Q2 2025

Investor Presentation

SBAB Bank AB (publ)

Executive summary

- Founded in 1985 & 100% owned by the Kingdom of Sweden
- Swedish mortgage portfolio, predominantly residential mortgages (5th largest mortgage player in Sweden)
- Financial targets from owner covering profitability, capitalisation & dividend
- Increased funding needs in 2025 (approximately SEK 90 bn)

Total lending (SEK bn)

541

Total deposits (SEK bn)

262

Moody's: A1, Aaa

Standard & Poor's Ratings Services: A+

9.7%
Return on equity
Jan-Jun 2025

14.5%
CET1 capital ratio
30 June 2025

0.01%
Credit loss level
Jan-Jun 2025

36.7%
C/I ratio
Jan-Jun 2025

Contents

Straightforward business model

– Focus on collateralized lending in Sweden, lending portfolio predominantly residential mortgages

RETAIL LENDING

- Core product residential mortgages (5th largest player in Sweden) complemented with savings accounts
- No traditional retail bank branches, products and services offered online or by telephone
- Lending geographically concentrated to metropolitan areas in Sweden, including Stockholm, Gothenburg and Malmö, as well as university cities and growth regions
- Platform with value adding services relating to housing and household finances (through subsidiary Booli)

	Volume (SEK)	Market share
Residential Mortgages	371 bn	8.79%
Consumer Loans	2 bn	0.51%
Retail Deposits	207 bn	7.59%

CORPORATE LENDING

- Lending to property companies, housing developers and tenant-owners' associations (ToA) as well as savings to corporates and organisations
- Multi-family dwellings, existing buildings or new construction, both privately owned or owned by ToAs
- Personal service from offices in Stockholm, Gothenburg and Malmö (credit granting concentrated to growth regions surrounding these three offices)
- Primarily target larger customers

	Volume (SEK)	Market share
Property Companies (resident.)	105 bn	18.25%
Tenant-Owners' Associations	63 bn	10.99%
Corporate Deposits	55 bn	4.00%

*Market shares as per 31 May 2025

Financial targets and strategic goals

– Long-term ambitious strategic management goals spanning towards 2030

Financial targets from the owner

Profitability Return on equity over time	**≥10%**
Capitalisation CET1 capital ratio and total capital ratio above regulatory requirement communicated by the Swedish FSA *	**≥0.6%**
Dividend Ordinary dividend based on profit for the year after tax, taking the Group's capital structure into account	**≥40%**

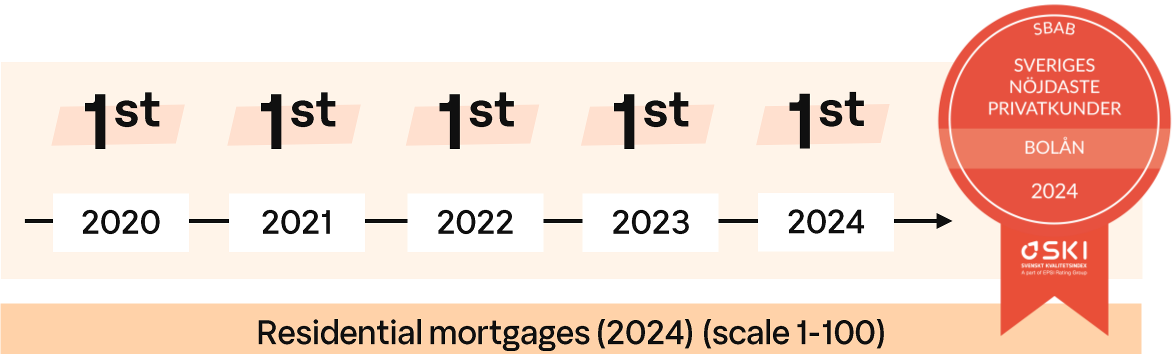
Long-term strategic management goals

Target area	Target 2030
Long-term Value Creation	• Return on Equity: **≥10%**
Sustainable Society	• Emission Reduction: **–50%**
Customer Satisfaction	• Market Share Residential Mortgages: **10%** • Market Share Corporates: **20%** • Market Share Tenant-Owners' Associations: **15%**
Efficient Operations	• Cost/Income Ratio: **<30%**
Attractive Workplace	• Commitment: **≥4** (on a scale of 1-5)

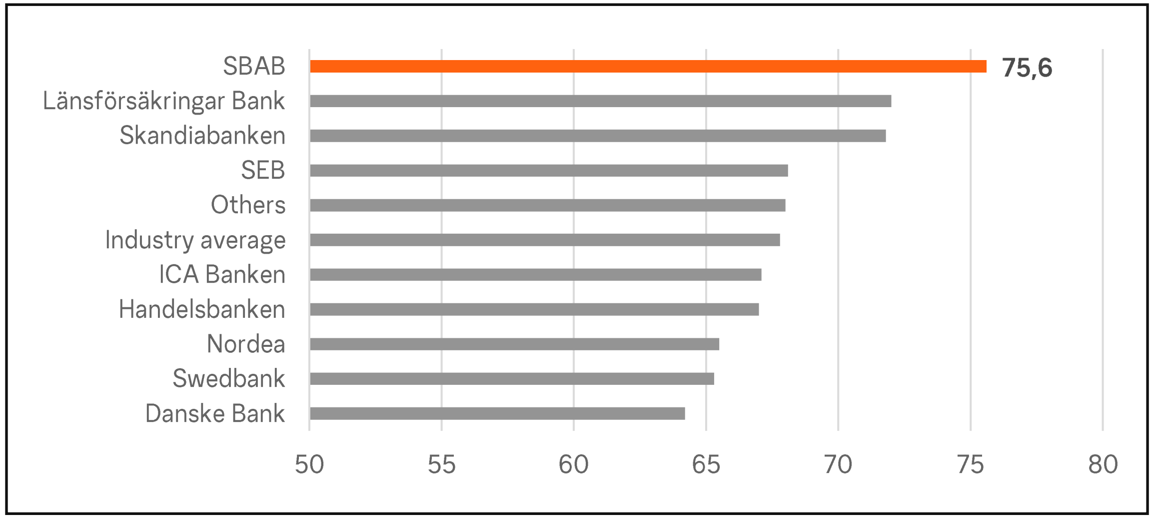
* Management CET1 capital target: 1-3 percentage points above regulatory requirement (implemented in February 2022)

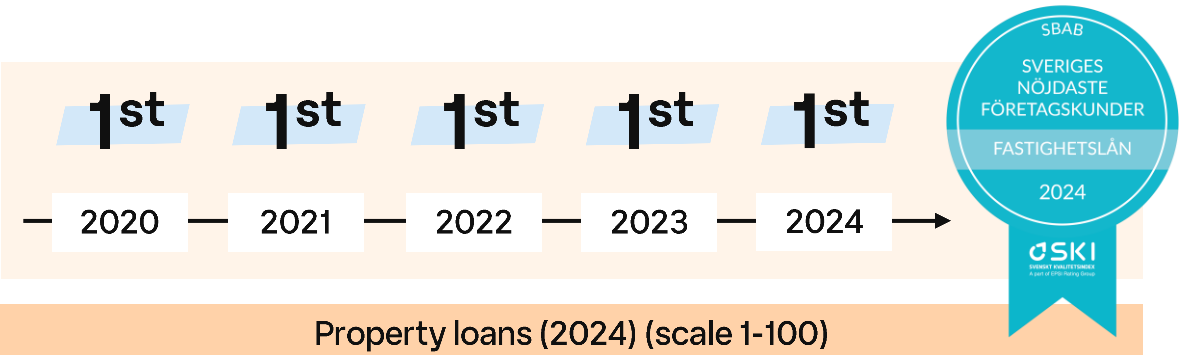
Customer satisfaction

– Very strong client appreciation over time (number 1 in SKI survey for 6 and 7 years consecutively in respective lending segment)

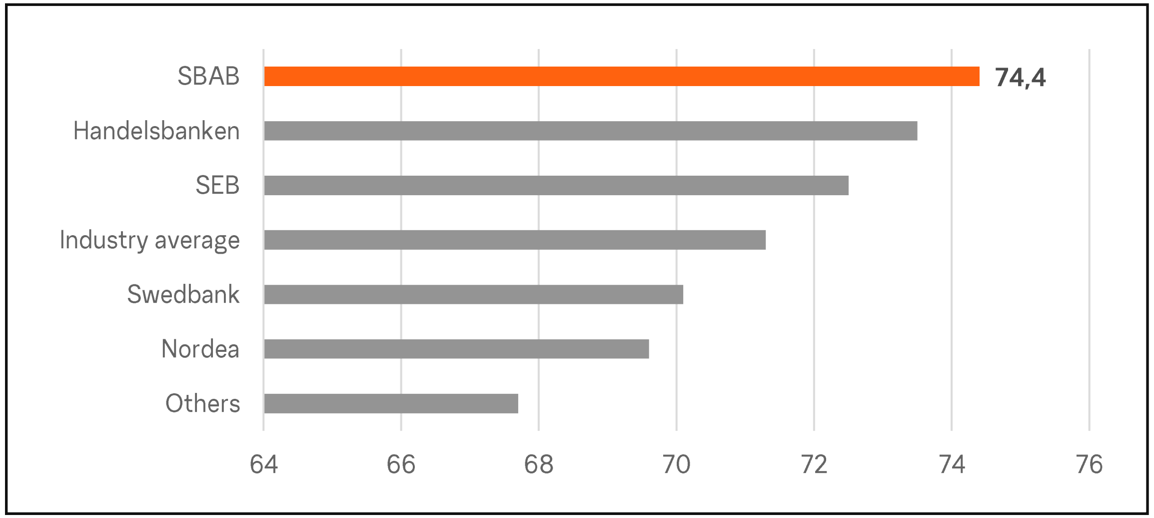


Residential mortgages (2024) (scale 1-100)





Property loans (2024) (scale 1-100)



Source: Swedish Quality Index (SKI) 2024

Key success factors

SBAB's value proposition

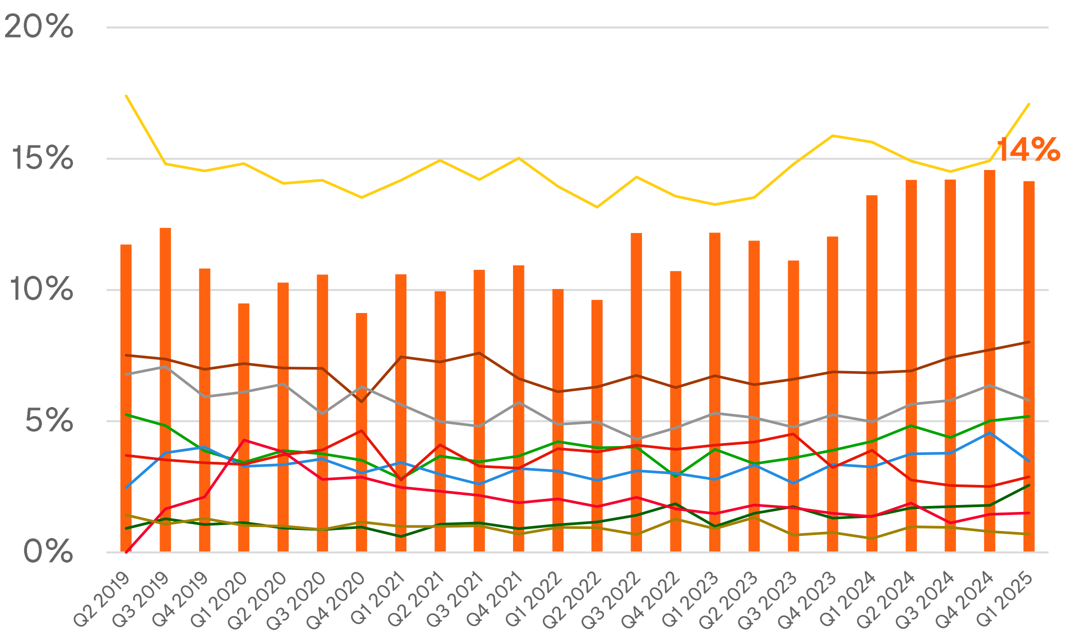
ACCESSIBILITY
Residential mortgages online and over the phone, seven days a week, covering all circumstances.

