond loan was increased by NOK 2,300 million. Two covered bond loans matured in 2022. Møre Boligkreditt AS had twelve bond loans outstanding as at 31 December 2022 with a total bond loan debt of NOK 26,807 million (NOK 25,603 million).

RATING

The rating agency Moody's has assigned Aaa-rating to bond loans issued by Møre Boligkreditt AS.

THE MORTGAGE COMPANY'S ANNUAL FINANCIAL STATEMENTS

The financial statements of Møre Boligkreditt AS show a profit before tax of NOK 177 million (NOK 306 million). Net interest income amounted to NOK 263 million in 2022 (NOK 360 million). Total operating costs amounted to NOK 51 million (NOK 51 million).

The ECL calculation as at 31 December 2022 shows expected credit loss of NOK 10 million (NOK 4 mill).

Profit after tax amounted to NOK 138 million in 2022 (NOK 239 million). Tax amounted to NOK 39 million (NOK 67 million). Total assets at the end of 2022 amounted to NOK 32,714 million (NOK 31,223 million).

Net cash flow from operating activities amounted to NOK -355 million in 2022 (NOK 45 million). The timing of the main outflow and inflow is related to payments for mortgages from the parent bank and payments related to instalment loans and credit lines to customers.

As at 31 December 2022, the company's substitute assets included in the cover pool amounted to NOK 1,503 million (NOK 1,455 million). Over-collateralisation, calculated as the nominal value of the cover pool relative to the nominal value of outstanding covered bond loan debt is 20.1 per cent as at 31 December 2022 (20.7 per cent).

Møre Boligkreditt AS' liquidity portfolio consisting of Liquidity Coverage Ratio (LCR) eligible assets amounted to NOK 113 million as at 31 December 2022, reporting total LCR of 436 per cent.

It is the opinion of the Board of Directors that the presented financial statements provide correct and adequate information about the company's operations and status as at 31 December 2022.

CAPITAL STRENGTH

Paid-in equity and retained earnings amounted to NOK 1,712 million by year-end 2022 (NOK 1,791 million). Risk weighted assets amounted to NOK 7,845 million by year-end 2022 (NOK 7,686 million). Net equity and subordinated loan capital amounted to NOK 1,515 million by year-end 2022 (NOK 1,489 million). This



corresponds to a Common Equity Tier 1 capital ratio of 19.3 per cent as at 31 December 2022 (19.4 per cent). Møre Boligkreditt AS uses internal rating based (IRB) models to calculate capital requirements for credit risk.

Norges Bank increased the countercyclical capital buffer requirement to 2.0 per cent effective from 31 December 2022. A further increase to 2.5 per cent is announced effective from 31 March 2023. The Ministry of Finance has announced an increase in the systemic risk buffer requirement from 3.0 to 4.5 per cent effective from 31 December 2023.

RISKS

Møre Boligkreditt AS is subject to a number of acts, regulations, recommendations and regulatory provisions. These regulations largely stipulate restrictions concerning the scope of the company's various risk exposures. The Board and the Managing Director of Møre Boligkreditt AS are responsible for ensuring that proper risk management is established, and that such risk management is adequate and complies with current laws and regulations. Operational risk management in Møre Boligkreditt AS is maintained by Sparebanken Møre according to service agreements concluded between Møre Boligkreditt AS and Sparebanken Møre.

Risk management emphasizes identifying, measuring and managing the company's risk elements in a manner that ensures that Møre Boligkreditt AS complies with the professional credit regulations and keeps the various risks at a low level.

CREDIT RISK

Credit risk is defined as the risk of losses associated with customers or other counterparties being unable to fulfil their obligations at the agreed time and pursuant to written agreements, and that the received collateral is not covering outstanding claims.

The credit risk strategy adopted by the company defines which loans can be acquired by the company. The strategy stipulates criteria for both borrowers and the collateral for the loans that can be acquired. At year-end 2022, the mortgages in the cover pool had an average loan-to-value ratio of 53.2 per cent, calculated as mortgage amount relative to the value of the property used as collateral. The Board regards the quality of the loan portfolio as very good and the credit risk as low.

MARKET RISK

Market risk is the risk that will arise due to the mortgage company holding or assuming positions in lending and financial instruments in which the values over time will be affected by changes in market prices. Møre Boligkreditt AS must, pursuant to laws and regulations, have very low market risk and Board approved restrictions concerning its maximum exposure to market risk. The company utilizes financial derivatives to keep this type of risk at a low level. A specific market risk strategy has been adopted for Møre Boligkreditt AS which establishes the limits for this type of risk. The company's positions in fixed interest and foreign currencies are hedged with financial derivatives. The Board considers the overall market risk as low.

LIQUIDITY RISK

Liquidity risk is the risk that Møre Boligkreditt AS will be unable to fulfil its obligations without substantial extra costs being incurred in the form of decline in asset values, forced sales or more expensive funding. The company has adopted a liquidity risk strategy and established limits for long-term funding and short-term liquidity risk limits. Bonds issued by Møre Boligkreditt AS have a soft bullet structure in which the company has the opportunity to extend the term of its borrowing by up to 12 months. Møre Boligkreditt AS reports LCR of 436 per cent by year-end 2022. The Board regards the company's liquidity risk as low.

OPERATIONAL RISK

Operational risk is the risk of losses due to inadequate or failing internal processes, human error, system failures or external events. Møre Boligkreditt AS has entered into management agreements with Sparebanken Møre. The services covered by these agreements include administration, production, IT operations, and financial and risk management. Although the operational risk of Møre Boligkreditt AS is dependent of Sparebanken Møre's ability to manage this type of risk, Møre Boligkreditt AS independently bears risk associated with errors in the deliveries and services provided by Sparebanken Møre.



The evaluation of the management and control of operational risk is included in the Group's ICAAP. The operational and established annual internal control report, both within Sparebanken Møre and by the Managing Director of Møre Boligkreditt AS, is an important tool for reducing operational risk. The internal control reports will help identifying any operational risk and enable action to be taken. The Board regards the company's operational risk as low to moderate.

CLIMATE RISK

Climate risk is the impact resulting from climate change, and climate risk will impact the company's credit risk. When assessing climate risk, two types of risks in particular must be assessed: physical risk and transitional risk.

- Physical climate risk arises as a result of more frequent and severe episodes of drought, flooding, precipitation, storms, landslides and avalanches, as well as rising sea levels.
- Transitional risk is the risk associated with changes to, and the escalation of, climate policies/regulations, the development of new technologies and changed customer preferences (consumers) and investor requirements that may result in sudden changes in the market value of financial assets.

For additional information, see Sparebanken Møre's consolidated annual report at www.sbm.no.

LEGISLATION

The EU directive 2019/2162 (The Covered Bonds Directive) came into force 8 July 2022. Only premium European covered bonds that satisfy the guidelines and meet the requirements of Article 129 of the CRR will benefit from preferential regulatory treatment.

The Norwegian Financial Supervisory Authority raised the minimum regulatory requirement for overcollateralization from 2 per cent to 5 per cent. Møre Boligkreditt AS, according to the Directive, report eligible mortgage volume in the cover pool with LTV up to 80 per cent.

The Norwegian Financial Supervisory Authority has approved Møre Boligkreditt AS' European Covered Bond Premium Program. Covered bonds issued by Møre Boligkreditt AS that complied under existing legislations before 8 July 2022 will be grandfathered and eligible for preferential treatment to maturity.

The new regulation in Norway states that the role as cover pool monitor no longer can be filled by the company's external auditor. BDO was appointed Møre Boligkreditt AS' cover pool monitor from 1 January 2023.

CORPORATE GOVERNANCE STATEMENT

Møre Boligkreditt AS complies with the latest Norwegian Code of Practice for Corporate Governance. Møre Boligkreditt AS was established as part of Sparebanken Møre's long-term funding strategy with the purpose of funding the bank through issuing covered bonds. Møre Boligkreditt AS helps ensure that the Sparebanken Møre Group properly manages its assets, as well as providing additional assurance that goals and strategies are achieved and realized.

The Board ensures that risk management and internal control are adequate and systematic, and that they have been established in compliance with the law and regulations, articles of association, ethical guidelines, instructions, and external and internal guidelines. The Board sets principles and guidelines for risk management and internal control for the various levels of activity pursuant to the company's risk bearing capacity, in order to assure that the strategies and guidelines are being followed. The Board systematically and regularly assesses the strategies and guidelines for risk management.

In order to ensure that Møre Boligkreditt AS' risk management and internal control are carried out satisfactorily, the Board continuously receives various types of reports throughout the year from Sparebanken Møre's control bodies, as well as from internal and external auditors. The Board actively participates in the annual implementation of the long-term strategic plan. The Board revises and approves all the company's general risk management documents at least once a year. Every year in the 4th quarter, the Managing Director of Møre Boligkreditt AS reports on the structure and efficiency of the company's internal control.



The overall responsibility for ensuring that principles of accounting and financial control are identified, monitored and evaluated is outsourced to the Finance and Accounting department and the Risk Management department in Sparebanken Møre. The responsibility for the preparation of financial statements, and the reporting of these to the Managing Director in Møre Boligkreditt AS, is assigned to the Finance and Accounting department in the parent bank.

The Board of Directors and the Chairman of the Board are elected by the General Meeting and shall consist of four to six members elected for a period of two years. After one year, at least half of the elected members shall step down, based on the drawing of lots, while the remainder shall step down after one more year. Board members can be re-elected.

The Chairman of the Board in Møre Boligkreditt AS shall, by the end of October and in consultation with the Managing Director, set out a proposed annual plan for the Board's work for the coming year and the main items on the agendas of board meetings for the next calendar. Each year, the Board evaluates its own methods and professional competence to see if improvements can be made.

The Chairman of the Board shall ensure that the Board of Directors convenes at least once every quarter and otherwise as often as is called for by the nature of the company's activities, or when requested by a board member. A valid Board resolution is passed by at least three board members voting in favour of the resolution. The annual General Meeting shall be held each year before the end of June.

The company's paid-in equity of NOK 1,550 million consist of 1,100,000 shares of NOK 1,250 fully paid in, together with a share premium of NOK 175 million. With the consent of the Financial Supervisory Authority of Norway, the General Meeting may raise additional share capital, subordinated loan capital and guarantee capital.

Møre Boligkreditt AS is part of the Sparebanken Møre Group. The Group's corporate governance is based on the Norwegian Code of Practise for Corporate Governance. The corporate governance report is included in Sparebanken Møre's consolidated annual report, see www.sbm.no

The Norwegian Transparency Act entered into force 1 July 2022. Compliance with fundamental human rights and decent working conditions is reported for the Sparebanken Møre Group, including Møre Boligkreditt AS, and made available in Sparebanken Møre's annual report, see www.sbm.no.

Statement on ethics and corporate social responsibility in the consolidated annual report for Sparebanken Møre also includes Møre Boligkreditt AS, see www.sbm.no

INTERNAL CONTROL

The Managing Director of Møre Boligkreditt AS is responsible for establishing proper risk management and internal control based on the guidelines decided by the Board, making sure that these are adhered to, and providing the Board with information about developments within the various areas. The Managing Director reports on structure and efficiency of the company's internal control in the fourth quarter every year.

Møre Boligkreditt AS bases its internal control on an overall risk management process. The Board has decided upon guidelines for establishing proper risk management and internal control and ensures that risk management and internal control in Møre Boligkreditt AS are adequate and systematic, and that the processes have been established in compliance with the law and regulations, articles of association, instructions, and external and internal guidelines. The Board systematically and regularly assesses the strategies and guidelines for risk management.

In the financial reports, written procedures relating to critical areas within the company, as well as the level of achievement of both the company's financial goals, and the qualitative goals relating to risk managing are presented. This ensures a close and accurate monitoring of the financial reporting and increases the possibility of early risk detection. The Managing Director of Møre Boligkreditt AS has the primary responsibility for managing risks associated with the company's operational and financial reporting, which is the foundation for satisfactory quality in the financial reporting.



The internal control and risk assessment of the financial reporting is one of the areas of focus in the Managing Director's annual confirmation on the quality of, and the compliance with internal controls. The Auditor has an important role in the monitoring of internal controls related to financial reporting. The financial statements provide additional information about the risk management and internal control of Møre Boligkreditt AS.

