

CREDIT OPINION

13 January 2025

Update



RATINGS

SBAB Bank AB (publ)

Domicile	STOCKHOLM, Sweden
Long Term CRR	Aa3
Туре	LT Counterparty Risk Rating - Fgn Curr
Outlook	Not Assigned
Long Term Debt	A1
Туре	Senior Unsecured - Fgn Curr
Outlook	Stable
Long Term Deposit	A1
Туре	LT Bank Deposits - Fgn Curr
Outlook	Stable

Please see the <u>ratings section</u> at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

Contacts

Niclas Boheman +46.8.5179.1281 VP-Sr Credit Officer

niclas.boheman@moodys.com

Edoardo Calandro +44.20.7772.1097

VP-Sr Credit Officer

edoardo.calandro@moodys.com

Jonathan Stenbaek +46.851.791.297

Ratings Associate

jonathan.stenbaek@moodys.com

CLIENT SERVICES

Americas 1-212-553-1653
Asia Pacific 852-3551-3077
Japan 81-3-5408-4100

SBAB Bank AB (publ)

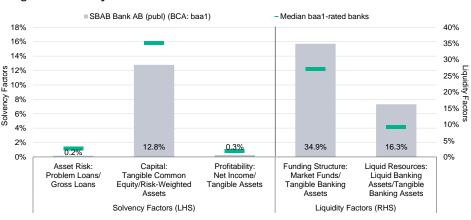
Update to credit analysis

Summary

SBAB Bank AB (publ)'s (SBAB) baa1 Baseline Credit Assessment (BCA) reflects the bank's retail focus, its very strong asset quality focusing on Swedish mortgages, its robust capital along with its moderate profitability which is related to its focus on low risk mortgages. The bank's high reliance on market funding is mitigated by its large use of covered bonds and adequate liquidity.

SBAB's A1/P-1 long- and short-term deposit and senior unsecured debt ratings reflect the bank's standalone creditworthiness expressed by the baa1 BCA; very low loss-given-failure under our Advanced Loss Given Failure (LGF) analysis, leading to two notches of uplift for SBAB's deposit and senior unsecured debt ratings; and our assumption of moderate support from its owner, the <u>Government of Sweden</u> (Aaa stable), resulting in an additional notch of uplift.

Exhibit 1
Raring Scorecard - Key financial ratios



Source: Moody's Ratings

Credit strengths

- » Very strong asset quality
- » Robust risk-based capitalisation and stress capital resilience
- » Efficient mortgage lender

Credit challenges

- » Moderate profitability related to being a low risk mortgage lender
- » Low leverage ratio
- » High reliance on market funding, similar to most domestic peers
- » Monoline franchise, focusing on residential real estate finance

Outlook

The stable outlook on SBAB's long-term deposit and senior unsecured debt ratings primarily reflects our expectation that SBAB will be able to maintain its current financial performance, including its very strong asset quality, good level of capital, and moderate but stable profitability over the next 12-18 months.

Factors that could lead to an upgrade

Factors that could lead to a rating upgrade include a significant improvement in profitability, likely through a diversification of products offered, without a corresponding increase in the bank's risk profile and a materially higher volume of deposits and liquid resources.

Factors that could lead to a downgrade

Conversely, factors that could lead to a downgrade of the bank's BCA include a deterioration in the bank's capital or recurring profitability, or if its risk profile were to increase because of increased exposure to more volatile sectors. In addition, SBAB's deposit and senior unsecured ratings could be downgraded if its buffer of loss-absorbing liabilities were to decline considerably or if Moody's government support assumptions were lowered.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on https://ratings.moodys.com for the most updated credit rating action information and rating history.