TRANSPARENCY
Fair prices and appropriate terms and conditions from the start.

CONSIDERATION
Housing specialists who care.

Strong brand awareness

Top of Mind Q1 2025*
"What companies offering mortgages have you heard of?" (First mentioned)



*Source: Nepa

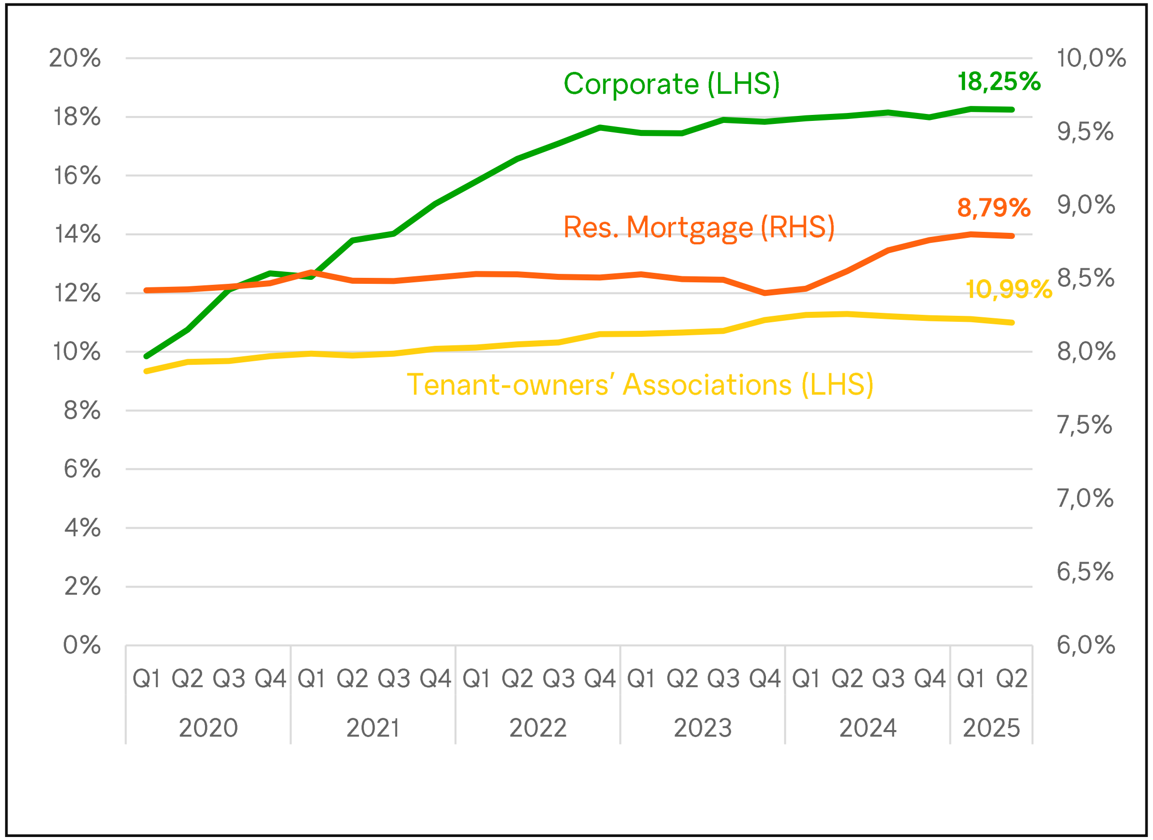
Overview of lending development

– Continued strong growth trend for mortgages despite challenging market conditions

Lending (SEK bn)

Growth in lending (QoQ / YoY)	+0.1%	+2.4%

Market shares (%)*

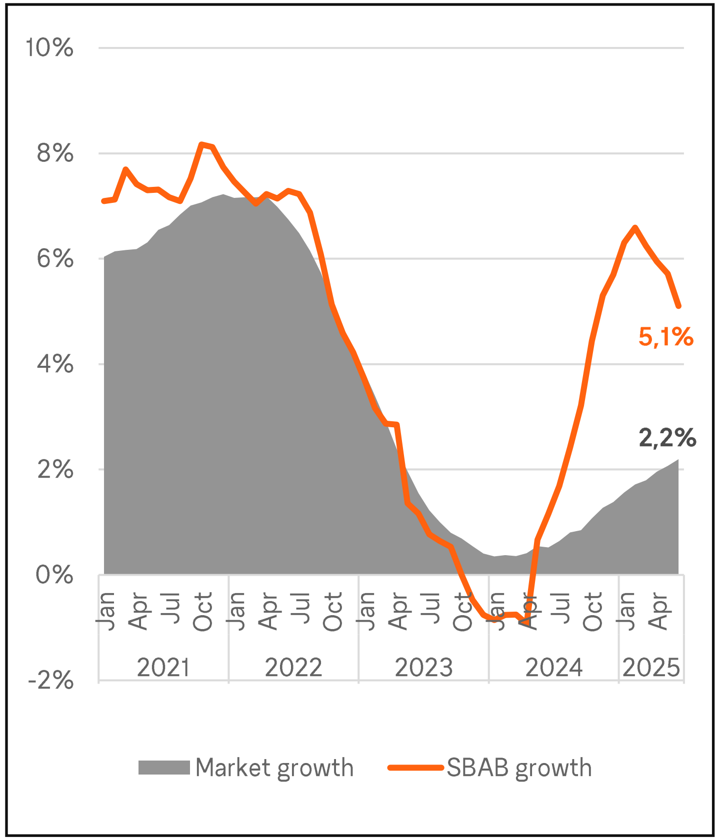


*Source: Statistics Sweden (SCB) (data as of May 2025)

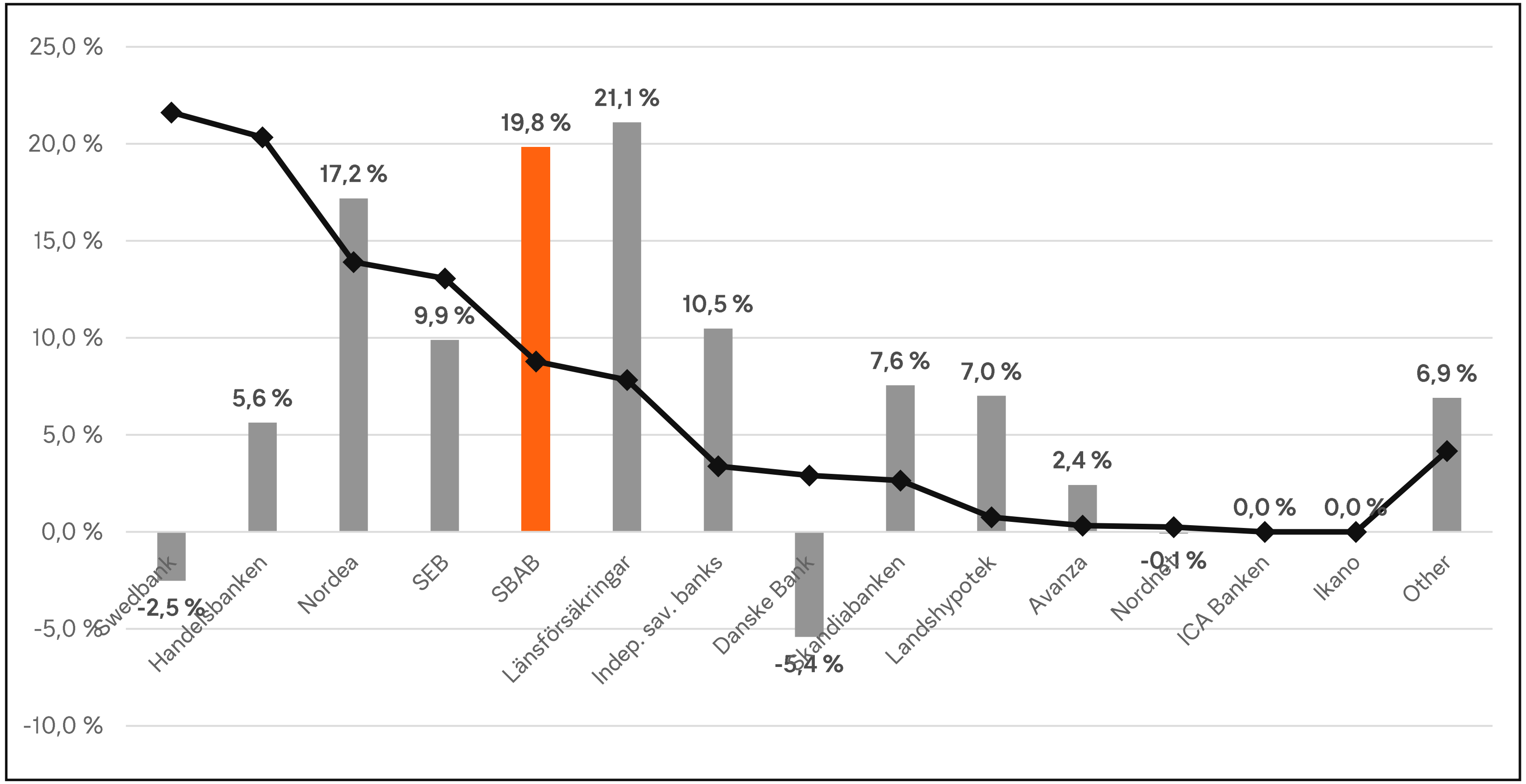
Mortgage market dynamics

– SBAB performs well in a market characterized by tough competition, compressed margins and muted credit growth

Total market growth



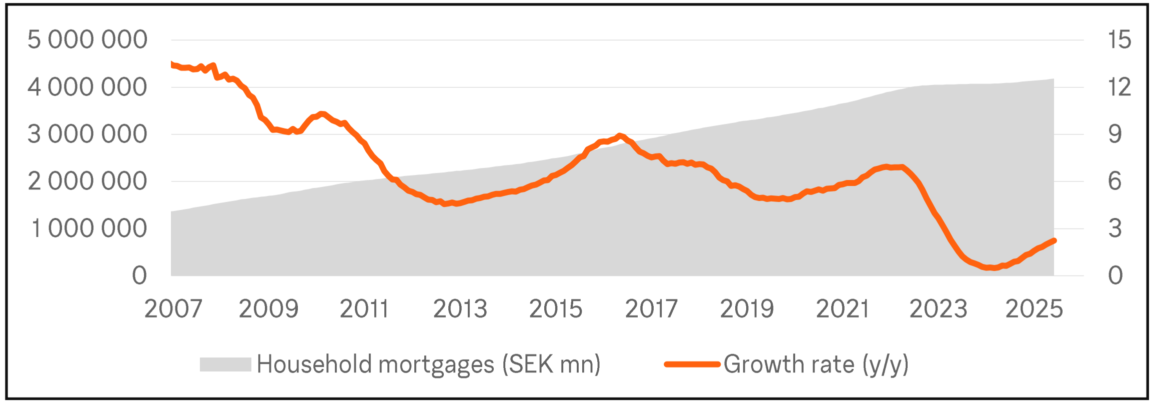
Share of net market growth (R12) vs back book market share