PROFIT DISTRIBUTION POLICY

Møre Boligkreditt AS' profit distribution policy states the following: The company shall make a maximum payment from the profit generated in the fiscal year, either in the form of a dividend or as a group contribution. Such payments, however, shall not conflict with the requirements for liquidity and financial strength of the company, and shall in any case abide by what is considered good and prudent business and accounting practice."

GENERAL MEETING AND COMPANY BOARD

The General Meeting is the supreme body of Møre Boligkreditt AS. The General Meeting of Møre Boligkreditt AS consists of the Board of Directors of Sparebanken Møre, Sparebanken Møre being the sole owner of the company.

The Board shall consist of four to six members elected for a period of two years.

The Board's responsibilities and tasks are set forth in a separate document which is discussed and revised by the Board regularly. The document contains the dividing of responsibilities and tasks between the Board and the Managing Director of the company. Each year, the Board evaluates its own methods and professional competence.

BOARD LIABILITY INSURANCE

Møre Boligkreditt AS is covered by Sparebanken Møre Group's board liability insurance with AIG. The insurance covers previous, current and future board members, the Managing Director and member of the corresponding bodies within the Group, including subsidiaries. Continuity date January 1, 2008.

The insurance does not cover losses as a result of the insured's intentional actions or omissions, or cases where the insured individual has obtained unjustified personal gain. In addition, the terms of the insurance also stipulate other cases where the insurance will not apply. The insurance excludes liability in connection with breaches of money laundering rules. The insurance does not cover claims for payment of fines, fees and taxes, or other non-insurable matters in accordance with current legislation.

GOING CONCERN ASSUMPTION

The Board is of the opinion that the prerequisites for the going concern assumption exist, and the Board confirms that the 2022 annual financial statements are prepared based on the going concern assumption.

EMPLOYEES

Møre Boligkreditt AS had no employees at year-end 2022. One man-year from Sparebanken Møre is dedicated full time to the mortgage company. Furthermore, a number of services are outsourced to Sparebanken Møre, regulated by specific agreements between the mortgage company and the bank.

No special work environment measures have been implemented in Møre Boligkreditt AS.

EQUAL OPPORTUNITIES

The Sparebanken Møre Group strives for gender-neutral employment – and wage policy. The Board and management in Sparebanken Møre systematically and actively work to promote equality. The Board of Møre Boligkreditt AS consists of two men and two women.

POLLUTION OF THE EXTERNAL ENVIRONMENT

The activities of Møre Boligkreditt AS do not pollute the external environment. For additional information, see Sparebanken Møre's consolidated annual report at www.sbm.no.

OTHER FACTORS

As far as the Board is aware, no events have occurred after the end of the financial year 2022 of material



importance to the position and result of Møre Boligkreditt AS.

RESEARCH AND DEVELOPMENT

Møre Boligkreditt AS has no research and development activities.

CORPORATE SOCIAL RESPONSIBILITY

For information on corporate social responsibility, Møre Boligkreditt AS being a wholly owned subsidiary of Sparebanken Møre, we refer to Sparebanken Møre's consolidated annual report.

FUTURE PROSPECTS

The war in Ukraine contributes to increased uncertainty and upward pressure on energy and commodity prices. The inflation level is elevated, and the annual CPI rate in Norway in December 2022 was 5.9 per cent. Adjusted for tax changes and excluding energy products, the CPI was 5.8 per cent in December, both well above Norges Bank's aim to stabilize inflation around 2 per cent.

In December 2022, the national level of unemployment was reported at 1.6 per cent, compared with 1.5 per cent in Sparebanken Møre's main market of operation, the county of Møre og Romsdal. The low unemployment level and tight labour market put further upward pressure on wages and prices.

Norges Bank delivered rate-hikes in both their November- and December meetings, both of 0.25 percentage points to a policy rate of 2.75 per cent at year-end. The published policy rate path from Norges Bank indicates one more hike, probably in their March 2023 meeting, and a policy rate of 3 per cent by the end of 2023.

Twelve-months national growth in household loan debt is declining and growth is reported at 4.2 per cent by December 2022. National housing prices have increased by 0.2 per cent in December 2022, seasonally adjusted, and are up 1.5 per cent in 2022. We expect to see a moderate decline in house prices in 2023. Growth in household debt is expected to further dampen due to the increase in mortgage interest rate levels and increase in household costs.

We expect unemployment levels, both on national level and in the county of Møre og Romsdal, to increase somewhat in the coming quarters, but still stay at low levels.

The Board believes that despite the increase in interest rates on mortgages and an increase in household costs, the low level of unemployment and still high disposable household income, will contribute to further mortgage loan growth in Sparebanken Møre. This mortgage growth will position Møre Boligkreditt AS to further acquire mortgage loan portfolios from Sparebanken Møre and increase the volume of outstanding bond loans from Møre Boligkreditt AS.

DISTRIBUTIONS

Profit after tax amounted to NOK 138 million in 2022. Total comprehensive income after tax amounted to NOK 162 million in 2022. The recommendation from the Board of Directors to the annual General Meeting is a dividend payment of NOK 146 million.

Ålesund, 31 December 2022

14 February 2023

THE BOARD OF DIRECTORS OF MØRE BOLIGKREDITT AS

KJETIL HAUGE, Chair

ELISABETH BLOMVIK

KRISTIAN TAFJORD

SANDRA MYHRE HELSETH

OLE ANDRE KJERSTAD, Managing Director



Statement of income

STATEMENT OF INCOME

(NOK million)	Note	2022	2021
Interest income	<u>6 14 23</u>	870	609
Interest expenses	<u>14 23</u>	607	249
Net interest income		263	360
Commission income		0	0
Net gains/losses from financial instruments	<u>15</u>	-29	-3
Total income		234	357
Wages, salaries and general administration expenses	<u>16</u>	2	2
Other operating expenses	<u>23</u>	49	49
Total operating expenses		51	51
Profit before impairment on loans		183	306
Impairment on loans	<u>9</u>	6	0
Pre-tax profit		177	306
Taxes	<u>17</u>	39	67
Profit after tax		138	239
Earnings/diluted earnings per share (NOK)		125.60	216.56

STATEMENT OF COMPREHENSIVE INCOME

(NOK million)		2022	2021
Profit after tax		138	239
Items that may subsequently be reclassified to the income statement			
Basis swap spreads - changes in value		30	3
Tax effect of basis swap spreads	<u>17</u>	-6	-1
Total comprehensive income after tax		162	241



Statement of financial position

Assets

(NOK million)	Note	31.12.2022	31.12.2021
Loans to and receivables from credit institutions 1)	<u>7 13 19 23</u>	1 660	1 044
Loans to and receivables from customers	<u>5 6 7 8 9 11 13 18 19 20</u>	30 464	28 971
Certificates and bonds	<u>7 13 18 20</u>	121	668
Financial derivatives	<u>10 11 12 18 20 21</u>	469	540
Total assets		32 714	31 223

1) NOK 278 million out of total NOK 1,660 million in Loans to and receivables from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA. (NOK 146 million out of total NOK 1,044 million in 2021)

Liabilities and equity

(NOK million)	Note	31.12.2022	31.12.2021
Loans from credit institutions 2)	<u>13 19 23</u>	3 782	3 548
Debt securities issued	<u>12 13 18 19 22 23</u>	26 807	25 603
Financial derivatives	<u>10 11 12 18 20 21</u>	298	79
Tax payable	<u>17</u>	27	132
Deferred tax	<u>17</u>	88	70
Total liabilities		31 002	29 432
Share capital	<u>24</u>	1 375	1 375
Share premium		175	175
Paid-in equity		1 550	1 550
Liability credit reserve		16	-8
Retained earnings		146	249
Total equity	<u>3</u>	1 712	1 791
Total liabilities and equity		32 714	31 223

2) NOK 278 million out of total NOK 3,782 million in Loans from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA. (NOK 146 million out of total NOK 3,548 million in 2021)

Ålesund, 31 December 2022
14 February 2023

THE BOARD OF DIRECTORS OF MØRE BOLIGKREDITT AS
KJETIL HAUGE, Chair
ELISABETH BLOMVIK
KRISTIAN TAFJORD
SANDRA MYHRE HELSETH



Statement of changes in equity

31.12.2022

(NOK million)	Note	Total equity	Share capital	Share premium	Liability credit reserve	Retained earnings
Equity as at 31 December 2021		1 791	1 375	175	-8	249
Dividend paid		-241				-241
Total comprehensive income for the period		162			24	138
Equity as at 31 December 2022	<u>3 24</u>	1 712	1 375	175	16	146

The share capital consists of 1 100 000 shares at NOK 1 250, a total of NOK 1 375 million. All shares are owned by Sparebanken Møre.

Proposed dividend as of 31 December 2022 amounts to NOK 146 million.

31.12.2021

(NOK million)	Note	Total equity	Share capital	Share premium	Liability credit reserve	Retained earnings
Equity as at 31 December 2020		2 282	1 875	175	-10	242
Dividend paid		-232				-232
Share capital reduction		-500	-500			
Total comprehensive income for the period		241			2	239
Equity as at 31 December 2021	<u>3 24</u>	1 791	1 375	175	-8	249

The share capital consisted of 1 100 000 shares at NOK 1 250, a total of NOK 1 375 million. All shares were owned by Sparebanken Møre.

Proposed dividend as of 31 December 2021 amounted to NOK 241 million.



Statement of cash flow

(NOK million)	Note	2022	2021
Cash flow from operating activities			
Interest, commission and fees received	<u>14</u>	862	606
Interest, commission and fees paid	<u>14</u>	-91	-38
Received interest, commission and fees related to certificates, bonds and other securities	<u>14</u>	9	4
Operating expenses paid	<u>16</u>	-51	-51
Income taxes paid/received		-132	6
Payment for acquiring loans from the parent bank		-10 102	-8 194
Payment related to installment loans and credit lines to customers		8 603	8 264
Proceeds from the sale and settlement of certificates, bonds and other securities		4 128	802
Purchases of certificates, bonds and other securities		-3 584	-1 357
Changes in other assets		3	3
Net cash flow from operating activities		-355	45
Cash flow from financing activities			
Paid interest, commission and fees related to issued bonds	<u>14</u>	-522	-212
Net change in loans from credit institutions		103	-1 358
Proceeds from issued covered bonds	<u>22</u>	4 919	5 346
Redemption of issued covered bonds	<u>22</u>	-3 363	-3 004
Dividend paid	<u>24</u>	-241	-232
Changes in other debt		-57	-91
Increase/reduction of share capital and premium	<u>24</u>	0	-500
Net cash flow from financing activities		839	-51
Net change in cash and cash equivalents		484	-6
Cash balance at 01.01		898	904
Cash balance at 31.12 1)	<u>13</u>	1 382	898

1) NOK 278 million out of total NOK 1,660 million in Loans to and receivables from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA, and thus should not be included as cash balance at 31.12.2022 (NOK 146 million as at 31.12.21).



The cash flow analysis is prepared on basis of the direct method with cash flows attributable to operational, investment and financing activities. Cash flows from operational activities are net receipts and payments from lending activities, purchases or sales of bonds and other securities and other payments generated from operational activities. Cash flows from other securities transactions, issuance and repayments of issued securities and equity are defined as financing activities.

Balance sheet items are currency translated.

Cash and cash equivalents are defined as loans to and receivables from credit institutions with no agreed period of notice. Loans and receivables from credit institutions are mainly related to Sparebanken Møre.



Note 1

Accounting principles

1.1 GENERAL INFORMATION

Møre Boligkreditt AS (the company) is part of the Sparebanken Møre Group. The company's Head Office is located at Kipervikgata 6, 6001 Ålesund, Norway.

Preliminary Annual statement (4th quarter 2022 interim report) was approved for publishing by the Board of Directors 25 January 2023. Final Annual report was approved by the Board of Directors 14 February 2023.

This report contains alternative performance measures (APMs) as defined by The European Securities and Market Authority (ESMA). An overview of APMs can be found at www.sbm.no/mbk.

1.2 ACCOUNTING POLICIES

The company's financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board, and approved by the EU as at 31 December 2022.