Key indicators

Exhibit 2
SBAB Bank AB (publ) (Consolidated Financials) [1]

	09-24 ²	12-23 ²	12-22 ²	12-21 ²	12-20 ²	CAGR/Avg. ³
Total Assets (SEK Million)	646,506.9	629,256.0	601,473.0	552,470.0	501,264.0	7.0 ⁴
Total Assets (USD Million)	63,779.5	62,439.5	57,725.7	61,067.0	61,036.3	1.2 ⁴
Tangible Common Equity (SEK Million)	21,928.0	21,549.0	20,426.0	19,177.0	17,351.0	6.4 ⁴
Tangible Common Equity (USD Million)	2,163.3	2,138.3	1,960.4	2,119.7	2,112.7	0.64
Problem Loans / Gross Loans (%)	0.2	0.1	0.1	0.0	0.1	0.1 ⁵
Tangible Common Equity / Risk Weighted Assets (%)	12.8	13.0	13.3	13.8	13.3	13.2 ⁶
Problem Loans / (Tangible Common Equity + Loan Loss Reserve) (%)	4.0	3.4	1.8	1.2	1.4	2.3 ⁵
Net Interest Margin (%)	0.8	0.8	0.8	0.7	0.7	0.85
PPI / Average RWA (%)	1.4	1.7	1.7	1.8	1.8	1.7 ⁶
Net Income / Tangible Assets (%)	0.3	0.3	0.3	0.4	0.3	0.35
Cost / Income Ratio (%)	49.5	43.5	43.0	37.0	35.1	41.6 ⁵
Market Funds / Tangible Banking Assets (%)	32.0	34.9	38.2	41.2	40.9	37.5 ⁵
Liquid Banking Assets / Tangible Banking Assets (%)	16.0	16.3	12.3	10.6	9.9	13.0 ⁵
Gross Loans / Due to Customers (%)	215.8	240.6	279.4	322.3	311.8	274.0 ⁵

^[-] Further to the publication of our revised methodology in July 2021, only ratios from annual 2020 onwards included in this report reflect the change in analytical treatment of the "high-trigger" Additional Tier 1 instruments. [1] All figures and ratios are adjusted using Moody's standard adjustments. [2] Basel III - fully loaded or transitional phase-in; IFRS. [3] May include rounding differences because of the scale of reported amounts. [4] Compound annual growth rate (%) based on the periods for the latest accounting regime. [5] Simple average of periods for the latest accounting regime. [6] Simple average of Basel III periods.

Sources: Moody's Ratings and company filings

Profile

SBAB Bank AB (publ) (SBAB) was established in 1985 as The Swedish National Housing Finance Corporation by the Kingdom of Sweden (Government of Sweden) to finance government housing loans. In November 2010, it was awarded a full banking licence and began developing banking products and services. Subsequently, it was renamed SBAB Bank AB (publ). Since 2014, the bank has refocused its operations towards its core business areas of mortgages and residential financing, limiting its offerings of traditional banking products and services. The bank remains wholly owned by the Government of Sweden.

SBAB is a digital bank that provides residential mortgages, loans and savings accounts to individuals, corporates and tenant-owner associations throughout Sweden. Through partners, it also provides its mortgage customers with third-party insurance services. As of the end of August 2024, SBAB's reported market share in terms of Swedish retail mortgage lending was 8.6%. It reported total consolidated assets of SEK664 billion (\$64.0 billion) as of end-September 2024.

SBAB does not have any retail branch network. The bank distributes its products and services to individuals primarily through an internet platform and a call centre. It distributes its products and services to corporate customers and tenant-owner associations through personal contacts with representative offices in Stockholm, Gothenburg and Malmö.

Recent developments

30 November 2023: SBAB sold its shares in the subsidiary and housing app Boappa AB¹. During 2021 SBAB acquired Boappa for SEK64 million, and it was sold for 1 SEK. Boappa posted a SEK6 million loss in 2020, which grew to SEK13 million in 2023; these losses were not material for SBAB.