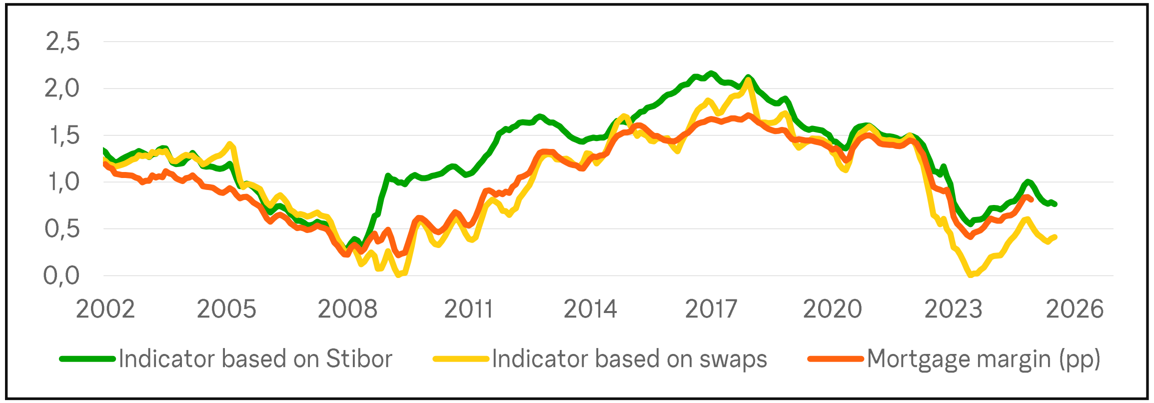
Source: Statistics Sweden (SCB) (data as of June 2025)

Mortgage market dynamics

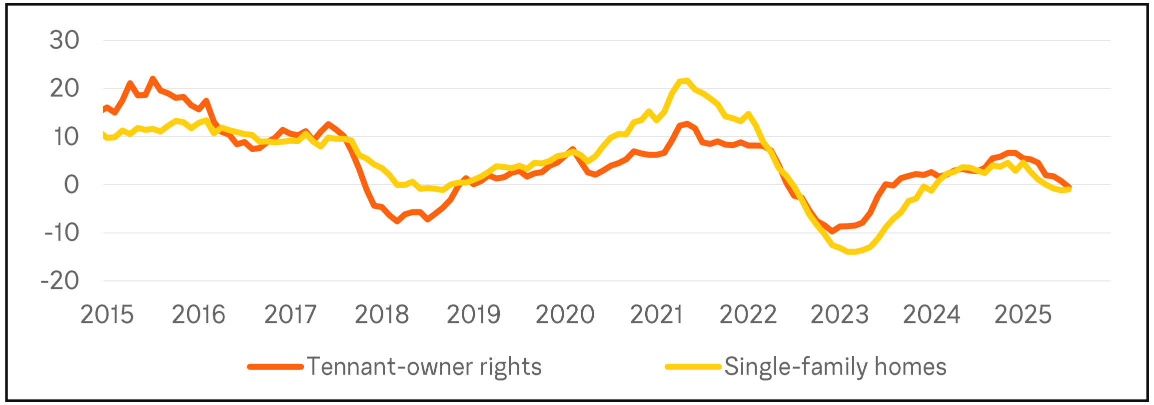
Swedish household lending (MFI) (June 2025)



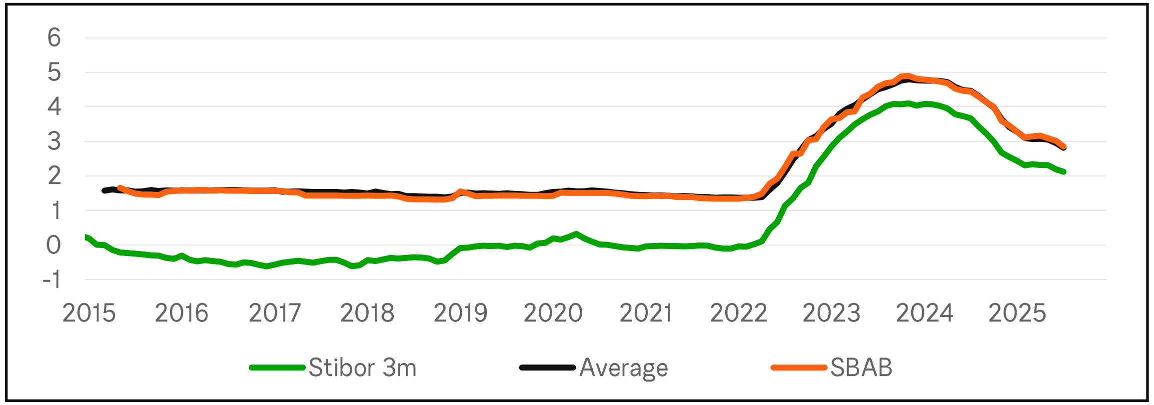
Gross margins on Swedish household mortgages (S-FSA) (Q4 2024)



Swedish housing price growth rate (y/y) (July 2025)



Development of actual 3M mortgage rate (July 2025)



Source: Macobond, SCB, Swedish FSA, Booli and SBAB

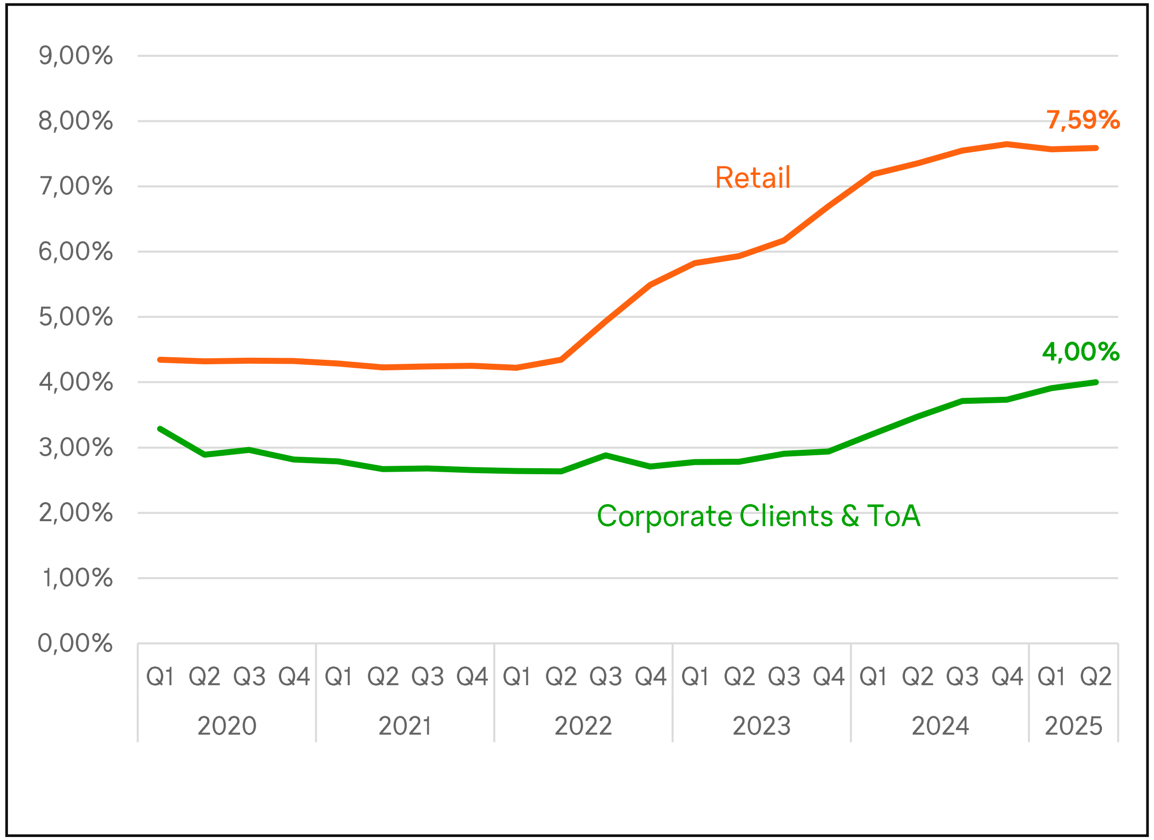
Overview of deposit development

– Strong growth recent years amid regained strategic focus on growing share of deposits in funding mix

Deposits (SEK bn)