How the company's accounting policies are to be read:

Møre Boligkreditt AS describes accounting policies in connection with relevant notes. See the table below for an overview of accounting principles and the notes in which they are described, as well as reference to relevant and important IFRS-standards.

Accounting policies	Note	IFRS standard	Basis for measurement
Operating segments	Note 4 Operating segments	IFRS 8	Amortised cost
Impairments	Note 9 Impairment, losses and non-performance	IFRS 9, IFRS 7	Amortised cost
Financial derivatives	Note 21 Financial derivatives and hedge accounting	IFRS 9, IFRS 7, IFRS 13	Fair value
Classification of financial instruments	Note 18 Classification of financial instruments	IFRS 9, IFRS 7	Amortised cost/fair value
Amortised cost	Note 19 Financial instruments at amortised cost	IFRS 9, IFRS 7	Amortised cost
Fair value	Note 20 Financial instruments at fair value	IFRS 9, IFRS 13, IFRS 7	Fair value
Tax	Note 17 Tax	IAS 12	Historical cost
Equity	Note 24 Share capital	IAS 1	Historical cost
Events after the reporting date	Note 25 Events after the reporting date	IAS 10	N/A



Changes in significant accounting policies and presentation

There were no material changes to the accounting policies in 2022.

New or revised standards applicable for 2022

A number of new or revised standards were effective from 2022, but they did not have any material effect on the financial statements of the company.

Approved IFRSs and IFRICs with future effective dates

The company's intention is to adopt relevant new and amended standards and interpretations when they become effective, subject to EU approval before the financial statements are issued. There is no approved IFRS with future effective date relevant for the company as at 31.12.2022.

1.3 CURRENCY

All amounts in the financial statements and notes are stated in NOK million, unless otherwise specified. The company's functional currency and presentation currency is Norwegian kroner (NOK). Cash items in foreign currencies are converted into NOK using the exchange rates at the reporting date. Changes in value for such items due to exchange rate differences between the transaction date and the reporting date are recognised in the income statement. Income statement items are converted using the exchange rate at the time of the transaction.

1.4 PRESENTATION IN THE STATEMENT OF FINANCIAL POSITION AND THE INCOME STATEMENT

Lending

Lending is presented in the statement of financial position, depending on the counterparty, either as "Loans to and receivables from credit institutions" or "Loans to and receivables from customers". Interest income is recognised in the line "Interest income" using the effective interest rate method. Impairments are recognised in "Impairment on loans".

Certificates and bonds

The holding of bonds measured at fair value is presented in the balance sheet as "Certificates and bonds". The interest income is included in "Interest income". Gains, losses and fair value changes are included in "Net gains/losses from financial instruments".

Liabilities to financial institutions

Liabilities to financial institutions are recognised in the statement of financial position as "Loans from credit institutions". Interest expenses on liabilities are included in "Interest expenses" based on the effective interest rate method.

Debt securities issued

Debt securities issued include issued covered bonds. Interest expenses on the financial instruments are included in "Interest expenses" based on the effective interest rate method.

Hedge accounting

Loans at fixed interest rates are measured by using fair value hedging for changes in fair value due to changes in market rates, with value changes recognised in the income statement. The company hedges the value of interest rate and FX-risk on an individual basis. There is a clear, direct and documented connection between value changes relating to the hedging instrument and the hedged object. The connection is documented through a test of the hedging effectiveness when entering into the transaction and through the period of the hedging. Hedging gains and losses result in an adjustment of the book value of hedged loans. The hedging adjustments are amortised over the remaining period of the hedging by adjusting the loans' effective interest rate if the hedging no longer is effective, if hedging is discontinued or by other termination of hedging. By applying this principle, a correct accounting presentation is established, in accordance with the company's interest rate and FX management and the actual financial development.

1.5 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

A provision is only recognised when an obligation exists (legal or constructive) as a result of a previous event, and it is likely that an outflow of resources embodying economic benefits will be required to fulfil the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are recognised



at the amount that expresses the best estimate of the expenditure required to fulfil the existing obligation. If material, the time value of money is taken into account when calculating the size of the provision. Contingent assets or contingent liabilities are not recognised.

1.6 USE OF ESTIMATES IN THE PREPARATION OF THE ANNUAL FINANCIAL STATEMENTS

In the preparation of the financial statements, management makes estimates and assumptions that affect the financial statements and the reported amounts of assets and liabilities, income and costs. The assessments are based on historical experience and assumptions deemed to be reasonable and sensible by the management. There is a risk that actual outcome will deviate from estimated outcome.

Financial assets and liabilities of the company are allocated to different categories according to IFRS 9 by the management. Normally this process requires limited judgement.

In the opinion of the management, the most important areas which involve critical estimates and assumptions are as follows:

Impairment on loans

The measurement of expected credit losses (ECL) under IFRS 9 requires judgement when assessing whether there has been a significant increase in credit risk and in determining the level of expected credit losses, in particular with regard to the estimation of the amount and timing of future cash flows and collateral values. These estimates are driven by a number of factors, in which changes can result in different levels of allowances.

The Sparebanken Møre Group has developed an ECL-model based on the Group's IRB parameters. The ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL model that are considered accounting judgements and estimates include:

- The internal credit grading model, which assigns probability of default (PD)
- The criteria for assessing if there has been a significant increase in credit risk resulting in allowances for financial assets being measured on a lifetime ECL basis
- Development of the ECL model, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and economic inputs, such as unemployment levels and collateral values, and the effect on probability of default (PD), exposure and loss given default (LGD)
- Selection of forward-looking macroeconomic scenarios and their probability weightings

Fair value of financial instruments

The fair value of financial instruments that are not traded in an active market is determined by using different valuation techniques. The company considers and chooses techniques and assumptions that as far as possible are based on observable market data representing the market conditions on the balance sheet date. When measuring financial instruments for which observable market data are not available, the company makes assumptions regarding what market participants would use as the basis for valuing similar financial instruments. The valuations require application of significant judgment when calculating liquidity risk, credit risk and volatility among others. Changes in these factors would affect the estimated fair value of the company's financial instruments. For more information see note 20.



Note 2

Risk management

Strategy

The Sparebanken Møre Group's, and thereby Møre Boligkreditt AS', long-term strategic development and goal achievement are supported by high quality risk- and capital management. The overall purpose of risk management and -control is to ensure that goals are achieved, to ensure internal and external reporting of high quality, and to make sure that the Group operates in accordance with relevant laws, rules, regulations and internal guidelines.

Risk-taking is a fundamental aspect of banking operations, which is why risk management is a central area in the day-to-day operations as well as in the Board of Directors' ongoing focus. Sparebanken Møre's Board of Directors has agreed overall guidelines for management and control throughout the Group.

Møre Boligkreditt AS shall have a low risk profile and revenue generation shall be a product of customer related activities related to the company's operations and purpose, not a product of financial risk-taking. In addition, the company has introduced separate policies for each significant risk area: credit risk, market risk, liquidity risk and counterparty risk. The risk strategies are adopted by the Board of Directors and revised at least once a year or when special circumstances should warrant it. The approved risk policies operationalize the business strategy set forth in the company's overall strategic plan. The company has established control structures to ensure that the overall framework of the strategic plan is adhered to at all times.

Risk exposure and strategic risk management

Møre Boligkreditt AS takes into account the interaction between the various risk areas by setting desired levels of exposure. Overall, it is the internal conditions, general conditions, customer base etc. in the Group that form the basis for setting the desired overall risk exposure.

Based on an evaluation of the risk profile, management and control, Møre Boligkreditt AS has set the following overall levels of risk exposure for the various risk areas:

- Credit risk: A low level of risk is accepted
- Market risk: A low level of risk is accepted
- Liquidity risk: A low level of risk is accepted
- Operational risk: A low to moderate level of risk is accepted

Møre Boligkreditt AS is exposed to several different types of risk. The most important risk groups are:

Credit risk

Credit risk is defined as the risk of loss due to customers or other counterparts being unable to meet their obligations at the agreed time in accordance with the written agreements and that collateral held is not covering the outstanding claims. This is the company's most significant risk area. Møre Boligkreditt AS' main credit risk is related to mortgages to customers with collateral in residential property and housing associations. Møre Boligkreditt AS acquires the mortgages from Sparebanken Møre, originally granted to customers by Sparebanken Møre, based on group policies and limits. At the time of the transfer of mortgage portfolios, only mortgages that qualify as collateral for the issue of covered bonds, are accepted by Møre Boligkreditt AS. The eligible value of the mortgage balance in the cover pool should not exceed 80 per cent of the total value of the property. The collateral value is monitored on an ongoing basis.

According to credit risk policies set by the Board of Directors, Møre Boligkreditt AS manages and controls credit risk by setting limits on the amount of risk and by monitoring exposures in relation to such limits. Collateral is taken to manage credit risk in the mortgage portfolios. According to the agreement relating to



the transfer of mortgages between Sparebanken Møre and Møre Boligkreditt AS, the day-to-day monitoring of the mortgages are managed by Sparebanken Møre on behalf of Møre Boligkreditt AS.

The risk classification systems are used as decision support, monitoring and reporting. The risk parameters used in the classification systems are an integrated part of the credit process and ongoing risk monitoring, including the follow-up of credit strategies. Probability of default, PD, is used to measure quality.

The risk classification system is divided into ten non-default risk classes and 3 default risk classes. The classification system is based on the probability of default which is an estimate of the likelihood of a counterparty defaulting on its contractual obligations.

See also the Group's Pillar 3 document published on www.sbm.no/investor-relations/.

Market risk

The risk of loss due to changes in fair value of financial instruments as a result of fluctuations in market prices such as share prices, foreign exchange rates and interest rates. Møre Boligkreditt AS minimizes currency risk through swap agreements with eligible counterparties. The Board of Directors sets risk limits, positions are monitored on a daily basis, and quarterly exposure reports are prepared for the management and for The Board of Directors. Fixed interest on the company's funding and fixed-rate mortgages to customers are managed through interest rate swaps with eligible counterparties.

Liquidity risk

The risk that the company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Board of Directors sets annual limits for the company's liquidity risk, which means preparing liquidity risk limits, contingency plans, forecasts, stress tests, routines for monitoring limit utilisation and compliance with guidelines, management reporting and monitoring of management and control systems.

In a stress scenario where the mortgage company faces difficulties in refinancing its covered bonds through normal funding sources, Møre Boligkreditt AS can rely on a revolving credit facility in Sparebanken Møre covering the mortgage company's payment obligations for the next 12 months, and a 12-months soft-call (12-months extendable maturity) on covered bonds issued.

LCR measures institutions' ability to survive a 30-day stress period. LCR has increased the importance of high-quality liquid assets. The minimum regulatory requirement for LCR is 100 per cent.

The EU-harmonised covered bond framework entered into force in 2022 introduced a new 180-day liquidity buffer. The cover pool liquidity buffer shall cover the maximum cumulative net liquidity outflow over the next 180 days.

The new CRR2 banking package applicable in Norway from June 2022 introduced a minimum requirement for Net Stable Funding Ratio of 100 % on total currency level.

Operational risk

The risk of losses due to inadequate or failing internal processes, human error, system failures or external events. Møre Boligkreditt AS has a management agreement with Sparebanken Møre. The services covered by this include administration, production, IT operations and financial and risk management. Although the operational risk of Møre Boligkreditt AS is dependent of Sparebanken Møre's ability to manage this type of risk, Møre Boligkreditt AS independently bear risk associated with errors in the deliveries and services provided by Sparebanken Møre.

The evaluation of the management and control of operational risk is of high focus in the Group's annual ICAAP. The operational and established internal control system in the mortgage company is also an important tool for reducing operational risk in terms of both identifying risk as well as follow-up.

The internal control system is designed to ensure reasonable certainty with respect to attaining goals within the areas of strategic development, efficient operations, reliable reporting and compliance with acts and regulations, including compliance with intragroup and company-specific guidelines and policies. A



well-functioning internal control system also ensures the mortgage company's risk exposure being within the adopted risk profile. Reports are submitted to the company's Board concerning operations and the risk situation throughout the year. The Managing Director submits an annual report to the Board containing an overall assessment of the risk situation and an assessment of whether the internal controls are functioning satisfactorily.