Detailed credit considerations

Very strong asset quality

Despite the increase in borrowing expenses caused by higher interest rates, we anticipate that SBAB's asset quality will remain robust due to its strategic emphasis on low risk mortgage lending within Sweden. The bank has a historical track record of maintaining extremely low levels of problem loans over the years. The bank's ratio of problem loans (classified as stage 3 under IFRS9) stood at a mere 0.17% at the close of September 2024.

SBAB's loan book consists of 67% household mortgages and 20% loans to residential commercial real estate (CRE), and 12% to tenant-owners' associations, with marginal exposure to unsecured lending as of September 2024. Abiding by legislation, household mortgage

loans are capped at an 85% loan-to-value (LTV) ratio and require amortisation down to 50%. The bank's average LTV on household mortgage loans was 59% by the end of September 2024.

The retail mortgage portfolio grew by 3.2% on a yearly basis by the end of September 2024, outpacing the Swedish mortgage market growth rate of 1.0%. SBAB. With a 8.6% mortgage market share at the end of September 2024, SBAB is the largest challenger bank in Sweden's mortgage market. Lending at variable rate (i.e., three-month rate) dominates the loan portfolio, at 83% of total lending as of end of September 2024, an increase from 82% in the previous year. SBAB uses prudent underwriting standards, with a maximum LTV of 85%, a maximum debt to income of 550%, and using a stress rate, currently at 7%, when granting mortgages to ensure borrowers can manage higher interest rates.

SBAB has increased its exposure to residential CRE in recent years, amounting to SEK105.2 billion as of September 2024, compared to SEK68.7 billion as of year end 2021. Residential CRE corresponded to 19.7% of the total loan portfolio, up from 14.7% since year end 2021. Moody's views these types of exposures as higher risk compared to mortgage loans, and we believe the share of CRE loans will remain elevated. The exposure to residential CRE to CET1 has grown from 243% in 2019 to 496% by the end of September 2024, which is one of the highest ratios of Swedish banks, comparable to Svenska Handelsbanken AB (Aa2/Aa2 stable, a2).

The bank's sizable concentration in the real estate sector weighs negatively on our asset risk assessment. However, we recognize that these risks are mitigated by the bank's prudent underwriting, evidenced by its long history of very low loan losses, and relatively low LTV ratios in its real estate portfolio at 60% at end of September 2024.

The assigned Asset Risk score of aa3 reflects the initial score of aa1, a one notch negative adjustment because of the bank's sector concentration towards the Swedish mortgage market and an additional negative adjustment for the growing share of residential CRE lending, which we assess as having a higher risk profile than household mortgages.

Robust risk-based capitalisation and stress capital resilience, but low leverage ratio

We view SBAB's capital position as strong, given its low risk profile. As of the end of September 2024, SBAB reported a Common Equity Tier 1 (CET1) capital ratio of 12.4%. The regulatory CET1 requirements was 10.1% at end of September 2024, giving SBAB a buffer of 200 basis points (bps). The bank targets a buffer of 100-300 bps above the CET1 requirement. Moody's expects the CET1 ratio to increase to above 14% when parts of Basel IV is implemented in January 2025, mainly due to decreased risk weights for corporate exposures.

SBAB's total regulatory capital requirement as of the end of December 2024 was 14.4% including a Pillar 2 requirement of 1.87%. The bank specific Pillar 2 requirement relates to credit related concentration risk, interest-rate risk in other operations, and real estate exposures.

SBAB had a tangible common equity to risk weighted assets ratio of 12.8% by end of September 2024. SBAB has a leverage ratio requirement of 3%, and SBAB's reported leverage ratio was 4.1% as of September 2024. The tangible common equity to tangible banking assets ratio was 3.4% as of Q3 2024, a level where it has been fairly stable during recent years. This is lower than most peers due to the low risk portfolio.