Growth in deposits (QoQ / YoY)	+2.9%	+8.7%

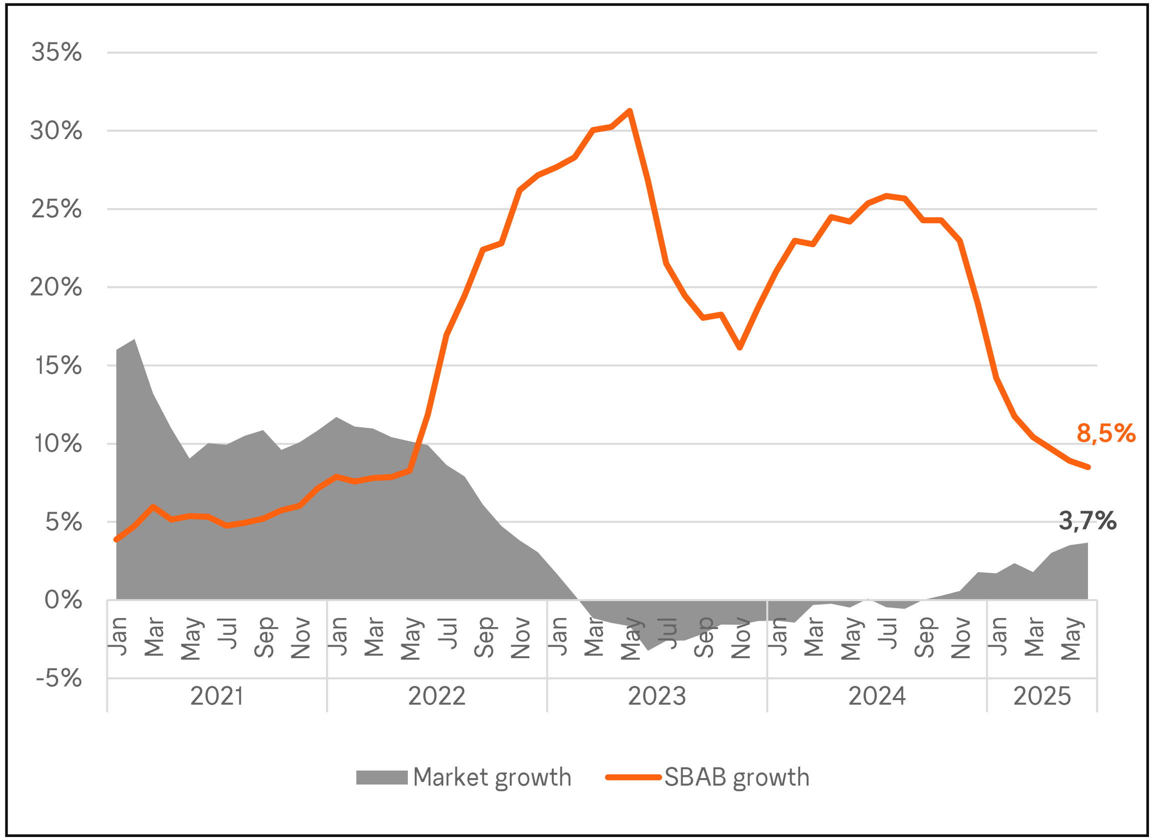
Market shares (%)*



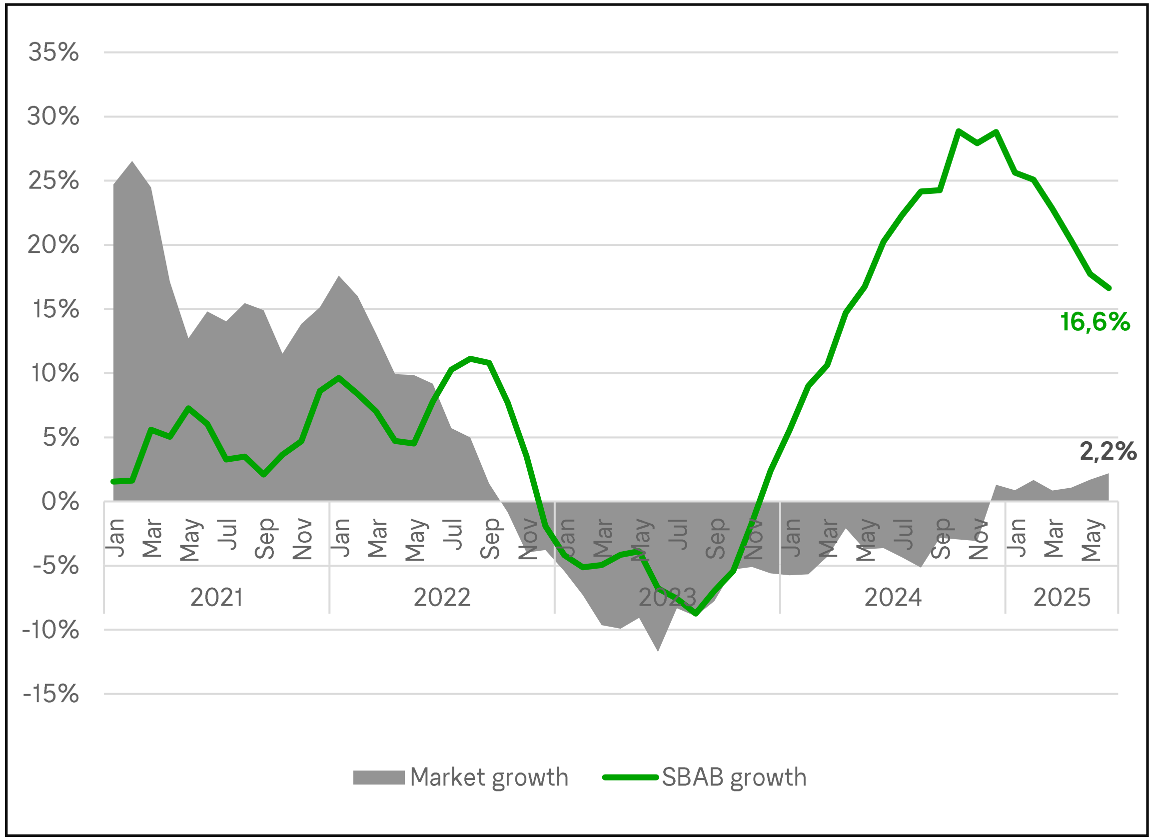
*Source: Statistics Sweden (SCB) (data as of May 2025)

Deposit growth vs. market

SBAB growth vs. market growth (Retail deposits)



SBAB growth vs. market growth (Corporate deposits)



Source: Statistics Sweden (SCB) (data as of June 2025)

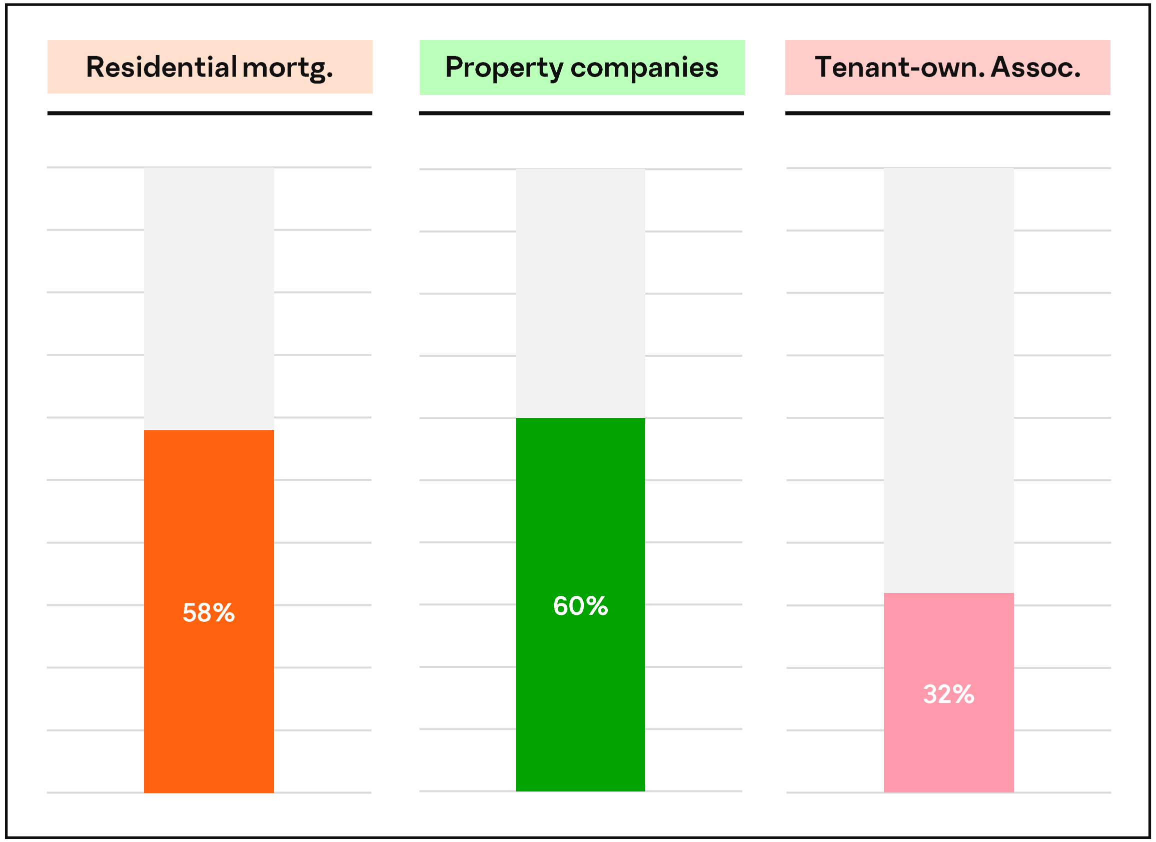
Contents

Lending focused on housing in Sweden

Lending composition

	SEK bn	% of lending	Average LTV
Residential mortgages	371.5	68.7%	58%
Consumer loans	1.7	0.3%	
Tenant-owners' associations	62.7	11.6%	32%
Property companies	105.0	19.4%	60%
– (Of which, commercial lending)	*(12.4)*	*(2,3%[1])*	
– (Of which, construction loans)	*(3.6)*	*(0.7%)*	
Total lending	**540.4**	**100%**	

LTV ratios in loan book

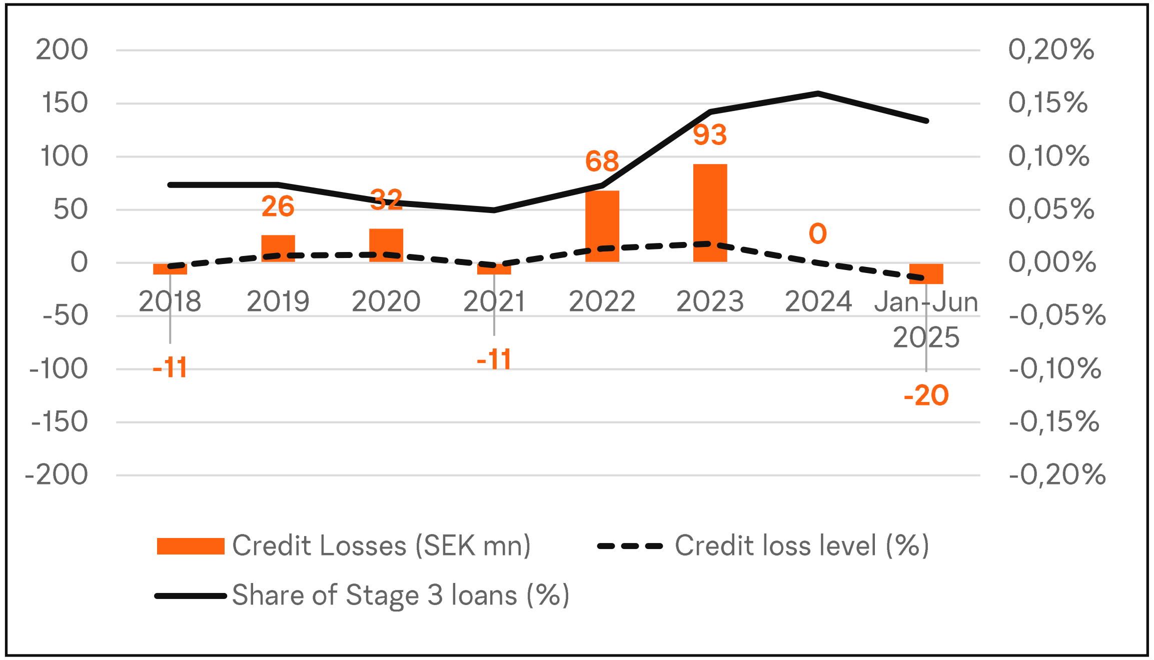


1) Revised internal definition of commercial lending during Q3 2022 (the corresponding figure for Q2 2022 was 0.3%)

Asset quality over time

– High concentration on Swedish residential lending – very low loan losses/problem loans over time

Credit quality metrics*



- Low-risk loan portfolio focused on collateralised residential lending in Sweden
- Prudent underwriting criteria (incl. affordability assessment with stressed interest rate)
- Proven track record over time & strong resilience towards economic downturns

+20 MSEK
Credit losses
Jan-Jun 2025

-16 MSEK
Confirmed credit losses
Jan-Jun 2025

0.01%
Credit loss ratio
Jan-Jun 2025

0.13%
Share of stage 3 loans
30 Jun 2025

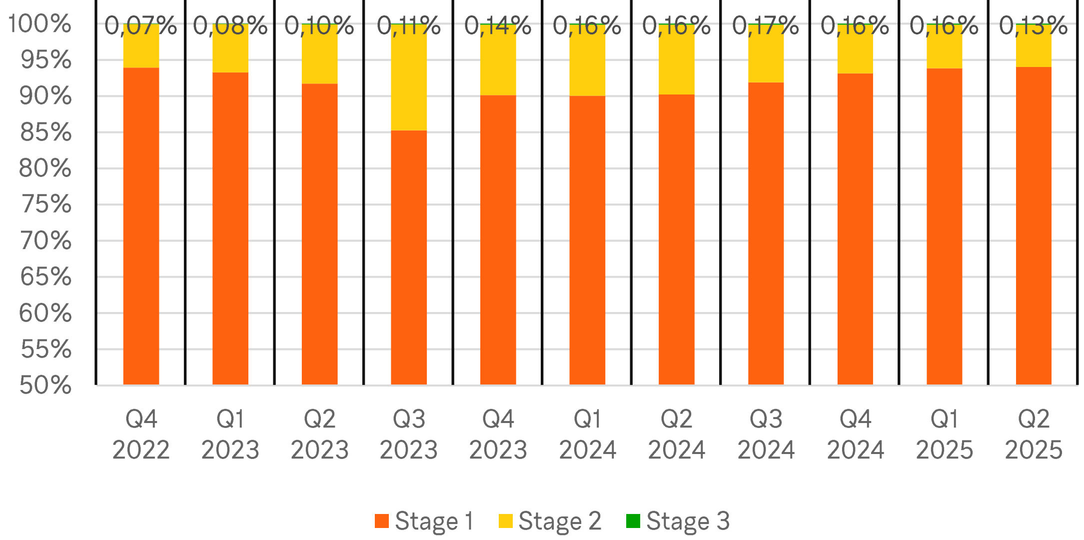
LTV	Res. mortgages	Property companies	Tenant-own. assoc.
	58%	60%	32%

*A negative figure for credit losses implies a recovery (positive figure) in the income statement