Capital management

Møre Boligkreditt AS acquires mortgages from Sparebanken Møre funded through the issuance of covered bonds, with equity and an established credit facility in the parent bank.

Capital adequacy rules and regulations

The EU's capital adequacy directive's purpose is to strengthen the stability in the financial system through more risk-sensitive capital requirements, better risk management and control, more stringent supervision and more information provided for the market. The capital adequacy directive is based on three pillars:

- Pilar 1 – Minimum requirement for equity and related capital
- Pilar 2 – Assessment of aggregate capital requirements and regulatory follow-up (ICAAP)
- Pilar 3 – Publication of information

Møre Boligkreditt AS applies the IRB Foundation Approach when calculating capital adequacy for credit risk, the Standard Approach for market risk and the Base method for operational risk. Møre Boligkreditt AS' Board of Directors ensures that plans for the capitalization of the Company are in place, both during economic downturns and periods of strong economic expansion. Capital assessments (ICAAP) are done every year, and the company's capital strategy is based on the risk in the company's operations, having taken into consideration different stress scenarios.

Reporting

Møre Boligkreditt AS focuses on correct, complete and timely reporting of the risk and capital situation. Based on this, a number of different types of periodic reporting have been established that are intended for the Board of the company. The most important reports during the year are as follows:

ICAAP (Internal Capital Adequacy Assessment Process) is carried out and reported at least once a year. Møre Boligkreditt AS is included in the assessments of overall ICAAP for the Sparebanken Møre Group, and the Managing Director of Møre Boligkreditt AS is involved in the process. The process is led by the department for Risk Management in Sparebanken Møre. Specific guidelines have been prepared for ICAAP in Sparebanken Møre. ICAAP is reviewed by the bank's management team and the Board of Directors.

Møre Boligkreditt AS' Internal Liquidity Adequacy Assessment Process (ILAAP) is included in the company's Internal Capital Adequacy Assessment Process (ICAAP).

A performance management report is prepared every month. The report presents the status and performance of the most important aspects of goal achievement at Møre Boligkreditt AS. The report is an integral part of the reporting to the Board of Directors.

A risk report is prepared every quarter, and is a key element of Møre Boligkreditt AS' continuous monitoring of its risk position. The risk report is reviewed by the Board of Directors in quarterly board meetings.

Internal control reports are produced yearly. In the report an assessment is made of whether or not the internal control is adequate in relation to the risk tolerance. This includes an assessment and comments on internal control work performed, a review of important risk areas, an assessment of compliance with external and internal regulations, and suggestions for and planned improvement measures. The internal control report is discussed by the Board of Directors. Møre Boligkreditt AS' internal control report is consolidated in the Group's total internal control reporting.

Reports from external and internal auditors are reviewed by the Board of Directors, as well as the Risk and Audit Committee of Sparebanken Møre.



A reporting portal has been established in the Sparebanken Møre Group, and each member of staff with customer responsibility have access to reports showing the position and development in the credit risk in his or her portfolio. The portal has a hierarchical structure, allowing managers in Sparebanken Møre and Møre Boligkreditt AS to monitor performance within their area of responsibility. The reports are also used to analyse customers, portfolios and different industrial, commercial and other sectors.

Finance and accounting reports are prepared monthly (and include calculations of expected credit loss, as well as quarterly loss reviews of portfolios with a focus on the need for individual impairment). The reports are reviewed by the Board of Directors.



Note 3

Equity and related capital

The equity consists of paid-in share capital, share premium and retained earnings. Møre Boligkreditt AS recognizes proposed dividends and group contributions as retained earnings until approved by the company's General Meeting. Transaction costs associated with an equity transaction are recognized directly against equity.

Møre Boligkreditt AS follows the EU's capital adequacy regulations, CRR and CRD IV. The Sparebanken Møre Group has been granted permission to use the Internal Ratings Based ("IRB") Foundation approach for credit risk to calculate the total risk-weighted assets. The average risk-weight on exposures secured in residential property in Norway cannot be lower than 20 percent.

The legislation as of 31.12.2022 requires a minimum Common Equity Tier 1 of 12.0 per cent, including a conservation buffer of 2.5 per cent, a systemic risk buffer of 3.0 per cent and a counter cyclical buffer of 2.0 per cent. Minimum capital adequacy ratio is 15.5 per cent. The current defined long-term target for Møre Boligkreditt AS is to meet minimum capital requirements. Møre Boligkreditt AS has as of 31.12.2022 capital adequacy/Tier 1 capital ratio of 19.3 per cent.

Norges Bank has decided to increase the countercyclical buffer to 2.5 per cent with effect from 31 March 2023. The Ministry of Finance has stated that the systemic risk buffer requirement will be increased from 3.0 per cent to 4.5 per cent with effect from 31 December 2023 for banks using the standardised approach and IRB Foundation.

On 21 December 2021, Sparebanken Møre applied to the Financial Supervisory Authority to make changes to the Group's IRB models and calibration framework. The Group received a preliminary response to the application on 13 July 2022 and responded to this on 14 December 2022. The Board is awaiting a final response from the Financial Supervisory Authority to the application that has been submitted.

Tier 1 capital and supplementary capital	31.12.2022	31.12.2021
Share capital and share premium	1 550	1 550
Liability credit reserve	16	-8
Retained earnings	146	249
Total equity	1 712	1 791
Value adjustments of financial instruments at fair value	-3	-4
Expected IRB-losses exceeding ECL	-48	-57
Dividends	-146	-241
Common Equity Tier 1 capital	1 515	1 489
Supplementary capital	0	0
Net equity and subordinated loan capital	1 515	1 489



Risk-Weighted Assets (RWA) by exposure classes

Credit risk - standardised approach	31.12.2022	31.12.2021
Regional governments or local authorities	0	6
Institutions (banks etc)	453	427
Covered bonds	7	59
Other items	42	40
Total credit risk - standardised approach	502	532

Credit risk - IRB Foundation

Retail - Secured by real estate	6 334	5 993
Retail - Other	0	0
Corporate lending 1)	248	319
Total credit risk - IRB-F	6 582	6 312

Credit valuation adjustment risk (CVA) - market risk 176 213

Operational risk (Basic indicator Approach) 585 629

Risk weighted assets (RWA) 7 845 7 686

Minimum requirement Common Equity Tier 1 capital (4,5%) 353 346

Buffer Requirement 31.12.2022 31.12.2021

Countercyclical buffer (2.0 % at 31.12.2022, 1.0 % at 31.12.2021) 157 77

Capital conservation buffer (2.5%) 196 192

Systemic risk buffer (3.0%) 235 231

Total buffer requirements 588 500

Available Common Equity Tier 1 capital after buffer requirements 574 644

Capital adequacy as a percentage of the weighted asset calculation basis 31.12.2022 31.12.2021

Capital adequacy ratio 19.3 % 19.4 %

Tier 1 capital ratio 19.3 % 19.4 %

Common Equity Tier 1 capital ratio 19.3 % 19.4 %

Leverage ratio 31.12.2022 31.12.2021

Leverage ratio 4.6 % 4.6 %

1) Corporate lending in MBK consists of lending to housing associations.



Note 4

Operating segments

The business of Møre Boligkreditt AS mainly comprises operations within the retail banking market. Møre Boligkreditt AS has only one operating segment.

Country by country reporting

Møre Boligkreditt AS comprises operations solely in Norway and mainly within the retail market. Total income for 2022 amounted to NOK 234 million (NOK 357 million). Møre Boligkreditt AS has no employees at the end of 2022 (no employees in 2021). Møre Boligkreditt AS remunerated Sparebanken Møre for two man-years in 2022 and 2021. Reference is made to note 16. Pre-tax profit amounted to NOK 177 million (NOK 306 million) and taxes amounted to NOK 39 million (NOK 67 million). Møre Boligkreditt AS has not received any government grants/subsidies in 2022 or 2021.



Note 5

Loans to and receivables from customers

In the financial statements, the loan portfolio with agreed floating interest rate is measured at amortised cost, while the loan portfolio with fixed-interest rate is measured at fair value. For more information about classification and measurement, see note 18.

2022	Gross loans assessed at amortised cost	ECL Stage 1	ECL Stage 2	ECL Stage 3	Loans assessed at fair value	Net loans to and receivables from customers
Loans to and receivables from customers	28 028	-2	-8	0	2 446	30 464

2021	Gross loans assessed at amortised cost	ECL Stage 1	ECL Stage 2	ECL Stage 3	Loans assessed at fair value	Net loans to and receivables from customers
Loans to and receivables from customers	26 378	-1	-3	0	2 597	28 971



Note 6

Commitments by geographical areas

Geographical specification of loans to customers	County of Møre og Romsdal		Other Norway		Total	
	2022	2021	2022	2021	2022	2021
Gross loans	22 981	22 270	7 493	6 705	30 474	28 975
In percentage	75.4 %	76.9 %	24.6 %	23.1 %	100.0 %	100.0 %



Note 7

Credit risk exposure

Net loans to and receivables from customers by risk classification (PD):

2022	0-0,5%	0,5-2,5%	2,5-5%	5-99,9%	Credit-impaired commitments	ECL	Total
Loans to and receivables from credit institutions 1)	1 660	-	-	-	-	-	1 660
Loans to and receivables from customers	27 959	2 076	283	156	-	-10	30 464
Total loans to and receivables	29 619	2 076	283	156	-	-10	32 124

1) NOK 278 million out of total NOK 1,660 million in Loans to and receivables from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA

2021	0-0,5%	0,5-2,5%	2,5-5%	5-99,9%	Credit-impaired commitments	ECL	Total
Loans to and receivables from credit institutions 1)	1 044	-	-	-	-	-	1 044
Loans to and receivables from customers	26 832	1 827	163	153	-	-4	28 971
Total loans to and receivables	27 876	1 827	163	153	-	-4	30 015

1) NOK 146 million out of total NOK 1,044 million in Loans to and receivables from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA

Credit quality of certificates and bonds

2022	AAA	AA+	AA-	A-	Not rated	Total
Financial corporations	51	-	-	-	-	51
Credit institutions	70	-	-	-	-	70
Certificates and bonds	121	-	-	-	-	121

2021	AAA	AA+	AA-	A-	Not rated	Total
General governments	30	-	-	-	-	30
Credit institutions	638	-	-	-	-	638
Certificates and bonds	668	-	-	-	-	668



Total credit risk exposure is presented gross before any collateral and other possible set-offs.

	31.12.2022	31.12.2021
Total credit risk exposure		
Loans to and receivables from credit institutions 1)	1 660	1 044
Loans to and receivables from customers	30 484	28 971
Certificates and bonds	121	668
Financial derivatives	469	540
Total credit risk exposure balance sheet items	32 714	31 223
Guarantees	0	0
Undrawn credit facilities customers	1 633	1 450
Total credit risk exposure off-balance sheet items	1 633	1 450
Total credit risk exposure	34 347	32 673

1) NOK 278 million out of total NOK 1,660 million in Loans to and receivables from credit institutions is the margin call balance on financial derivatives paid in by counterparties according to CSA as at 31.12.2022



Note 8

Collateral

Collateral

Residential properties serve as collateral to mortgages in the cover pool. An objective valuation of the residential properties was carried out at the time of granting the mortgage in the parent bank, and updated quarterly with valuation provided by AVM company thereafter.

Møre Boligkreditt AS is the legal and beneficial owner of each mortgage in the cover pool. Transfer of mortgage portfolios are handled through a separate agreement between the company and the parent bank. In cases where the collateral secures mortgages both for the company and the parent bank, Møre Boligkreditt AS is ranked first under the current security.

Møre Boligkreditt has no repossessed assets or properties as at 31.12.2022.

At the time of acquisition mortgages in the cover pool had LTV within 80 per cent. Part of the mortgages exceeding LTV of 80 per cent, based on quarterly valuation from AVM company, totaled NOK 91 million as of 31 December 2022 (NOK 193 million), see note 22.

The table below provide the distribution of mortgage volume in each LTV-bucket. The 0 % - 60 % LTV-bucket contain only mortgages with whole LTV less than 60 %. LTV above 100 % implies that the mortgage volume exceeds the value of the collateral.