Exhibit 3 **SBAB's capital ratios over time**



The exhibit shows Moody's-adjusted figures. Source: Moody's Ratings

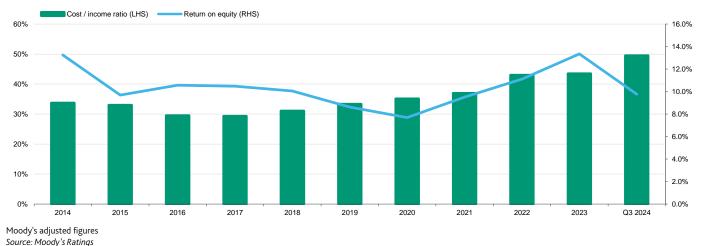
SBAB's capital is very resilient to stress, and the bank performs as one of the strongest under the European Banking Authority's EU-wide stress test. We consider the bank's stress capital resilience as a strength, and assign a Capital score of a3 for SBAB, in line with the Macro Adjusted score to reflect our expectation that capital will strengthen in 2024 and 2025, but also low leverage.

Moderate profitability related to being a low risk but efficient mortgage lender

SBAB presented stable earnings in Q3 2024, which resulted in a reported return on equity of 8.9%. The return on equity was however 10.5% for the first 9 months in 2024, above the bank's internal target of 10%. SBAB's net interest margin (NIM) decreased to 0.75% in Q3 2024 from 0.84% in the year-earlier period.

SBAB's has low but relatively higher earnings stability than many peers. The net income to tangible assets ratio remained stable at 0.3% for the first nine months of 2024. SBAB is an efficient lender operating without a retail branch network. Although the bank's adjusted cost-to-income ratio has deteriorated for the last four years because of higher operating costs and IT investments, it remained relatively low level at 49.5% as of Q3 2024, up from 41.9% in Q3 2023. Due to only attracting savings deposits, the bank holds no low interest rate current account deposits, a key difference to larger banks offering transaction accounts. This means that the bank has not been able to increase its interest rate margins to the same degree as its larger peers in Sweden when policy rates increased.

Exhibit 4
Q3 2024 earnings were negatively affected by higher IT investments and operating costs



Our assigned Profitability score of ba1 includes one notch of positive adjustment, reflecting the bank's relative earnings stability.

High reliance on market funding, similar to most domestic peers

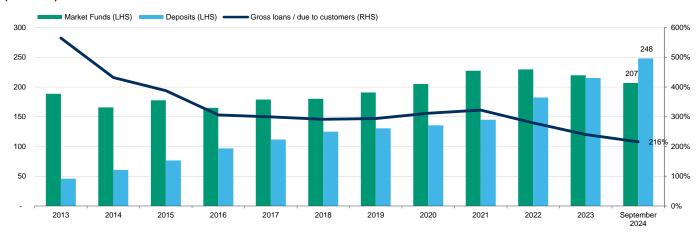
We view SBAB's high reliance on market funding as a weakness, which is shared with many of its Nordic peers. The high reliance on market funding is mitigated by the fact that a large portion of the funding benefits from the domestic covered bond market, which has a track record of being available for taps even during market stress, along with a sustained increase in deposit funding. Furthermore, deposits has increased in the past years, surpassing market funding during 2024.

SBAB's market funding/tangible assets stood at 32.0% at the end of September 2024. Covered bonds (rated Aaa) accounted for more than half of the bank's long-term funding, and around 76% of these were SEK denominated as of the same date. This debt class benefits from a deep local market with stable domestic investors and the ability to tap the market on a daily basis, and we reflect these strengths by viewing covered bonds denominated in local currency as a particularly stable source of funding for all Swedish banks. Consequently, the upward adjustment in the Funding score of baa1 reflects that we take into consideration the comparatively stronger Swedish covered bond market, i.e. the bank's SEK-denominated covered bonds.

SBAB's funding profile has improved over the last few years following its strategy to extend maturities, with a number of successful benchmark issues.