Development of provisions

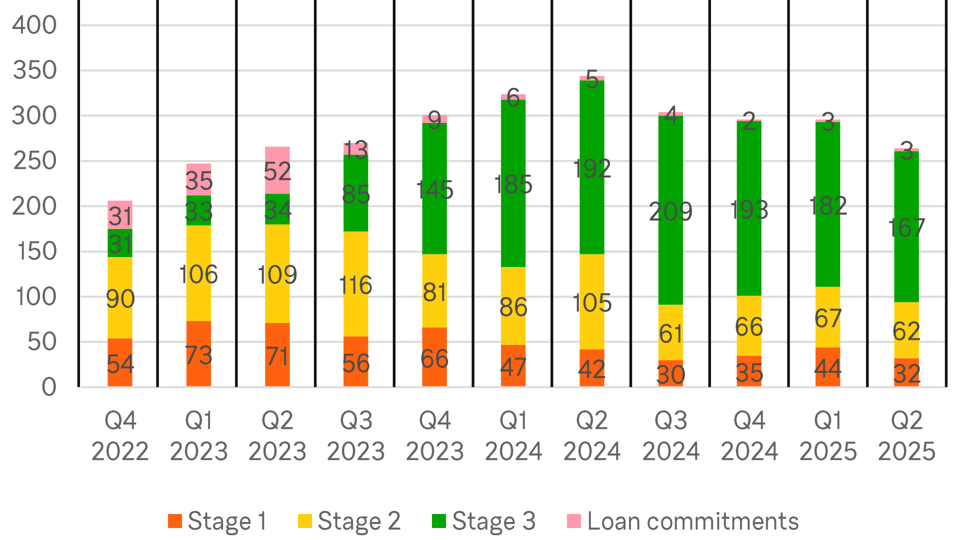
Lending to the public by credit stage (gross)

Gross lending	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Stage 1	478,737	478,178	471,737	441,865	466,456	469,724	476,611	492,008	501,116	507,418	508,897
Stage 2	30,567	34,126	42,043	75,717	50,501	51,075	50,867	42,401	36,157	32,396	31,561
Stage 3	371	423	491	571	735	813	832	891	857	839	723
Total	**509,675**	**512,727**	**514,271**	**518,153**	**517,692**	**521,612**	**528,310**	**535,300**	**538,130**	**540,653**	**541,181**



Development on provisions

Provisions	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Stage 1	54	73	71	56	66	47	42	30	35	44	32
Stage 2	90	106	109	116	81	86	105	61	66	67	62
Stage 3	31	33	34	85	145	185	192	209	193	182	167
Loan commitments	31	35	52	13	9	6	5	4	2	3	3
Total	**206**	**247**	**266**	**270**	**301**	**324**	**339**	**304**	**296**	**296**	**264**



Overview of Cover Pool

SCBC!
Covered bonds of SBAB

Overall key metrics

419bn
Cover Pool (SEK)

33.5%
OC

427,995
No. of loans

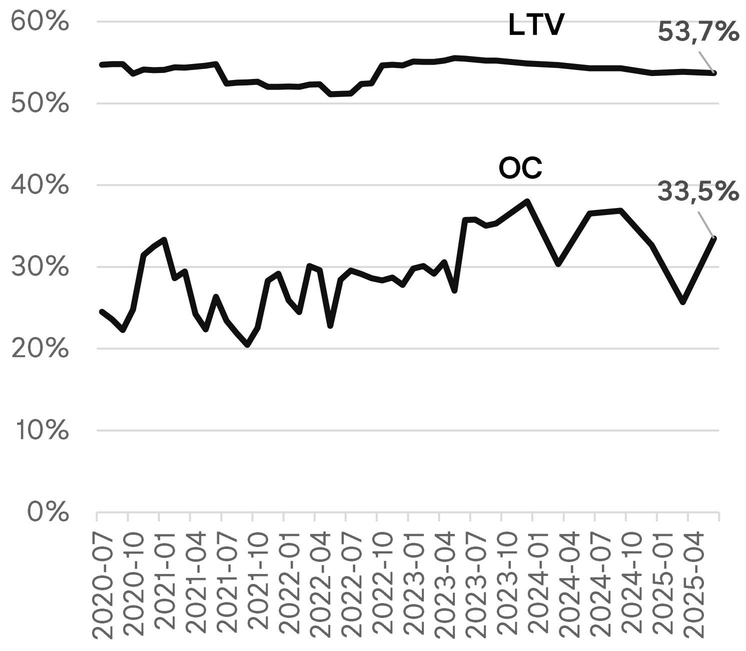
53.7%
WA LTV

976,757
Average loan size

6.0
WA seasoning

- Assets spread throughout Sweden; concentrated to economic hubs
- 66.7% floating, 33.3% fixed
- 51.7% amortising, 48.3% interest only

Development of OC and WA LTV



Additional lending that qualifies into the cover pool but is not included in the cover pool amounts to 88.7 bn SEK. This lending could be transferred into the cover pool if needed.

Simulation of decline in house prices

House-price change	Mortgage assets in cover pool (SEK bn)	WA LTV (%)	OC* (%)
0%	418.1	53.7	33.5
-5%	416.1	56.1	32.9
-10%	412.9	58.3	31.9
-15%	408.1	60.5	30.4
-20%	401.3	62.6	28.2
-25%	391.9	64.5	25.3
-30%	378.7	66.3	21.1

** OC calculated in accordance with requirements from the Swedish FSA*

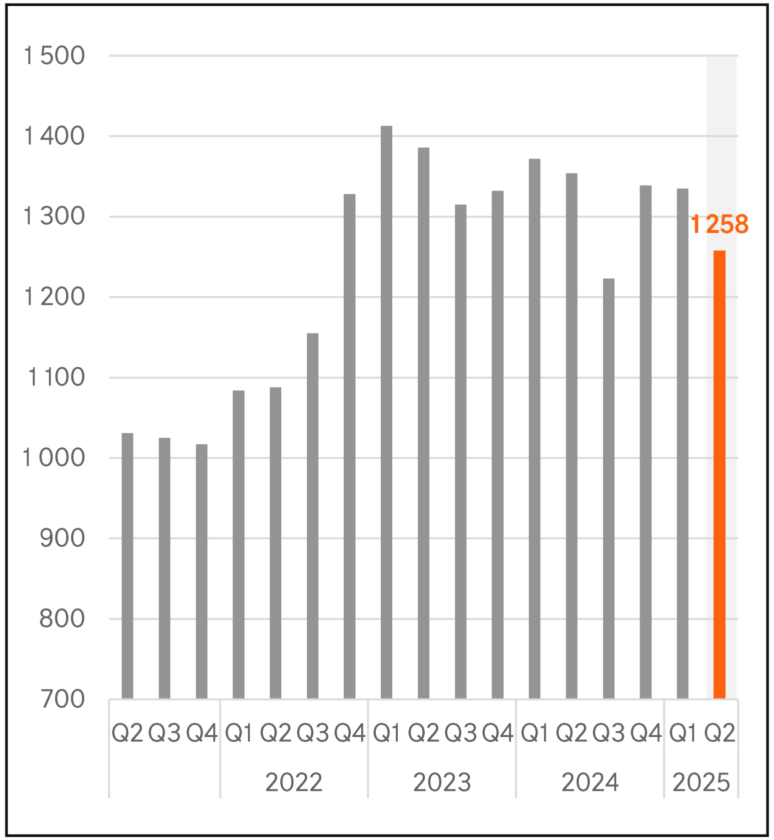
Contents

Financial development Q2 2025 & H1 2025

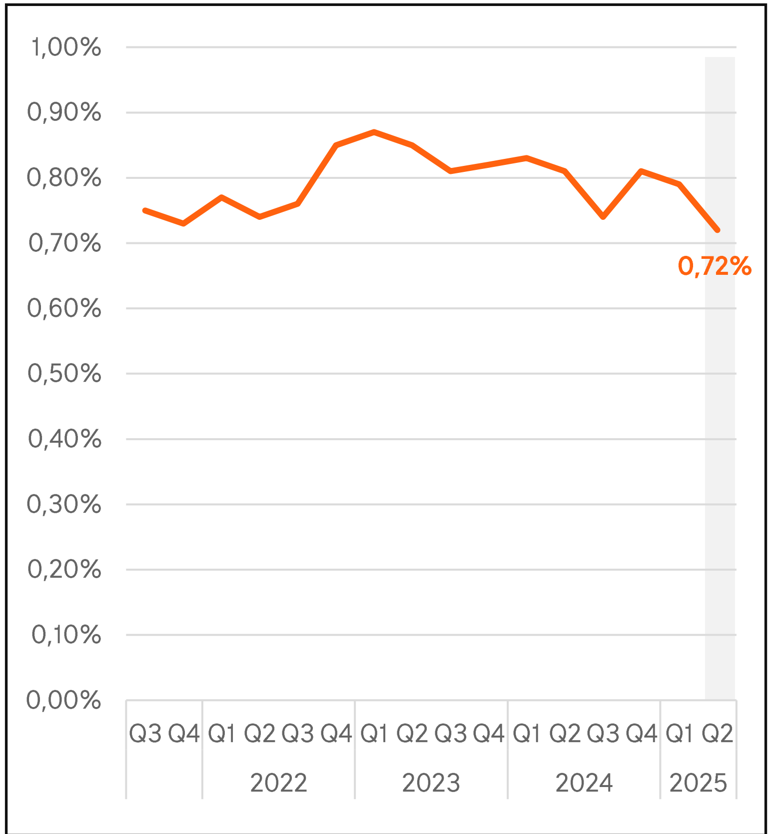
mnkr	Q2 2025	Q1 2025	▲	Jan-Jun 2025	Jan-Jun 2024	▲	FY 2024
Lending (SEK bn)	540.9	540.4	+0.1%	540.9	528.0	+2.5%	537.8
Deposits (SEK bn)	262.3	255.0	+2.8%	262.3	241.3	+8.7%	255.9
Net interest income	1,258	1,335	–5.8%	2,593	2,726	–4.9%	5,288
Net commission	–12	–16	+4 mn	–28	–31	+3 mn	–54
Net result financial transactions	6	–3	+9 mn	3	56	–53 mn	86
Costs	–482	–473	+2.1%	–954	–909	+5.0%	–1,907
Loan losses	26	–6	–32 mn	20	–44	–64 mn	0
Imposed fees (risk tax and resolution fee)	–141	–146	– 5 mn	–287	–284	+3 mn	–570
Operating profit	671	710	–5.5%	1,381	1,541	–10.4%	2,900
Return on equity (%)	9.3%	10.1%	–0.8 pp	9.7%	11.3%	–1.6 pp	10.4%
C/I ratio (%)	38.0%	35.4%	+2.6 pp	36.7%	32.7%	+4.0 pe	35.5%
Loan loss ratio (%)	0.02%	0.00%	+0.02 pp	0.01%	-0.02%	+0.03 pe	0.00%
CET1 capital ratio (%)	14.5%	14.4%	+0.1 pp	14.5%	12.1%	+2.4 pe	12.7%

NII & NIM development

Net Interest Income (NII) YoY (SEK mn)



Net Interest Margin* (NIM) YoY (%)