Loan to value - 2022	Total in NOK million	Total in percentage
0 % - 60 %	17 820	58.5 %
60 % - 70 %	7 334	24.1 %
70 % - 80 %	4 993	16.4 %
80 % - 90 %	194	0.6 %
90 % - 100%	62	0.2 %
Above 100 %	72	0.2 %
Total	30 474	100.0 %

Loan to value - 2021	Total in NOK million	Total in percentage
0 % - 60 %	16 351	56.4 %
60 % - 70 %	7 725	26.7 %
70 % - 80 %	4 274	14.8 %
80 % - 90 %	360	1.2 %
90 % - 100%	145	0.5 %
Above 100 %	120	0.4 %
Total	28 975	100.0 %

In addition to collateralized residential properties, certificates and bonds are included in substitute assets in the cover pool presented in note 22. Reference is made to note 7 for credit quality of these certificates and bonds.



Note 9

Impairment, losses and non-performance

Expected credit losses (ECL) according to IFRS 9

Møre Boligkreditt AS applies a three-stage approach when assessing ECL on loans to customers in accordance with IFRS 9:

Stage 1: At initial recognition and if there's no significant increase in credit risk, the commitment is classified in stage 1, and expected loss for the next 12 months is calculated.

Stage 2: If a significant increase in credit risk since initial recognition is identified, but without objective evidence of loss, the commitment is transferred to stage 2 and lifetime expected loss is calculated.

Stage 3: If the credit risk increases further and there's objective evidence of loss or if individual impairments have been made, the commitment is transferred to stage 3 and lifetime expected loss is calculated. As opposed to stage 1 and 2, the effective interest rate is calculated on amortised cost (gross carrying amount less loss allowance) instead of gross carrying amount.

Staging is performed at account level and implies that two or more accounts held by the same customer can be placed in different stages. If the customer has an account in stage 3, all the customers' accounts will migrate to stage 3.

An increase in credit risk reflects both customer-specific circumstances and developments in relevant macro risk drivers for the segment where the customer belongs. The assessment of what is considered to be a significant increase in credit risk is based on a combination of quantitative and qualitative indicators and backstops. The calculation of ECL is based on the following principles:

- The loss provision for commitments which are not credit-impaired is calculated as the present value of exposure multiplied by the probability of default (PD) multiplied by loss given default (LGD). PD, LGD and exposure use the IRB framework as a starting point, but are converted into being point-in-time and forward-looking as opposed to through the cycle and conservative.
- Past, present and forward-looking information is used to estimate ECL. All customers within the retail-banking segment are exposed to the same risk drivers.
- For credit-impaired commitments in stage 3, individual assessments are performed.

The model used for calculating ECL follows four steps: Segmentation, determination of macro adjustments, staging and calculation of ECL.

Segmentation and macro adjustments

The assessment of significant increase in credit risk and the calculation of ECL incorporates past, present and forward-looking information. Møre Boligkreditt has only one operating segment (comprises mainly operation within the retail banking market). The entire segment is subject to equal macro adjustments.

Regression analyses of changes in the default rate on changes in relevant macro time series have been performed. The established subpopulations of the ECL model are based on the macro time series used at present.

The regression analyses are based on the company's customer data base and historical PD and LGD observations.

Calculation of expected credit loss

The determination of a significant increase in credit risk and the measurement of ECL are based on parameters already used in credit risk management and for capital adequacy calculations: PD, LGD and exposure. The parameters have been adjusted in order to give an unbiased estimate of ECL.



Probability of default (PD)

Møre Boligkreditt AS applies several different models to determine a customer's PD. The choice of model depends on whether it is a retail or corporate customer. PD models are key components both in calculating the ECL and in assessing whether a significant increase in credit risk has occurred since initial recognition. These models fulfil the IFRS 9 requirement to provide an unbiased probability-weighted estimate of ECL. Møre Boligkreditt AS has as part of the Sparebanken Møre Group been granted permission to use internal rating-based approach (IRB) models for determining PD in capital adequacy calculations. In order to apply these PDs for IFRS 9, modifications have been made to allow that the PDs used for IFRS 9 reflect management's current view of expected cyclical changes and that all PD estimates are unbiased.

Loss given default (LGD)

LGD represents the percentage of exposure which the company expects to lose if the customer fails to meet his obligations, taking the collateral provided by the customer, future cash flows and other relevant factors into consideration.

Similar to PDs, Møre Boligkreditt AS uses IRB LGDs for capital adequacy calculations. In order to convert the IRB LGDs to IFRS LGDs, modifications have been made to remove the margin of conservatism to produce unbiased projections rather than downturn projections, and to exclude regulatory floors.

These modifications imply that the LGDs used for IFRS 9 should reflect management's current view and that all LGD estimates are unbiased.

Exposure

Exposure is the share of the approved credit that is expected to be drawn at the time of any future default. Exposure is adjusted to reflect contractual payments, and expected pre-payments, of principal and interest. The proportion of undrawn commitments expected to have been drawn at the time of default is reflected in the credit conversion factor.

Significant increase in credit risk

The assessment of a significant increase in credit risk is based on a combination of quantitative and qualitative indicators and backstops. A significant increase in credit risk has occurred when one or more of the criteria below are met.

Quantitative criteria

A significant increase in credit risk is determined by comparing the PD at the reporting date with the PD at initial recognition. If the actual PD is higher than initial PD, an assessment is made of whether the increase is significant.

Significant increase in credit risk since initial recognition is considered to have occurred when either

- PD has increased by 100 % or more and the increase in PD is more than 0.5 percentage points, or
- PD has increased by more than 2.0 percentage points

12 months macro adjusted weighted PD-calculations are used to determine if increase in risk has been substantial.

Qualitative criteria

In addition to the quantitative assessment of changes in the PD, a qualitative assessment is made to determine whether there has been a significant increase in credit risk, for example if the commitment is subject to special monitoring.

Backstop

Backstops are used and a significant increase in credit risk has occurred if:

- the customer's contractual payments are 30 days past due
- the customer has been granted forbearance measures due to financial distress, though it is not severe enough for the financial instrument to be classified as credit-impaired



Migration to stage 1 or 2 – recovery

An account migrates from stage 2 to stage 1 if the criteria for migration from stage 1 to stage 2 are no longer present, **and** this is satisfied for at least one subsequent month. (Total 2 months)

An account migrates from stage 3 to stage 1 or stage 2 if the account no longer meets the conditions for migration to stage 3:

- The account migrates to stage 2 if more than 30 days in default
- Otherwise, the account migrates to stage 1

Scenarios

Three macro-economic scenarios are developed: Best, Basis and Worst. For each of the scenarios, expected values of different parameters are given, for each of the next five years. The possibility for each of the scenarios to occur is also estimated. After five years, the scenarios are expected to converge to a long-term stable level.

Changes to PD as a result of scenarios, may also affect the staging.

Definition of default and credit-impaired exposures in stage 3

The definition of default has been amended from 1 January 2021 and has been extended to include breaches of special covenants and agreed payment reliefs (forbearance). The new default definition has not changed the assessment of credit risk associated with individual exposures, and there is therefore no significant effect on losses.

A commitment is defined to be in default and credit-impaired (non-performing) if a claim is more than 90 days overdue and the overdue amount exceeds the highest of 1 per cent of the exposure (loans and undrawn credits) and NOK 1,000 for the retail market and NOK 2,000 for the corporate market. Breaches of covenants can also trigger default.

The definition of credit-impaired is fully aligned with the regulatory definition of default. In order to determine the best estimate of expected credit loss according to IFSR 9, an override of the regulatory default definition may be required.

A commitment is also defined to be in default if Møre Boligkreditt AS:

- has made an individual impairment on a commitment as a result of a weakening of the debtor's creditworthiness
- agrees to changes in the terms and conditions because the debtor is having problems meeting payment obligations, and this is assumed to significantly reduce the value of the cash flow (forbearance)
- has reasons to assume that the debtor will be subject to debt settlement or bankruptcy/involuntary liquidation proceedings, or be placed in receivership
- has other reasons to assume that the payment obligation will not be met (anticipated default).

Sensitivity analysis

Macro factors and weighting of scenarios are subject to expert judgment and are important input factors in the company's loss model that can contribute to significant changes in the calculation of losses. Each macroeconomic scenario includes a five-year period projection. Three scenarios for macroeconomic variables in 5 years have been prepared (normal-, positive-, and negative projections).

A framework has been developed for determining macro factors and scenarios in the ECL model to comply with the requirement for forward-looking and expectation-based estimates. The company's base case scenario is based on reports from Norges Bank and Statistics Norway. Upside and downside scenarios are designed with emphasis on development in economic conditions. The sensitivity analysis shows low expected credit losses.

Management override

Quarterly review meetings evaluate the basis for the accounting of ECL losses. If there are significant events that will affect an estimated loss which the model has not taken into account, relevant factors in the ECL model will be overridden.



Validation

The ECL model is subject to annual validation and review.

As a consequence of low levels of PDs and low LTVs almost the entire portfolio in Møre Boligkreditt AS is assigned to stage 1 in the ECL-model, thus loss is calculated according to 12 months ECL for the major part of the company's portfolio.

Expected credit loss on loans is presented as a reduction of "Loans to and receivables from customers" in the Statement of financial position.

Write-off

Loans and debt securities are written off (either partially or in full) when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the impairment. This assessment is carried out at the individual asset level.

Recoveries of amounts previously impaired are included in "impairment losses on financial instruments" in the statement of profit or loss.

Impaired financial assets could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

Forbearance

Mortgages granted relief in the form of temporary postponement of payments due to borrower's inability to make mortgage payments are not eligible for the cover pool or transfer to the mortgage company.

Specification of credit loss expense (NOK million)	2022	2021
Changes in Expected Credit Loss (ECL) - stage 1	1	0
Changes in Expected Credit Loss (ECL) - stage 2	5	0
Changes in Expected Credit Loss (ECL) - stage 3	0	0
Total impairment on loans in the period	6	0

Changes in ECL in the period (NOK million) - 31.12.2022	Stage 1	Stage 2	Stage 3	Total
ECL 31.12.2021	1	3	0	4
New loans	1	1	0	2
Disposal of loans	0	-1	0	-1
Changes in ECL in the period for loans which have not migrated	0	0	0	0
Migration to stage 1	0	0	0	0
Migration to stage 2	0	5	0	5
Migration to stage 3	0	0	0	0
Other changes	0	0	0	0
ECL 31.12.2022	2	8	0	10



Changes in ECL in the period (NOK million) - 31.12.2021	Stage 1	Stage 2	Stage 3	Total
ECL 31.12.2020	1	3	0	4
New loans	0	1	0	1
Disposal of loans	0	-1	0	-1
Changes in ECL in the period for loans which have not migrated	0	0	0	0
Migration to stage 1	0	-1	0	-1
Migration to stage 2	0	1	0	1
Migration to stage 3	0	0	0	0
Other changes	0	0	0	0
ECL 31.12.2021	1	3	0	4

Changes in exposure in the period (NOK million)

31.12.2022	Stage 1	Stage 2	Stage 3	Total
Exposure 31.12.2021	26 935	876	-	27 811
New loans	7 623	1 359	-	8 982
Disposal of loans	-6 128	-267	-3	-6 398
Migration to stage 1	147	-151	-	-4
Migration to stage 2	-2 996	2 940	-2	-58
Migration to stage 3	-6	-3	10	-
Other changes	-702	-8	5	-705
Exposure as at 31.12.2022 *	24 873	4 746	10	29 629

31.12.2021	Stage 1	Stage 2	Stage 3	Total
Exposure 31.12.2020	27 076	737	0	27 813
New loans	6 845	110	0	6 955
Disposal of loans	-6 027	-184	0	-6 211
Migration to stage 1	275	-282	0	-7
Migration to stage 2	-512	500	0	-12
Migration to stage 3	0	0	0	0
Other changes	-722	-5	0	-727
Exposure as at 31.12.2021 *	26 935	876	0	27 811

* The tables above show exposures (incl. undrawn credit facilities) and are not including fixed rate loans assessed at fair value. The figures are thus not reconcilable against balances in the statement of financial position.