In addition, SBAB has actively reduced its reliance on market funding through increasing deposits, reducing its gross loans/deposits to 216% as of end September 2024 (from 292% at end December 2018). We view the increase in deposits as a sustainable improvement which provides the bank with relatively sticky funding, given the gradual and granular increase in the flow of new depositors and the strong brand recognition. While the bank's growing deposit base reduces the dependence on market funding, we recognize that SBAB's focus on more competitive deposit rates than many of their larger peers has resulted in an increase of SEK103 billion in deposits between Q3 2024 and Q4 2021, which could mean that some depositors are more price sensitive.

Exhibit 5
SBAB's largest funding source is now deposits (SEK billion)



Source: Moody's Ratings

SBAB have fulfilled the recapitalisation requirement of own funds and eligible liabilities (MREL) with subordination requirements in time for the deadline that was on 1 January 2024. The new MREL decisions based on the updated EU Bank Recovery and Resolution Directive (BRRD2), were announced in December 2021³, and the updated subordination requirement resulted in lower senior non-preferred (SNP) needs compared to the previous Swedish requirements.

Our assigned Funding score of baa1 includes three notches of positive adjustment, reflecting the quality of market funding taking into account the levels of exceptionally stable domestic covered bonds included in the market funding.

Sound liquidity

SBAB's liquidity position is sound, as captured by the baa2 assigned Liquid Resources score. Moody's calculated liquid banking assets consist mainly of highly rated securities, which totaled SEK103 billion at the end of Q3 2024, equivalent to 16.0% of its tangible

banking assets. The bank's reported liquidity reserve was SEK101.1 billion as of the end-September 2024, equivalent to 15.6% of tangible banking assets.

SBAB's amount of HQLA to tangible banking assets ratio was 16.2% as of Q3 2024 in line with the assigned baa2 score.

SBAB's reported liquidity coverage ratio and net stable funding ratio was a high 259.5% and 133.6% respectively at end of September 2024.

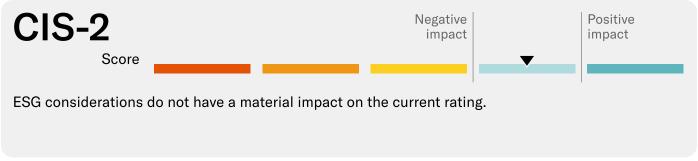
Monoline franchise, focusing on residential real estate finance

Similar to that for other rated entities focused on one activity, we apply a one-notch negative adjustment for lack of business diversification to SBAB's financial profile. This is to reflect the fact that the bank's revenue is mostly exclusively derived from its mortgage lending activities and SBAB's business model is less diversified than that of a full-service bank, an adjustment shared with other specialised mortgage lenders.

ESG considerations

SBAB Bank AB (publ)'s ESG credit impact score is CIS-2

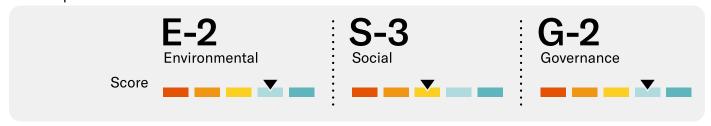
Exhibit 6
ESG credit impact score



Source: Moody's Ratings

SBAB's CIS-2 reflects the limited impact of ESG considerations on the ratings.

Exhibit 7
ESG issuer profile scores



Source: Moody's Ratings

Environmental

SBAB faces low environmental risks, specifically in relation to carbon transition risks. This is because of the structure of its loan book, predominantly composed of mortgages, and with a negligible exposure to corporate lending, which typically carry higher carbon transition risk.

Social

SBAB faces moderate social risks related to regulatory and litigation risks, requiring high compliance standards. These risks are mitigated by the bank's developed policies and procedures. High cyber and personal data risks are mitigated by the bank's strong IT framework. SBAB has exposure to customer relations risks because data security and customer privacy are critical for banks due to

access of large amounts of personal data. These areas are becoming increasingly important as banks' online businesses expand and regulatory standards tighten. Sizable investments in technology and SBAB's long track record of handling sensitive customer data, as well as appropriate culture and governance and compliance functions that ensure adherence to regulatory standards, help to mitigate the associated credit risk.