* Calculated as NII in relation to total assets in balance sheet

Comments

Q2 2025 compared with Q1 2025

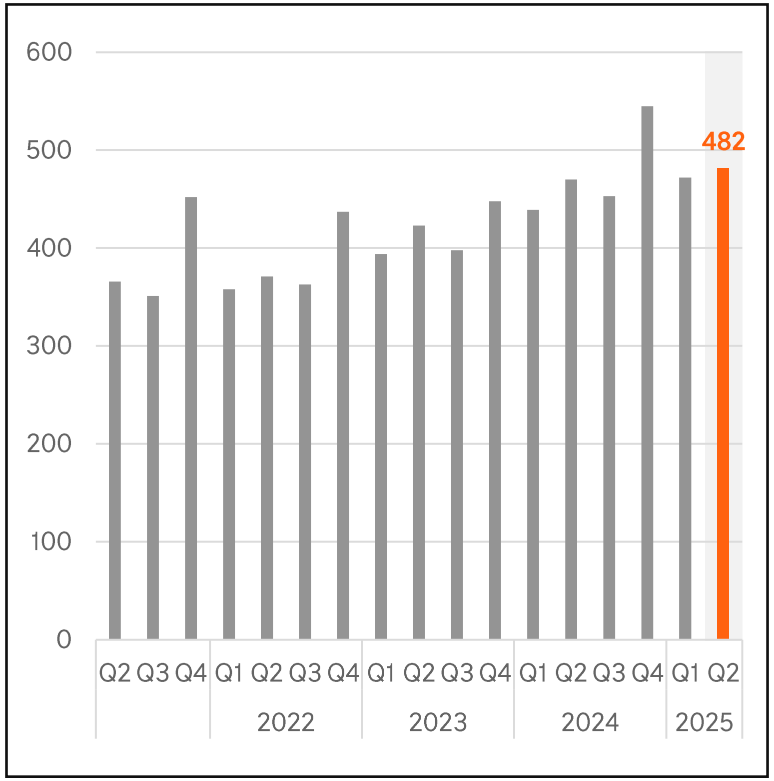
- Net interest income declined 5.8% to SEK 1,258 million (1,335), mainly due to lower lending margins, particularly on mortgages. This was partially offset by slightly higher deposit margins

Jan-Jun 2025 compared with Jan-Jun 2024

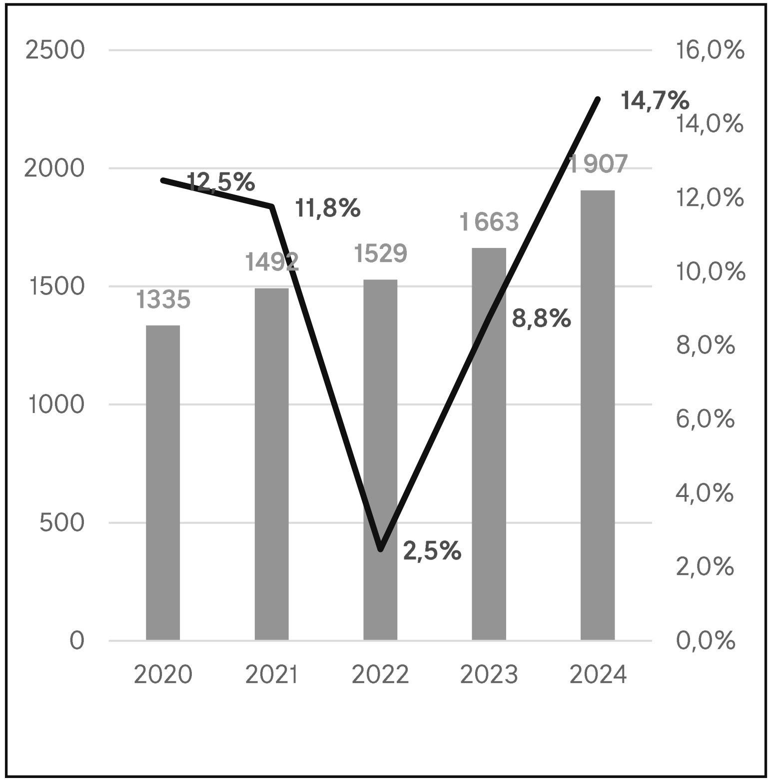
- Net interest income declined 4.9% to SEK 2,593 million (2,726), primarily driven by decreasing deposit margins. Higher deposit volumes and, to a certain extent, increased lending volumes and marginally higher lending margins had a positive impact on the item

Continued investments for future competitiveness

Cost development QoQ (SEK mn)



Cost development YoY (SEK mn)



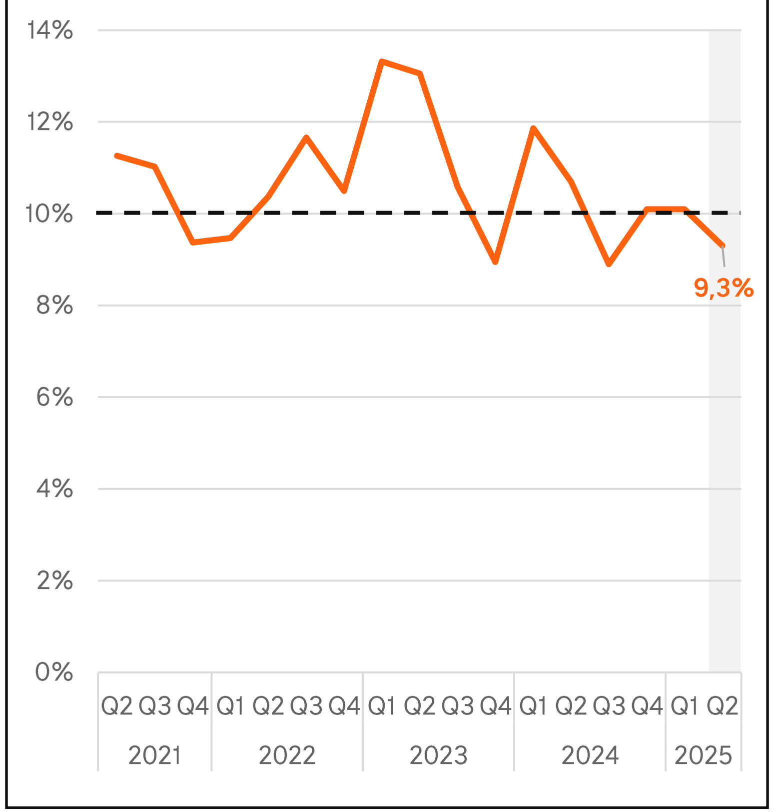
Comments

- For Q2 2025 vs. Q1 2025, expenses grew 2.1% to SEK 482 mn. For Jan-Jun 2025 vs. Jan-Jun 2024, expenses grew 5.0% to SEK 954 mn
- Overall trend of increased costs mainly attributable to investments for future competitiveness:
  - Increased number of employees
  - Replacement of IT-infrastructure
  - Regulatory compliance
  - Digitalisation & customer offering (incl. increased distribution power, customer service & customer experience)

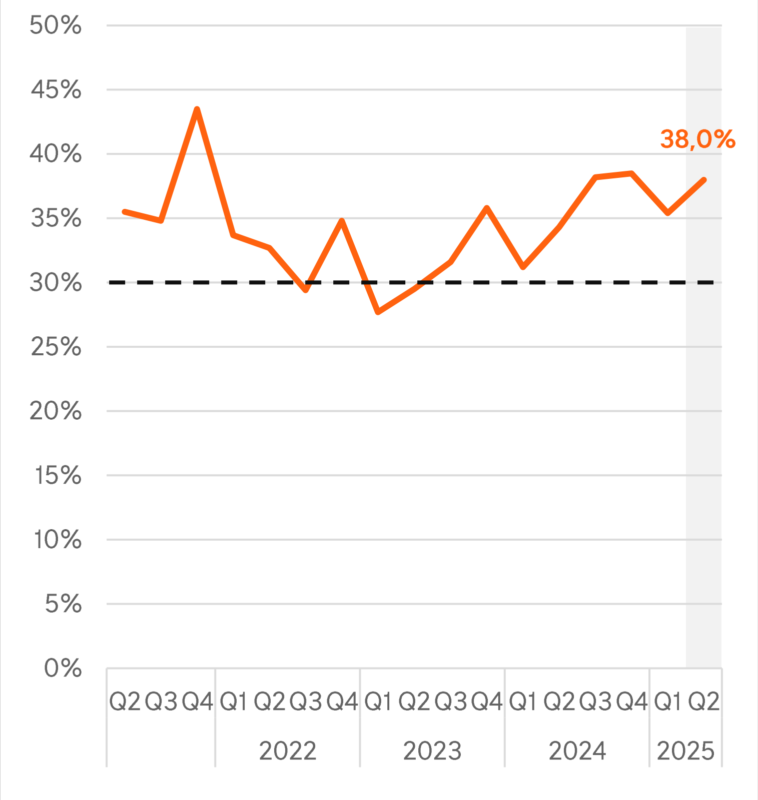
Financial KPIs

– Continued high-cost efficiency & competitive returns given SBAB’s low risk business

Return on equity, %



C/I-ratio, %



Comments

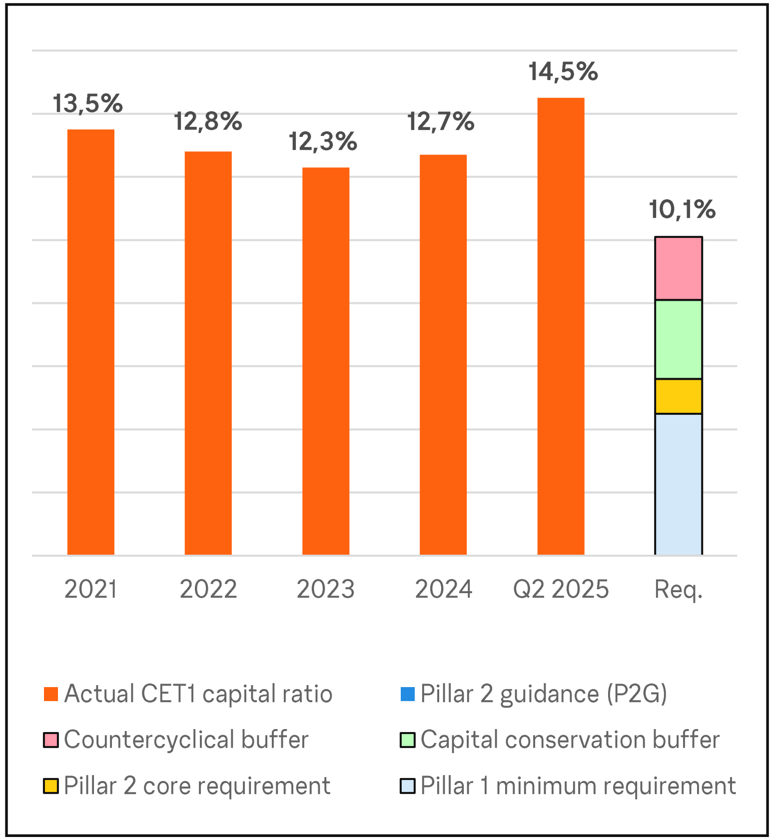
- Competitive profitability and returns given SBAB’s low risk business. Target from owner to achieve a RoE of at least 10% over time
- Highly competitive cost efficiency attributable to SBAB’s digital business model. Long-term management cost efficiency target to 2030 to achieve a C/I-ratio below 30%

Contents

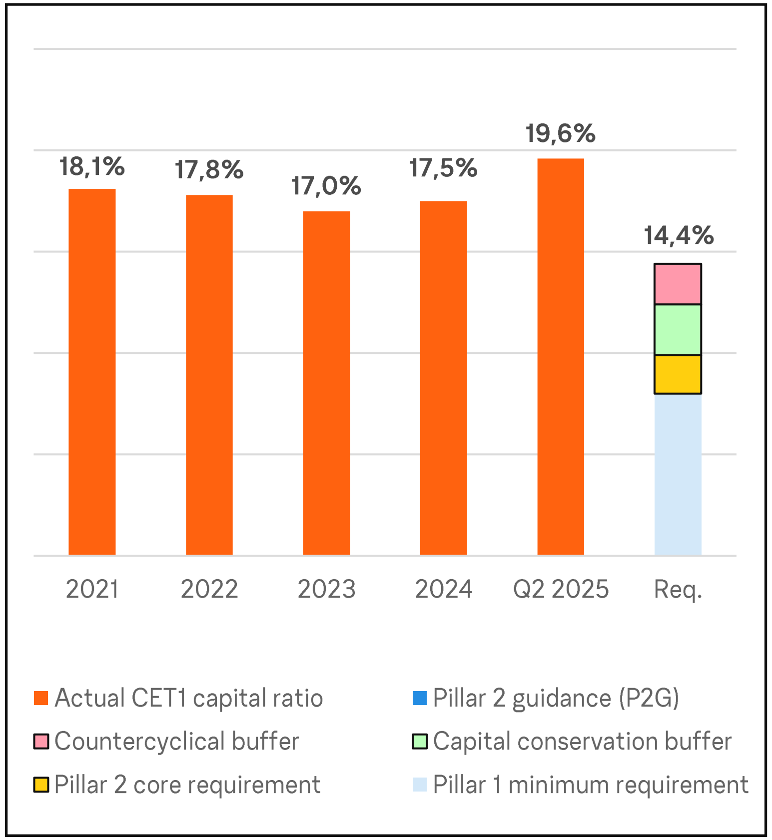
Capital position

– Current CET1 capital ratio well above target of 1-3% above regulatory requirement