Commitments (exposure) divided into risk groups based on probability of default (NOK million)

31.12.2022	Stage 1	Stage 2	Stage 3	Total
Low risk (0 % - < 0.5 %)	24 644	2 637	0	27 281
Medium risk (0.5 % - < 3 %)	225	1 811	0	2 036
High risk (3 % - <100 %)	4	298	10	312
Total commitments before ECL	24 873	4 746	10	29 629
- ECL	-2	-8	0	-10
Loans and receivables from customers 31.12.2022 *	24 871	4 738	10	29 619

31.12.2021	Stage 1	Stage 2	Stage 3	Total
Low risk (0 % - < 0.5 %)	25 819	59	0	25 878
Medium risk (0.5 % - < 3 %)	1 007	691	0	1 698
High risk (3 % - <100 %)	109	126	0	235
Total commitments before ECL	26 935	876	0	27 811
- ECL	-1	-3	0	-4
Loans and receivables from customers 31.12.2021 *	26 934	873	0	27 807

*) The tables above show exposures (incl. undrawn credit facilities) and are not including fixed rate loans assessed at fair value. The figures are thus not reconcilable against balances in the statement of financial position.



Note 10

Market risk

The Board of Directors stipulates the long-term targets with regard to the company's risk profile. Market risk in the company is measured and monitored based on conservative limits, renewed and approved by the Board at least annually.

Through its regular operations, the company is exposed to interest rate risk. Interest risk occurs in the company's portfolio in connection with its activities relating to loans and bond debt in which different interest terms apply to the company's receivables and liabilities. Depending on the relationship between the interest terms for receivables and liabilities, changes to interest rates could result in increased income or expenses. Møre Boligkreditt AS uses interest rate swaps as part of its risk management to manage interest rate risk. The company's borrowings with fixed interest rates and fixed-rate loans to customers are swapped to floating interest rates.

Møre Boligkreditt AS has funding in foreign currency. Currency risk associated with this funding is hedged and minimized by use of currency swaps. No foreign currencies had a material net position on the company's balance sheet at the end of the year. The financial derivatives are recognised at fair value, with value changes recognised in the profit and loss account and carried in the balance sheet on a gross basis per contract as assets or liabilities respectively. The estimated fair value of financial OTC derivatives is adjusted for counterparty credit risk (CVA) or for the company's own credit risk (DVA).



Note 11

Interest rate risk

The tables below show the potential effect of the change in market value of financial assets and liabilities of the company due to a one percentage point increase in interest rates, specified both by duration and by type of financial instruments. The calculation is based on current positions and market rates as of 31 December:

Interest rate risk

	31.12.2022	31.12.2021
Up to 1 month	11	11
1 - 3 months	-1	-9
3 - 12 months	2	2
1 - 5 years	4	-11
Above 5 years	-13	-1
Total	3	-8
Certificates and bonds	0	0
Loans to and receivables from customers with fixed rate	-14	-14
Loans to and receivables from customers with floating rate	-30	-32
Debt securities issued	48	32
Other liabilities	-1	6
Total	3	-8



Note 12

Foreign exchange risk

Møre Boligkreditt AS has funding in foreign currency. Currency risk associated with this funding is hedged and minimized by using currency swaps.

The table below shows the company's balance sheet items specified by currency:

2022 (NOK million)	Total	NOK	EUR
Loans to and receivables from credit institutions	1 660	1 660	
Loans to and receivables from customers	30 464	30 464	
Certificates and bonds	121	121	
Other assets	469	469	
Total assets	32 714	32 714	0
Loans from credit institutions	3 782	3 782	
Debt securities issued	26 807	16 156	10 651
Other liabilities	413	413	
Equity	1 712	1 712	
Total liabilities and equity	32 714	22 063	10 651
Forward exchange contracts			10 651
Net exposure foreign exchange			0
2021 (NOK million)	Total	NOK	EUR
Loans to and receivables from credit institutions	1 044	1 044	
Loans to and receivables from customers	28 971	28 971	
Certificates and bonds	668	668	
Other assets	540	540	
Total assets	31 223	31 223	0
Loans from credit institutions	3 548	3 548	
Debt securities issued	25 603	14 957	10 646
Other liabilities	281	281	
Equity	1 791	1 791	
Total liabilities and equity	31 223	20 577	10 646
Forward exchange contracts			10 646
Net exposure foreign exchange			0



Note 13

Liquidity risk

Liquidity risk is the risk that Møre Boligkreditt AS will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or other financial assets.

The Board of Møre Boligkreditt AS annually sets limits for management of liquidity risk in the company.

Pursuant to the Financial Institutions Act, a mortgage company which issues covered bonds must ensure that the cash flow from the cover pool enables the company to meet its payment obligations to holders of covered bonds and counterparties to derivative agreements at all times.

The loans acquired by Møre Boligkreditt AS are primarily financed through the issuing of covered bonds. The company's plan is to ensure that this type of funding shall over time account for a minimum of 80 per cent of the entity's financing of acquired loans.

Loans that are acquired and not included in a portfolio financed by covered bonds, and loans that serve as over-collateralisation, are financed through a facility the company holds in the parent bank, Sparebanken Møre, or equity. The long-term overdraft facility in Sparebanken Møre has a total limit of NOK 5 billion. Undrawn facility amounts to NOK 1,5 billion as of 31.12.22.

Receivables from credit institutions and investments in covered bonds, not used for LCR purposes, are used as part of the cover pool, see note 22.

The EU-harmonised covered bond framework entered into force in 2022, introducing a new 180-day liquidity buffer. The cover pool liquidity buffer shall cover the maximum cumulative net liquidity outflow over the next 180 days.

As of 31.12.2022, the requirement for Liquidity Coverage Ratio for Norwegian covered bond companies is 100 % on total currency, 100 % in significant currencies and 50 % in NOK if significant currencies equal EUR or USD. As of 31.12.2022, Møre Boligkreditt AS reports 436 % on total currency level and on NOK. There are no LCR-outflows in EUR as of 31.12.2022.

The new CRR2 banking package applicable in Norway from June 2022 introduced a new minimum requirement for Net Stable Funding Ratio of 100 % on total currency level. The NSFR are also to be reported in significant currencies. As of 31.12.2022 Møre Boligkreditt AS reports a NSFR of 110 % on total currency level.



Remaining maturity as per 31.12.22	Up to 3 month	3-12 months	1-5 years	Above 5 years	Total
Assets					
Loans to and receivables from credit institutions	1 663	0	0	0	1 663
Loans to and receivables from customers*	324	979	5 551	38 986	45 840
Certificates and bonds*	51	2	77	0	130
Total financial assets	2 038	981	5 628	38 986	47 633
Liabilities					
Loans from credit institutions	20	59	3 782	0	3 861
Debt securities issued*	135	3 279	25 017	1 304	29 735
Total financial liabilities	155	3 338	28 799	1 304	33 596
Financial derivatives					
Cash flow in	23	242	753	70	1 088
Cash flow out	131	349	1 164	66	1 710
Total financial derivatives	-108	-107	-411	4	-622

* Includes cash flows from nominal interest payments

Remaining maturity as per 31.12.21	Up to 1 month	3-12 months	1-5 years	Above 5 years	Total
Assets					
Loans to and receivables from credit institutions	1 044	0	0	0	1 044
Loans to and receivables from customers*	160	558	2 876	32 974	36 568
Certificates and bonds*	3	419	251	0	673
Total financial assets	1 207	977	3 127	32 974	38 285
Liabilities					
Loans from credit institutions	4	13	3 583	0	3 600
Debt securities issued*	1 053	2 715	20 953	1 621	26 342
Total financial liabilities	1 057	2 728	24 536	1 621	29 942
Financial derivatives					
Cash flow in	20	112	334	77	543
Cash flow out	53	135	393	50	631
Total financial derivatives	-33	-23	-59	27	-88

* Includes cash flows from nominal interest payments

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Note 14

Net interest income

2022	Assessed at amortised cost	Assessed at fair value	Total
Interest income from:			
Loans to and receivables from credit institutions	21	0	21
Loans to and receivables from customers	767	73	840
Certificates, bonds and other interest-bearing securities	0	9	9
Interest income	788	82	870
Interest expenses in respect of:			
Loans from credit institutions	79	0	79
Debt securities	522	0	522
Other interest expenses	6	0	6
Interest expenses	607	0	607
Net interest income	181	82	263
2021	Assessed at amortised cost	Assessed at fair value	Total
Interest income from:			
Loans to and receivables from credit institutions	11	0	11
Loans to and receivables from customers	551	43	594
Certificates, bonds and other interest-bearing securities	0	4	4
Interest income	562	47	609
Interest expenses in respect of:			
Loans from credit institutions	31	0	31
Debt securities	211	0	211
Other interest expenses	7	0	7
Interest expenses	249	0	249
Net interest income	313	47	360



Note 15

Net gains and losses from financial instruments

Net gains/losses from financial instruments	2022	2021
Change in value on fixed interest loans	-76	-66
Derivatives related to fixed interest loans	72	71
Change in value of issued covered bonds	335	721
Derivatives related to issued covered bonds	-353	-728
Gains/losses on bonds	-4	-3
Other gains/losses	-3	3
Net gains/losses from financial instruments	-29	-3

The company's funding must have a maximum of 3-months fixed interest rate and be in NOK. If funding is done by issuances of fixed rate- or foreign exchange bonds, it is swapped into 3-months Nibor. The company shall not take any currency risk.

Hedge accounting for financial liabilities with fixed interest rate	2022	2021
Changes in fair value of derivatives established to hedge changes in market interest rates	-137	-135
Changes in fair value due to changes in market interest rates on hedged financial liabilities with fixed interest rate	134	132

Hedge accounting for financial liabilities in foreign currency	2022	2021
Changes in fair value of derivatives established to hedge currency exposure and market interest rates on financial liabilities	-297	-572
Changes in fair value due to changes in the exchange rate and market interest rates in hedged financial liabilities	289	573

For information regarding financial derivatives and hedge accounting in the balance sheet, see note 21.



Note 16

Wages, compensations and fees

(NOK thousand)	2022	2021	
Total wages and other cash payments	2 452	2 449	
- hereof salary to the Managing Director	945	899	
- hereof other remuneration to the Managing Director	240	185	
- hereof refunded premium regarding the pension plan for the Managing Director	79	76	
- hereof remuneration to the Board of Directors	78	70	
The Board of Directors			
	Kjetil Hauge, Chairman	0	0
	Sandra Myhre Helseth	0	0
	Elisabeth Blomvik	0	0
	Kristian Tafjord	60	0
	Former Board Member Geir Tore Hjelle	18	70
Total fees paid to external auditor (all fees are stated including VAT of 25 %)	825	518	
- hereof statutory audit services	300	202	
- hereof tax-related services	0	25	
- hereof other attestation services	172	286	
- hereof other non-audit services	353	5	

There are no loans or guarantees issued to members of the Board of Directors nor the Managing Director in MBK.

The total benefit in kind relating to loans provided in Sparebanken Møre at a rate of interest lower than the interest rate which triggers a basis for taxing such benefits in kind to the Managing Director is included in other remuneration to the Managing Director, as well as other relevant benefits, and amounts to TNOK 240 in 2022 (TNOK 185).

Møre Boligkreditt AS has no employees at the end of 2022. Møre Boligkreditt AS remunerated Sparebanken Møre for the use of two man-years, but only the Managing Director of Møre Boligkreditt AS is dedicated full time to the company. Several services are also outsourced to Sparebanken Møre, and these are regulated by a specific agreement between the mortgage company and the bank. The above-mentioned payments and other cash benefits, as well as employer's national insurance contributions, are cost refunds to Sparebanken Møre. The employees are members of Sparebanken Møre's pension scheme. The scheme satisfies the current requirements for mandatory occupational pensions. The company had as per 31 December 2022 no obligation to pay the Managing Director, Chairman of the Board of Directors or other employees special remuneration upon them leaving the company or in the event of a change in their employment relationship or duties. Nor do any obligations concerning bonuses, options or similar exist for any of the aforementioned positions.



Note 17

Tax

Tax cost consists of payable tax for the income year, any tax payable for previous years and any changes in deferred tax. Deferred tax is calculated on the temporary differences in accordance with IAS 12 Income Taxes. A temporary difference is the difference between the carrying amount of an asset or liability and the taxable value of that asset or liability. Tax increasing and tax reducing temporary differences that are reversed or could be reversed in the same period are offset and included in the accounts on a net basis.