Governance

SBAB has low governance risks. Although SBAB is owned by the Swedish government, the bank's corporate governance practices follow general standards, without any evidence of intrusive government interference. In addition, Sweden's developed institutional framework mitigates the associated governance risks.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click here to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Support and structural considerations

Loss Given Failure (LGF) analysis

We apply our Advanced LGF analysis to SBAB as the bank is incorporated in Sweden, which we consider an operational resolution regime. For this analysis, we assume that equity and losses are at 3% and 8%, respectively, of tangible banking assets in a failure scenario. We also assume a 25% run-off of junior wholesale deposits and a 5% run-off of preferred deposits. Moreover, we assign a 25% probability to junior deposits being preferred to senior unsecured debt. These are in line with our standard assumptions. Particular to SBAB and other Swedish pure mortgage lenders, we assume the proportion of deposits considered junior at 10%, compared to our standard assumption of 26%, because of their largely retail-oriented depositor base.

Our Advanced LGF analysis indicates a very low loss given failure for junior depositors and senior unsecured creditors, resulting in a two-notch uplift of the relevant ratings, from the bank's baa1 Adjusted BCA.

The junior senior ratings (assigned on senior non-preferred unsecured debt) is positioned in line with the bank's Adjusted BCA. The Advanced LGF analysis indicates a moderate loss given failure, given the small volume of debt and limited protection from more subordinated instruments and residual equity.

Government support considerations

SBAB is fully owned by the Swedish government and has an important market share in the Swedish residential mortgage market. This guides our expectation of a moderate probability of government support for SBAB's deposit and senior unsecured debt, which results in a one notch rating uplift for these debt classes.

Methodology and scorecard

About Moody's Bank Scorecard

Our scorecard is designed to capture, express and explain in summary form our Rating Committee's judgement. When read in conjunction with our research, a fulsome presentation of our judgement is expressed. As a result, the output of our scorecard may materially differ from that suggested by raw data alone (though it has been calibrated to avoid the frequent need for strong divergence). The scorecard output and the individual scores are discussed in rating committees and may be adjusted up or down to reflect conditions specific to each rated entity.

Rating methodology and scorecard factors

Exhibit 8

Rating Factors

Macro Factors						
Weighted Macro Profile Strong	100%					
Factor	Historic Ratio	Initial Score	Expected Trend	Assigned Score	Key driver #1	Key driver #2
Solvency						
Asset Risk						
Problem Loans / Gross Loans	0.2%	aa1	\leftrightarrow	aa3	Sector concentration	
Capital						
Tangible Common Equity / Risk Weighted Assets (Basel III - transitional phase-in)	12.8%	a3	$\uparrow \uparrow$	a3	Expected trend	Nominal leverage
Profitability						
Net Income / Tangible Assets	0.3%	ba2	\leftrightarrow	ba1	Earnings quality	Expected trend
Combined Solvency Score		a2		a3		
Liquidity						
Funding Structure						
Market Funds / Tangible Banking Assets	34.9%	ba1	\leftrightarrow	baa1	Market funding quality	
Liquid Resources						
Liquid Banking Assets / Tangible Banking Assets	16.3%	baa2	\leftrightarrow	baa2	Stock of liquid assets	
Combined Liquidity Score		baa3		baa1		
Financial Profile				a3		
Qualitative Adjustments				Adjustment		
Business Diversification				-1		
Opacity and Complexity				0		
Corporate Behavior				0		
Total Qualitative Adjustments				-1		
Sovereign or Affiliate constraint				Aaa		
BCA Scorecard-indicated Outcome - Range				a3 - baa2		
Assigned BCA				baa1		
Affiliate Support notching				0		
Adjusted BCA				baa1		