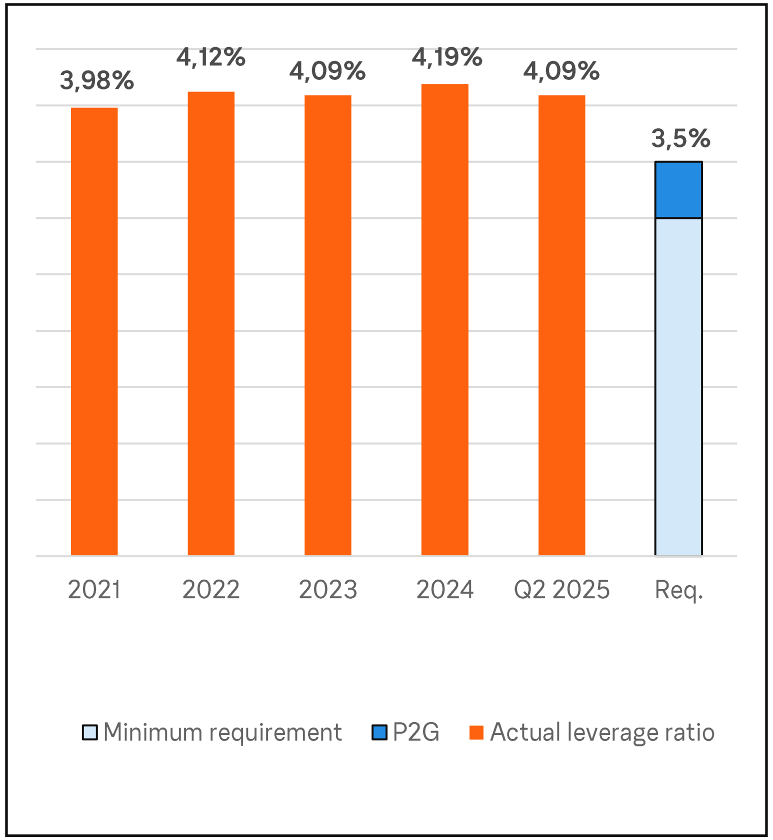
CET1 capital ratio vs. requirement



Total capital ratio vs. requirement

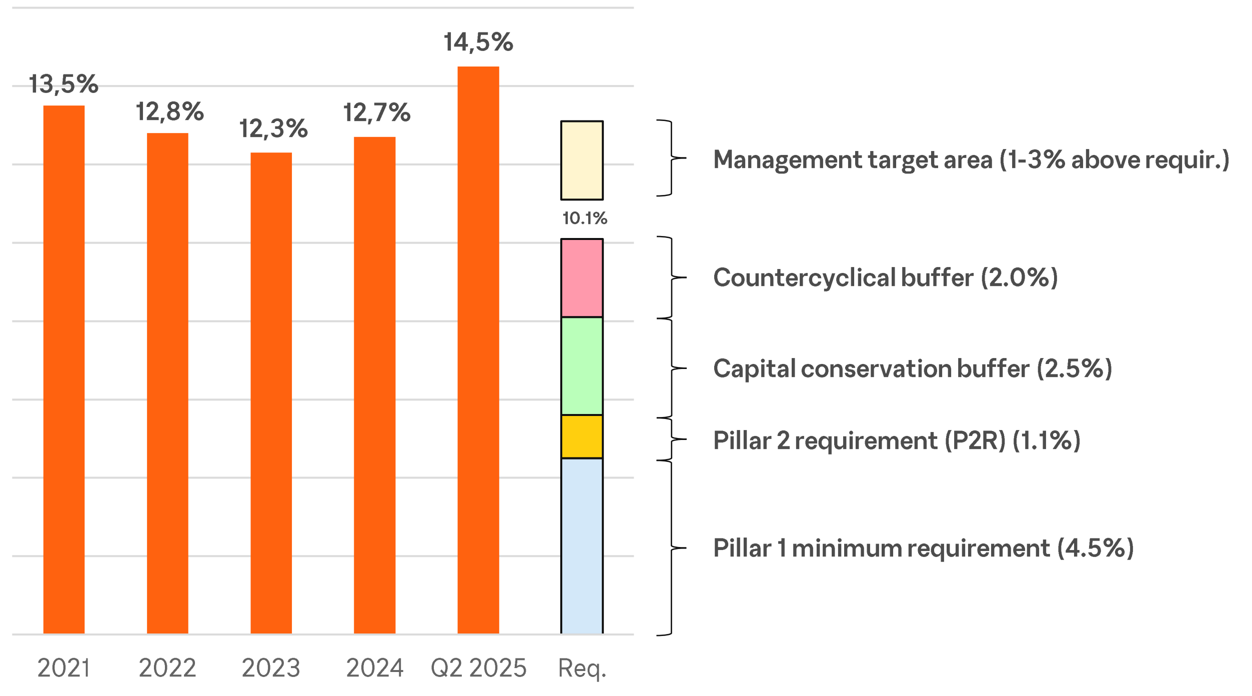


Leverage ratio vs. requirement



SBAB's capital targets

Components of SBAB's CET1 capital target & actual CET1 capital ratio

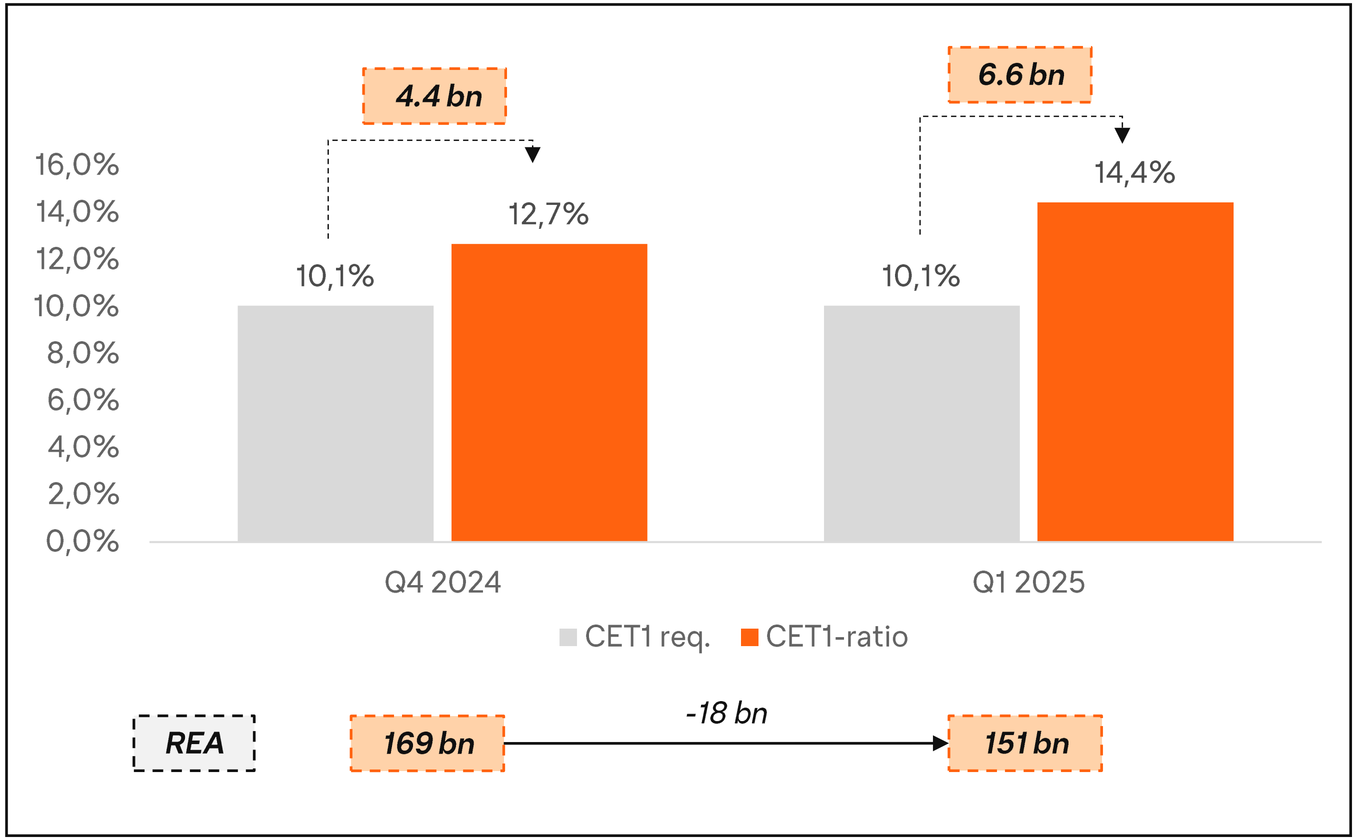


Comments

- CET1 capital ratio management target of 1-3% above regulatory requirement from the Swedish FSA. The margin to the requirement was 4.4% at Q2 2025
- Increased CET1 capital ratio Q1 2025 vs. Q4 2024 mainly attributable decreased risk weights for exposures to corporate and tenant-owners' associations in conjunction with the implementation of the new Banking Package (the CRR 3 regulations). Please see additional information on the following slide
- Risk weighted Pillar 2 guidance for SBAB set at 0%, significantly below peers, reflecting SBAB's robust and low-risk business model

CRR 3 effects on capital position

Impact on REA and CET1 capital ratio



Comments

- Changes in the standardised values for loss given default (LGD) in CRR 3 significantly improve SBAB's risk weights for corporates and tenant-owners' associations, owing primarily to lower standardised LGD values for exposures secured by immovable property
- In Q1 2025, compared with Q4 2024, REA decreased by SEK 17.6 bn
- SBAB is not bound by the aggregated output floor, due to the current risk weight floors in Sweden (Article 458)
- In summary, the above has resulted in a significant improvement in margin to CET1 requirement (approx. 1.7 percentage points or SEK 2.2 bn) Q1 2025 vs Q4 2024
- Due to the relief in REA from CRR 3, leverage ratio will be the requirement with the lowest CET1 headroom going forward