Deferred tax is calculated based on the differences existing between the accounting-related and tax-related values at the end of the accounting year. Deferred tax assets are recognised in the statement of financial position to the extent that it is likely they will be utilised against future taxable income. Deferred tax (tax assets) is recognised at nominal value and reported on a separate line in the statement of financial position.

A tax rate of 22 per cent is used as the prevailing tax rate in 2022. Realisation of deferred tax benefit is based on future results liable to tax, based on empirical experience and prognoses, exceeding the tax benefit in question in the case of reversal of any existing temporary differences. No temporary differences exist in relation to items recognised against comprehensive income.

The entire tax-cost is related to Norway.

Specification of taxes in Statement of income	2022	2021
Pre-tax profit	177	306
Permanent differences	0	0
Change in temporary differences	-82	292
Income subject to tax	95	598
Tax payable at 22 per cent	21	131
Change in deferred tax	18	-64
Correction previous year	0	0
Total tax cost	39	67

Specification of taxes in Statement of comprehensive income	2022	2021
Basis swap spreads - change in value	30	3
Comprehensive income subject to tax	30	3
Total tax cost (tax payable at 22 per cent)	6	1



Specification of tax payable	2022	2021
Tax payable in the Statement of income	21	131
Tax payable in the Comprehensive income	6	1
Total tax payable	27	132
Specification of temporary differences and computation of deferred tax	2022	2021
Financial liabilities	173	-244
Financial instruments	227	562
Deficit to carry forward (income subject to tax included OCI)	0	0
Net negative (-)/positive differences	400	318
Deferred tax asset (-) or liability as at 31 December (22 per cent)	88	70
Reconciliation of tax cost and pre-tax profit	2022	2021
22 per cent of pre-tax profit	39	67
Other permanent differences 22 per cent	0	0
Correction previous year	0	0
Total tax cost	39	67
Explanation of change in temporary differences due to use of deficit in 2021		2021
Deficit to carry forward 31.12.2020		-47
Use of deficit in 2021		
Previously refunded due to covid-19 regulations		30
Use of deficit in 2021 tax papers		17
Total use of deficit in 2021		47

Note 18

Classification of financial instruments

CLASSIFICATION AND MEASUREMENT

The company's portfolio of financial instruments is at initial recognition classified in accordance with IFRS 9. Financial assets are classified in one of the following categories:

- Amortised cost
- Fair value with any changes in value through the income statement

The classification of the financial assets depends on two factors:

- The purpose of the acquisition of the financial instrument
- The contractual cash flows from the financial assets

Financial assets assessed at amortised cost

The classification of the financial assets assumes that the following requirements are met:

- The asset is acquired to receive contractual cash flows
- The contractual cash flows consist solely of principal and interest

With the exception of fixed rate loans, all lending and receivables are recorded in the accounts at amortised cost, based on expected cash flows. The difference between the issue cost and the settlement amount at maturity, is amortised over the lifetime of the loan.

Financial liabilities assessed at amortised cost

Debt securities, including debt securities included in fair value hedging and loans and deposits from credit institutions, are assessed at amortised cost based on expected cash flows.

Financial instruments assessed at fair value, any changes in value recognised through the income statement

The company's portfolio of bonds in the liquidity portfolio is classified at fair value with any value changes through the income statement, based on the business model of the company.

The portfolio of fixed interest rate loans is assessed at fair value to avoid accounting mismatch in relation to the underlying interest rate swaps.

Financial derivatives are instruments used to mitigate any interest- or currency risk incurred by the company. Financial derivatives are recorded at fair value, with any changes in value through the income statement, and recognised gross per contract, as either asset or debt.

Changes in basis swaps effects for swaps included in fair value hedging are recognised in OCI.

Losses and gains as a result of value changes on assets and liabilities assessed at fair value with any value changes being recognised in the income statement, are included in the accounts during the period in which they occur.



Classification of financial instruments	Financial instruments at fair value through profit or loss		Derivatives used as hedging instruments		Financial instruments at amortised cost	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021	31.12.2022	31.12.2021
Loans to and receivables from credit institutions					1 660	1 044
Loans to and receivables from customers	2 446	2 597			28 018	26 374
Certificates and bonds	121	668				
Financial derivatives	91	9	378	531		
Total financial assets	2 658	3 274	378	531	29 678	27 418
Loans from credit institutions					3 782	3 548
Debt securities issued					26 807	25 603
Financial derivatives	1	27	297	52		
Total financial liabilities	1	27	297	52	30 589	29 151



Note 19

Financial instruments at amortised cost

Fair value of financial instruments at amortised cost	31.12.2022		31.12.2021	
	Fair value	Book value	Fair value	Book value
Loans to and receivables from credit institutions	1 660	1 660	1 044	1 044
Loans to and receivables from customers	28 018	28 018	26 374	26 374
Total financial assets	29 678	29 678	27 418	27 418
Loans from credit institutions	3 782	3 782	3 548	3 548
Debt securities issued	26 811	26 807	25 704	25 603
Total financial liabilities	30 593	30 589	29 252	29 151
Maturity of debt securities issued, nominal value		2022		2021
	2022			3 363
	2023	2 375		2 375
	2024	5 498		5 498
	2025	7 050		7 050
	2026	7 550		5 250
	2027	2 908		321
	2028	1 201		1 201
Total		26 582		25 058



Note 20

Financial instruments at fair value

LEVELS IN THE VALUATION HIERARCHY

Financial instruments at fair value are classified into different levels based on the quality of market data for each type of instrument.

Level 1 – Valuation based on prices in an active market

Level 1 comprises financial instruments valued by using quoted prices in active markets for identical assets or liabilities. This category includes bonds and certificates in LCR-level 1, traded in active markets.

Level 2 – Valuation based on observable market data

Level 2 comprises financial instruments valued by using information which is not quoted prices, but where prices are directly or indirectly observable for assets or liabilities, including quoted prices in inactive markets for identical assets or liabilities. This category mainly includes derivatives and bonds which are not included in level 1.

Level 3 – Valuation based on other than observable market data

Level 3 comprises financial instruments which cannot be valued based on directly or indirectly observable prices. Loans to customers are included in this category.

There have been no significant changes in the approach to the valuation of fixed-rate loans in 2022. Fair value is calculated based on contractual cash flows discounted at a market interest rate matching the rates applicable to the corresponding fixed-rate loans at the balance sheet date. In the income statement, the change in value is presented under Net gains/losses from financial instruments. A change in the discount rate of 10 basis points would result in a change of approximately NOK 7.1 million on fixed rate loans.

Financial instruments at fair value - 31.12.2022	Based on prices in an active market	Observable market information	Other than observable market information	Total
	Level 1	Level 2	Level 3	
Loans to and receivables from customers			2 446	2 446
Certificates and bonds	121			121
Financial derivatives		469		469
Total financial assets	121	469	2 446	3 036
Financial derivatives		298		298
Total financial liabilities	-	298	-	298



Financial instruments at fair value - 31.12.2021	Based on prices in an active market	Observable market information	Other than observable market information	Total
	Level 1	Level 2	Level 3	
Loans to and receivables from customers			2 597	2 597
Certificates and bonds	668			668
Financial derivatives		540		540
Total financial assets	668	540	2 597	3 805
Financial derivatives		79		79
Total financial liabilities	-	79	-	79

Reconciliation of movements in Level 3 during the period	Loans to and receivables from customers
Book value as at 31.12.2021	2 597
Purchase/increase	326
Sales/reduction	-401
Transferred to Level 3	0
Transferred out of Level 3	0
Gains/losses during the period	-76
Book value as at 31.12.2022	2 446

Reconciliation of movements in Level 3 during the period	Loans to and receivables from customers
Book value as at 31.12.2020	2 718
Purchase/increase	449
Sales/reduction	-637
Transferred to Level 3	0
Transferred out of Level 3	0
Gains/losses during the period	67
Book value as at 31.12.2021	2 597



Note 21

Financial derivatives and hedge accounting

Offsetting

Møre Boligkreditt AS uses bilateral ISDA agreements with external counterparties when entering into derivative contracts. The agreements allow for netting in each currency, ie. NOK and EUR. Credit Support Annex (CSA) to the Schedule to the ISDA Master Agreement regulates posting of collateral for each currency. The agreements are one-way, meaning that only the counterparty must provide collateral when the market value fluctuates. Collateral from the counterparty shall be posted when the market value breaches thresholds stated in the Credit Support Annex (CSA). Thresholds are zero in contracts entered into by Møre Boligkreditt AS after 2017. The CSA agreements also contain rating clauses whereby the counterparty must post additional collateral if the rating drops below defined rating triggers. If the rating falls below a predetermined level, the counterparty must novate the contracts to another counterparty at own expense. Netting agreements are not offset on the balance sheet, because the transactions are not settled on a net basis.

The table below shows nominal values on financial derivatives according to type of derivative as well as positive and negative market values. Positive market values are recognised as assets in the balance sheet, whereas negative market values are recognised as liabilities:

Financial derivatives	2022			2021		
	Nominal value	Asset	Liability	Nominal value	Asset	Liability
Swaps						
Interest rate swaps	2 574	91	0	2 474	8	0
Cross currency interest rate swaps	318	0	1	310	0	15
Hedge accounting						
Interest rate swaps	2 050	36	49	3 050	177	0
Cross currency interest rate swaps	10 494	342	248	10 107	355	64
Total financial derivatives	15 436	469	298	15 941	540	79
Collateral received		278			146	



The table below provides details on the contractual maturity of financial derivatives based on nominal values:

Maturity	2022		2021	
	Interest rate swaps	Cross currency swaps	Interest rate swaps	Cross currency swaps
2022			1 000	2 429
2023		2 502		2 435
2024		2 563		2 496
2025	1 050		1 050	
2026		2 589		2 522
2027		2 926		310
2028	1 000	232	1 000	225
2029				
2030			2 474	
2032	2 574			
	4 624	10 812	5 524	10 417

For information regarding gains/losses on financial derivatives and hedge accounting, see note 15



Note 22

Issued covered bonds

Securities issued at floating interest rates are measured at amortised cost. Fair value hedge accounting is used for the company's securities issued at fixed rate terms, and changes in fair value (due to the hedged risk) are recognised in profit and loss.

Covered bonds (NOK million)

ISIN code	Currency	Nominal value 31.12.2022	Interest	Issued	Maturity	31.12.2022	31.12.2021
NO0010588072	NOK	1 050	fixed NOK 4.75 %	2010	2025	1 087	1 153
XS0968459361	EUR	25	fixed EUR 2.81 %	2013	2028	261	297
NO0010730187	NOK		fixed NOK 1.50 %	2015	2022		1 014
XS1626109968	EUR		fixed EUR 0.125 %	2017	2022		2 503
NO0010819543	NOK	3 000	3M Nibor + 0.42 %	2018	2024	3 004	3 002
XS1839386577	EUR	250	fixed EUR 0.375 %	2018	2023	2 606	2 526
NO0010836489	NOK	1 000	fixed NOK 2.75 %	2018	2028	957	1 028
NO0010853096	NOK	3 000	3M Nibor + 0.37 %	2019	2025	3 010	3 001
XS2063496546	EUR	250	fixed EUR 0.01 %	2019	2024	2 481	2 505
NO0010884950	NOK	3 000	3M Nibor + 0.42 %	2020	2025	3 004	2 999
XS2233150890	EUR	30	3M Euribor +0.75 %	2020	2027	324	309
NO0010951544	NOK	5 000	3M Nibor + 0.75 %	2021	2026	5 094	2 766
XS2389402905	EUR	250	fixed EUR 0.01 %	2021	2026	2 341	2 500
XS2556223233	EUR	250	fixed EUR 3.125 %	2022	2027	2 638	-
Total borrowings raised through the issue of securities (incl. accrued interest)						26 807	25 603

Cover pool (NOK million)

	31.12.2022	31.12.2021
Eligible mortgages (nominal) 1)	30 431	28 778
Substitute assets	1 503	1 455
Market value adjustment fixed rate mortgages	-93	-3
Financial derivatives to hedge issued securities (assets)	469	540
Financial derivatives to hedge issued securities (liabilities)	-298	-79
Net gains and losses on basis swaps	30	3
Total collateralised assets	32 042	30 694