Balance Sheet	in-scope (SEK Million)	% in-scope	at-failure (SEK Million)	% at-failure
Other liabilities	323,751	50.1%	341,116	52.8%
Deposits	248,080	38.4%	230,714	35.7%
Preferred deposits	223,272	34.6%	212,108	32.8%
Junior deposits	24,808	3.8%	18,606	2.9%
Senior unsecured bank debt	26,900	4.2%	26,900	4.2%
Junior senior unsecured bank debt	19,800	3.1%	19,800	3.1%
Dated subordinated bank debt	2,000	0.3%	2,000	0.3%
Preference shares (bank)	6,100	0.9%	6,100	0.9%
Equity	19,380	3.0%	19,380	3.0%
Total Tangible Banking Assets	646,011	100.0%	646,011	100.0%

Debt Class	De Jure waterfall De Facto waterfall Notching		ching	LGF	Assigned	Additional Preliminary				
	Instrument Sub- volume + ordination		Instrument Sub- on volume + ordination		De Jure De Facto		Notching Guidance		Notching	Rating Assessment
	subordinatio	n	subordinatio	n			vs. Adjusted BCA			
Counterparty Risk Rating	14.4%	14.4%	14.4%	14.4%	3	3	3	3	0	a1
Counterparty Risk Assessment	14.4%	14.4%	14.4%	14.4%	3	3	3	3	0	a1 (cr)
Deposits	14.4%	7.3%	14.4%	11.5%	2	3	2	2	0	a2
Senior unsecured bank debt	14.4%	7.3%	11.5%	7.3%	2	1	2	-	-	-
Junior senior unsecured bank debt	7.3%	4.3%	7.3%	4.3%	0	0	0	0	0	baa1
Dated subordinated bank debt	4.3%	3.9%	4.3%	3.9%	-1	-1	-1	-1	0	baa2
Non-cumulative bank preference share	s 3.9%	3.0%	3.9%	3.0%	-1	-1	-1	-1	-2	ba1

Instrument Class	Loss Given Failure notching	Additional notching	Preliminary Rating Assessment	Government Support notching	Local Currency Rating	Foreign Currency Rating
Counterparty Risk Rating	3	0	a1	1	Aa3	Aa3
Counterparty Risk Assessment	3	0	a1 (cr)	1	Aa3(cr)	
Deposits	2	0	a2	1	A1	A1
Senior unsecured bank debt	-	-	-	1	A1	A1
Junior senior unsecured bank debt	0	0	baa1	0	Baa1	Baa1
Dated subordinated bank debt	-1	0	baa2	0	Baa2	(P)Baa2
Non-cumulative bank preference shares	-1	-2	ba1	0	Ba1 (hyb)	

^[1] Where dashes are shown for a particular factor (or sub-factor), the score is based on non-public information.

Source: Moody's Ratings

Ratings

Exhibit 9

Category	Moody's Rating
SBAB BANK AB (PUBL)	
Outlook	Stable
Counterparty Risk Rating	Aa3/P-1
Bank Deposits	A1/P-1
Baseline Credit Assessment	baa1
Adjusted Baseline Credit Assessment	baa1
Counterparty Risk Assessment	Aa3(cr)/P-1(cr)
Issuer Rating	A1
Senior Unsecured	A1
Junior Senior Unsecured	Baa1
Junior Senior Unsecured MTN	(P)Baa1
Subordinate -Dom Curr	Baa2
Pref. Stock Non-cumulative -Dom Curr	Ba1 (hyb)
Commercial Paper	P-1
Other Short Term	(P)P-1
Source: Moody's Ratings	

Endnotes

- 1 Boappa is an app that helps to simplify communication in tenant-owned associations and other associations.
- 2 The risk tax, introduced in 2022, is accounted for in 'taxes other than income taxes' in Moody's accounts, which is included in operating expenses, thus affecting Moody's calculated cost-to-income ratio. This explains the difference between the bank reported and Moody's adjusted cost to income ratios.
- 3 Decisions on resolution plans and MREL, Swedish National Debt Office

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