1) NOK 91 million of total gross mortgages are not eligible for the cover pool as at 31.12.2022 (NOK 193 million as at 31.12.2021)



Covered bonds issued (NOK million)	31.12.2022	31.12.2021
Covered bonds (nominal) 2)	26 582	25 058
Premium/discount	164	504
Total covered bonds	26 746	25 562
-of which own holding (covered bonds)	0	0

2) Swap exchange rates are applied for outstanding debt in currencies other than NOK

Over-collateralisation (in %) (Nominal calculation)	31.12.2022	31.12.2021
(Eligible mortgages + Substitute assets-Covered bonds) / Covered bonds	20.1	20.7

Over-collateralisation (in %) (Market value calculation)	31.12.2022	31.12.2021
Total collateralised assets / Total covered bonds	19.8	20.1

Liquidity Coverage Ratio (LCR)	31.12.2022	31.12.2021
Liquid Assets	113	104
Net liquidity outflow next 30 days	26	20
LCR ratio -Total	436%	525%
LCR ratio - NOK	436%	525%
LCR ratio - EUR	N/A	N/A

180-day Cover Pool Liquidity Buffer	31.12.2022	31.12.2021
Liquid Assets	1 503	N/A
Net liquidity outflow next 180 days	485	N/A
180-day cover pool liquidity buffer ratio	310%	N/A

Net Stable Funding Ratio (NSFR)	31.12.2022	31.12.2021
Available amount of stable funding	29 163	26 950
Required amount of stable funding	26 425	29 384
NSFR ratio	110%	92%

Changes in debt securities	31.12.2021	Issued	Redemption	Other changes	31.12.2022
Covered bonds, nominal value	25 058	4 871	-3 347		26 582
Accrued interest	47			17	64
Value adjustments	498			-337	161
Total debt securities	25 603	4 871	-3 347	-320	26 807

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Note 23

Intragroup transactions

Møre Boligkreditt AS purchases services from Sparebanken Møre. There are also transactions between the parties related to the acquisition of loan portfolio and the fact that Sparebanken Møre provides loans and credits to the mortgage company.

Loans from Sparebanken Møre are transferred at market value. If the purchased mortgage loans have fixed interest rates, the purchase price is adjusted according to the value above/below par. Sparebanken Møre is responsible for ensuring that the loans to be transferred to Møre Boligkreditt AS are properly established and in accordance with the requirements specified in the agreement between the mortgage company and the parent bank. In case of a violation of these requirements, the parent bank will be liable for any losses that the mortgage company would experience as a result of the error. Sparebanken Møre and Møre Boligkreditt AS have formalised the settlement of interest for transaction days from date of transfer of loan portfolio to date of settlement of the consideration.

If Møre Boligkreditt AS should have difficulties obtaining financing, a revolving guarantee from Sparebanken Møre is established with the purpose of ensuring timely payments to owners of bonds and derivative counterparties.

The pricing of the services provided by Sparebanken Møre to Møre Boligkreditt AS distinguishes between fixed and variable costs for the mortgage company. Fixed costs are defined as costs the mortgage company must bear regardless of the activity related to the issuance of covered bonds, the acquisition of portfolio, etc. Variable costs are defined as costs related to the size of the portfolio acquired from Sparebanken Møre and the work that must be exercised by the bank's employees to deliver satisfactory services given the number of customers in the portfolio.

Møre Boligkreditt AS is billed for costs related to the lease of premises at Sparebanken Møre. It is assumed that regardless of operations, a certain area of the bank attributable to the mortgage company is utilised during the year. Regardless of the extent of the activity and the loan portfolio acquired by Møre Boligkreditt AS, charges related to accounting, financial reporting, risk management, cash management, financing, governance and general legal services will incur.

Sparebanken Møre bills the mortgage company based on actual salary costs, including social security contribution, pension costs and other social costs. Parts of the mortgage company's expenses related to services provided by Sparebanken Møre relates to the size of the portfolio acquired from Sparebanken Møre. Management fee is calculated and billed monthly, in which the month's average portfolio size forms the basis of billing.

The interest rate of the mortgage company's deposit and credit limit in Sparebanken Møre is based on 3 months NIBOR + a premium.



The most important transactions with Sparebanken Møre are as follows:

(NOK million) 31.12.2022 31.12.2021

Statement of income:

Interest and credit commission income from Sparebanken Møre related to deposits	21	11
Interest and credit commission income paid to Sparebanken Møre related to loan/credit facility	79	31
Interest paid to Sparebanken Møre related to bonded debt	5	10
Management fee paid to Sparebanken Møre	43	44

Statement of financial position:

Deposits in Sparebanken Møre 1)	1 660	1 044
Covered bonds held by Sparebanken Møre as assets	0	514
Loan/credit facility in Sparebanken Møre	3 504	3 402
Intragroup hedging	125	8
Accumulated transferred loan portfolio from Sparebanken Møre	30 474	28 975

1) NOK 278 million out of total NOK 1,660 million of deposits in Sparebanken Møre is the margin call balance on financial derivatives paid in by counterparties according to CSA as at 31.12.2022



Note 24

Share capital

The share capital consists of 1 100 000 shares each with a nominal value of NOK 1 250. All shares are owned by Sparebanken Møre. Møre Boligkreditt AS is included in the consolidated financial statements of Sparebanken Møre and information about the consolidated financial statements can be obtained by contacting one of the bank's offices or via the bank's website: www.sbm.no.

	2022	2021
Total number of shares 1 January	1 100 000	1 500 000
Share capital reduction	0	-400 000
Total number of shares 31 December	1 100 000	1 100 000
Dividend per share	133.00	218.87

The Board of Directors has proposed a dividend of NOK 146 million per 31.12.2022 (NOK 241 million in 2021).



Note 25

Events after the reporting date

New information about conditions that existed at the end of the reporting period shall be taken into account in the annual financial statements. Events after the reporting date that do not affect the mortgage company's position at that date, but will affect the mortgage company's financial position in the future, shall be disclosed if they are material.

No events of material significance for the financial statements for 2022 have occurred after the reporting date. The company is not involved in any legal proceedings.



Statement pursuant to section 5-5 of the Securities Trading Act

We hereby confirm that the company's annual financial statements for the period 1 January 2022 to 31 December 2022, have, to the best of our knowledge, been prepared in accordance with applicable accounting standards and that the information in the financial statements provides a true and fair view of the company's assets, liabilities, financial position and results as a whole. We also hereby declare that the annual report provides a true and fair view of the financial performance and position of the company, as well as a description of the principal risks and uncertainties facing the company.

Ålesund, 31 December 2022
14 February 2023

THE BOARD OF DIRECTORS OF MØRE BOLIGKREDITT AS

KJETIL HAUGE, Chair
ELISABETH BLOMVIK
KRISTIAN TAFJORD
SANDRA MYHRE HELSETH

OLE ANDRE KJERSTAD, Managing Director



KPMG AS
Sørkedalsveien 6
P.O. Box 7000 Majorstuen
N-0306 Oslo

Telephone +47 45 40 40 63
Internet www.kpmg.no
Enterprise 935 174 627 MVA

To the General Meeting of Møre Boligkreditt AS

Independent Auditor's Report

Opinion

We have audited the financial statements of Møre Boligkreditt AS (the Company), which comprise the balance sheet as at 31 December 2022, the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion

- the financial statements comply with applicable statutory requirements, and
- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by EU.

Our opinion is consistent with our additional report to the Audit Committee of the group.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company as required by relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

To the best of our knowledge and belief, no prohibited non-audit services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided.

We have been the auditor of the Company for 5 years from the election by the general meeting of the shareholders on 21 March 2018 for the accounting year 2018.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Offices in:

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Statsautoriserede revisorer - medlemmer av Den norske Revisorforening

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Bergen	Haugesund	Stavanger	Ulsteinvik
Bodø	Kranvik	Stord	Ålesund
Drammen	Kristiansand	Strømme	



1. Issued cover bonds – compliance with regulations

The Key audit matter	How the matter was addressed in our audit
<p>The covered bonds are measured at amortized cost and the total liability is NOK 25 603 million.</p> <p>The Company issues covered bonds as their prime source of funding. To issue these bonds the Company must be compliant with the Norwegian Financial Institutions Act, which set out detailed requirements to the assets included in and the value of the cover pool. Since such compliance is of significant importance for the funding and going concern of the Company, we considered this a key audit matter.</p>	<p>We assessed management's process for acquiring loans that qualify as collateral for covered bonds. We tested operating effectiveness of selected internal controls that are set up to secure that only loans that fulfil legal requirements to serve as collateral, are transferred from Sparebanken Møre to the Company.</p> <p>For a number of loans included in the cover pool, our procedures, among others, include:</p> <ul style="list-style-type: none"> ○ testing that the assets in the cover pool comply with the requirements in the Financial Institutions Act §11-8 ○ agreeing collateral values with external valuations from Eiendomsverdi ○ testing the mathematical accuracy and corroborating the input of the calculation that management uses to establish the collateralization in percent. <p>We have also assessed management's process for keeping the register up to date and identifying movements in the underlying assets in the cover portfolio.</p>

Refer to note 2. *Risk Management*, Note 8 *Collateral*, Note 22 *Issued Cover Bonds* and *Report from the Board of Directors*.

2. IT-Systems and application controls

The Key Audit Matter	How the matter was addressed in our audit
<p>The company is dependent on the IT infrastructure in the financial reporting.</p> <p>The Company uses a standard core system delivered and operated by an external service provider. Sound governance and control over the IT systems is critical to ensure accurate, complete and reliable financial reporting.</p> <p>Furthermore, the IT systems support regulatory compliance for financial reporting to authorities, which is central to licensed businesses.</p> <p>The system calculates interest rates on borrowing and lending and the Company's internal control systems are based on system-generated reports.</p> <p>Due to the importance of the IT systems for the</p>	<p>In connection with our audit of the IT-system in the Company, we have gained an understanding of the control environment and tested that selected general IT controls are functioning as intended and support important application controls. In our control testing, we have focused on access management controls.</p> <p>The independent auditor of the external service provider has assessed and tested the effectiveness of internal controls related to the IT systems outsourced to external service provider. We have obtained the attestation report (ISAE 3402) from the independent auditor to evaluate whether the external service provider has satisfactory internal control in areas of significant importance to the Company. We have assessed the independent auditor's competence and objectivity, as well as evaluated the report in</p>



<p>Company's operations, the IT environment supporting the financial reporting process is considered a key audit matter.</p>	<p>order to assess possible deviations and consequences for our audit.</p> <p>We have requested the independent auditor of the service provider to test a selection of standard reports and application controls in the core-system to assess whether:</p> <ul style="list-style-type: none">○ Standard system reports contain all relevant data, and○ The application controls, including controls related to interest rate-, annuity- and fee calculations, work as intended. <p>We have used our IT audit specialist in the work to understand the control environment, test controls and examine the reports.</p>
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Other Information

The Board of Directors and the Managing Director (management) are responsible for the information in the Board of Directors' report and the other information accompanying the financial statements. The other information comprises information in the annual report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the information in the Board of Directors' report nor the other information accompanying the financial statements.

In connection with our audit of the financial statements, our responsibility is to read the Board of Directors' report and the other information accompanying the financial statements. The purpose is to consider if there is material inconsistency between the Board of Directors' report and the other information accompanying the financial statements and the financial statements or our knowledge obtained in the audit, or whether the Board of Directors' report and the other information accompanying the financial statements otherwise appear to be materially misstated. We are required to report if there is a material misstatement in the Board of Directors' report or the other information accompanying the financial statements. We have nothing to report in this regard.

Based on our knowledge obtained in the audit, it is our opinion that the Board of Directors' report

- is consistent with the financial statements and
- contains the information required by applicable statutory requirements.

Our opinion on the Board of Director's report applies correspondingly to the statements on Corporate Governance and Corporate Social Responsibility.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists.



Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Audit Committee of the group regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Oslo, 14 February 2023
KPMG AS

Svein Arthur Lyngroth
State Authorised Public Accountant



Møre Boligkreditt AS

P.O.Box 121, sentrum
NO-6001 Ålesund

Visiting address:
Kipervikgata 6, Ålesund

www.sbm.no/mbk