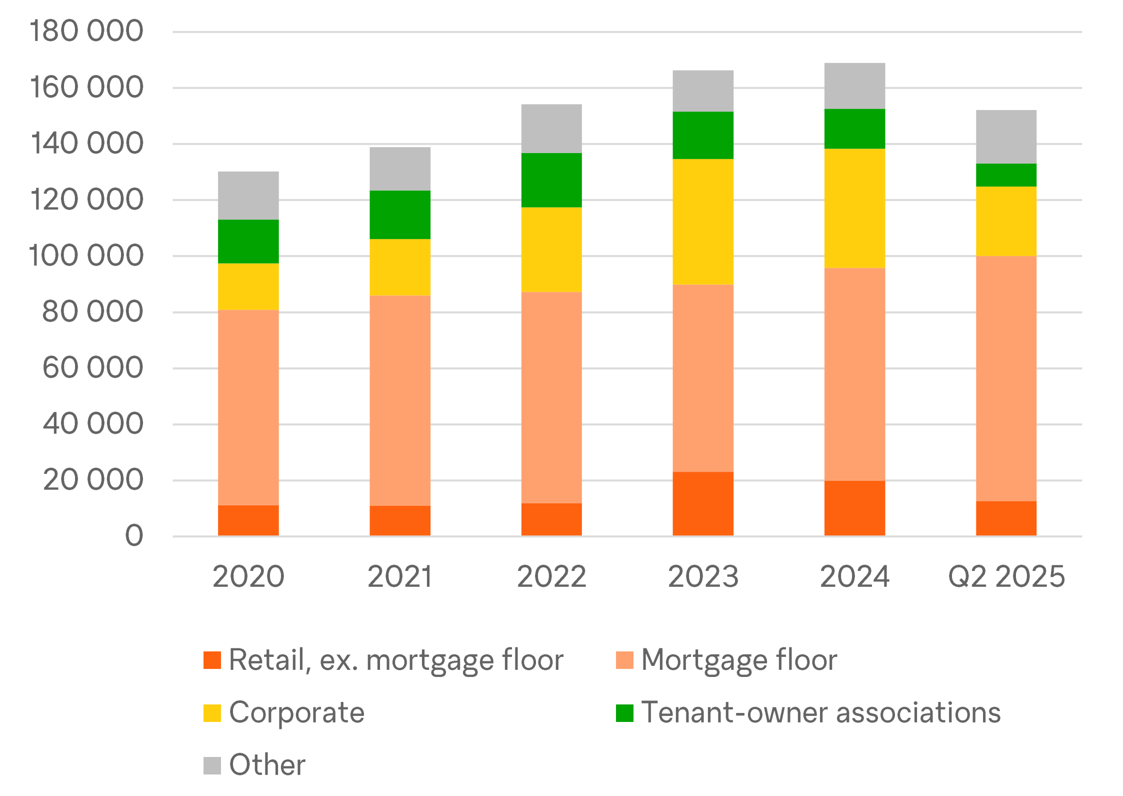
Development in REA

– More than 10% decrease in REA in Q2 2025 vs. Q4 2024 due to lower LGD values for corporates and tenant-owners' associations

Comments

- True risk weights (internally calculated) far lower than mandatory risk weight floor applied by the Swedish FSA of 25% for Swedish residential mortgages (article 458). Mortgage portfolio, representing ~69% of total lending, thus contributes to stability in REA
- Decrease in REA vs Q4 2024, mainly attributable to lower standardised LGD values for corporates and tenant-owners' associations following the implementation of the Banking Package. REA for retail (excl. mortgage floor), decreased due to lower LGD floor, however offset by a corresponding increase in REA from the mortgage floor. Other regulatory changes in CRR 3 have had a minor impact on REA
- Slight increase in REA since Q1 2025, mainly attributable to growth in mortgage volumes and slightly higher risk weights in the corporate portfolio. Factors behind REA growth in 2024 include growth in lending, increased covered bond holdings and yearly update of operational risk quantification. Development partly offset by decreased risk weights for non-retail exposures. Up to 2023, strong growth in lending (retail and non-retail) main driver behind increase in REA

Development and composition of REA (SEK mn)

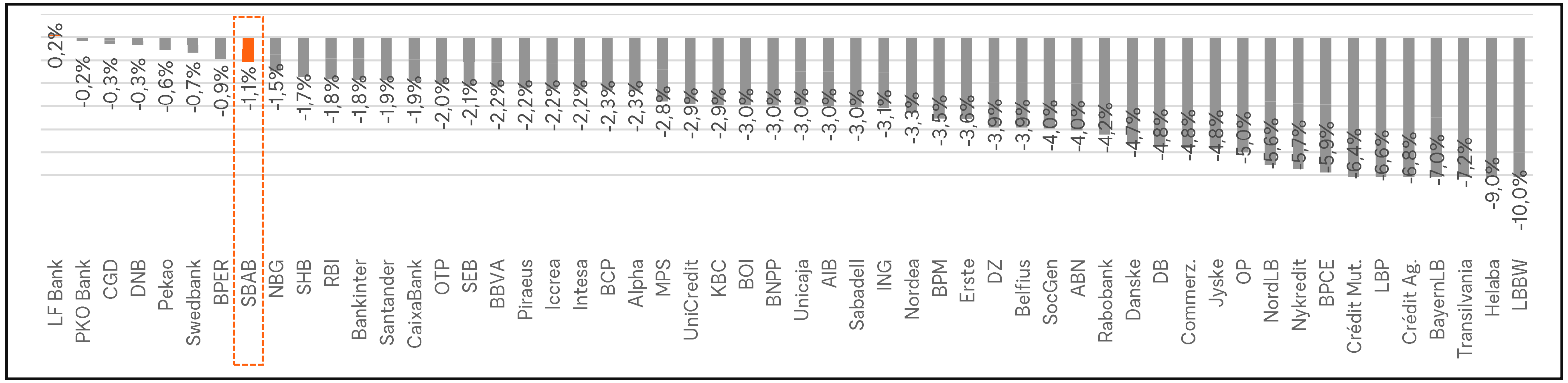


Strong resilience confirmed by EBA

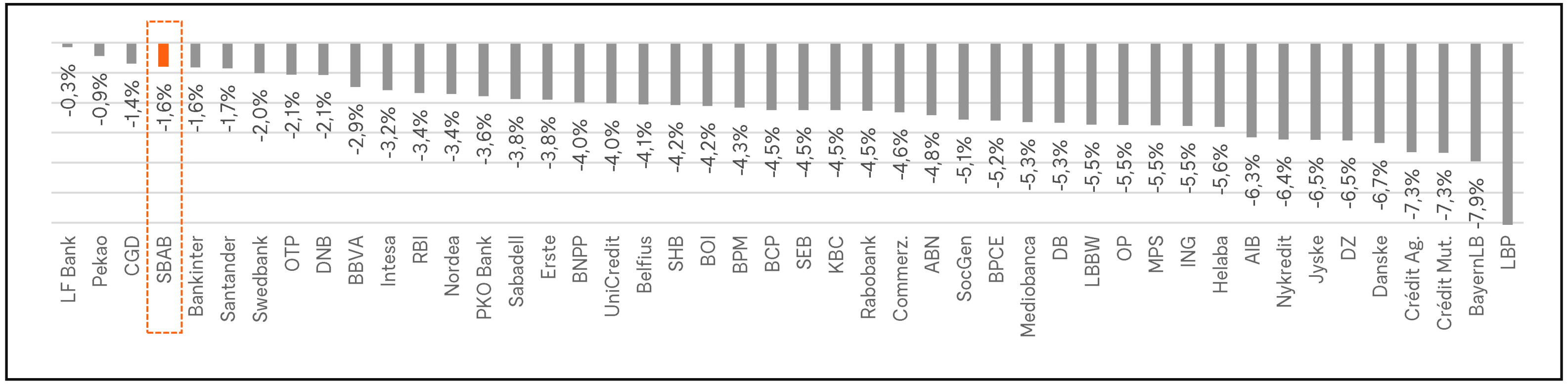
– SBAB's robust business and resilient capital position confirmed in EBA stress test

- On 1 August 2025, the EBA published the results of its EU-wide stress test involving 64 banks from 17 EU and EEA countries and covering 75% of EU banking sector assets
- As in 2021 and 2023, the 2025 EBA stress test confirms that SBAB is robust and resilient even under a severely stressed scenario
- SBAB's business model (low-risk lending portfolio with focus on residential mortgages) as well as 25% risk-weight floor for mortgage lending in Sweden important factors for the strong results

Maximum negative CET1 ratio impact in adverse scenario (%) (2025 Transitional))

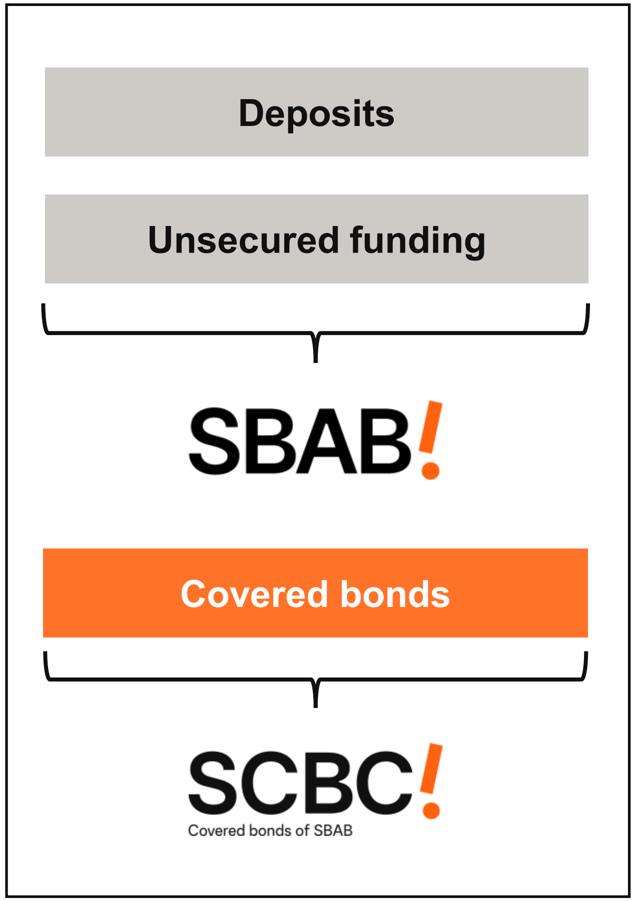


Maximum negative CET1 ratio impact in adverse scenario (%) (2023)

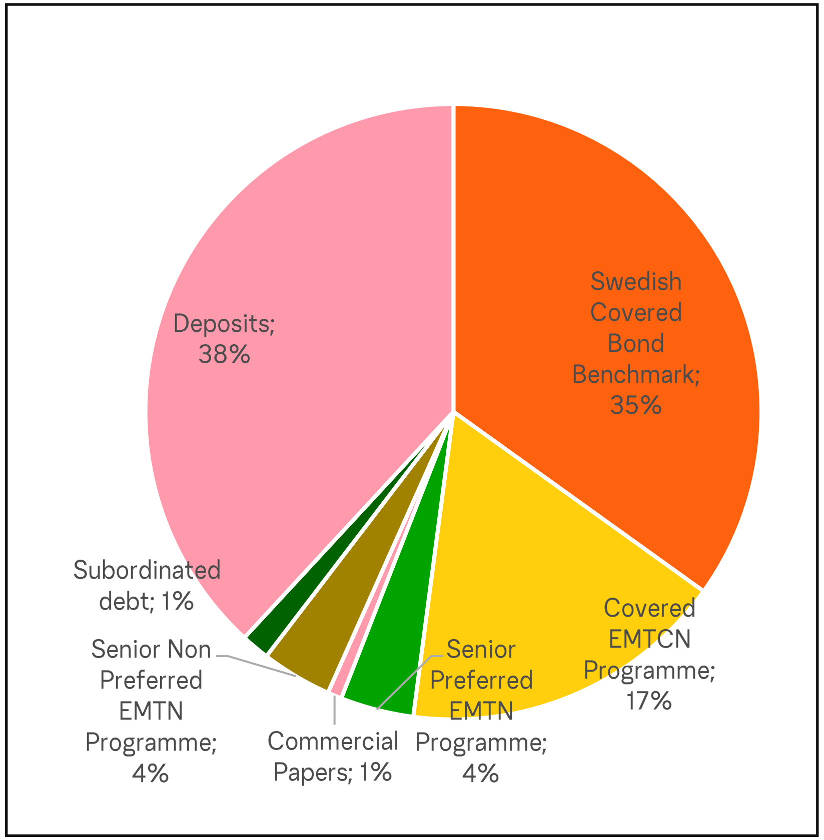


Source: EBA, 2023 & 2025 EU-Wide Stress Test – Results, 28-Jul-2023 & 01-Aug-2025 (excl. US banks' European entities and Volkswagen Bank)

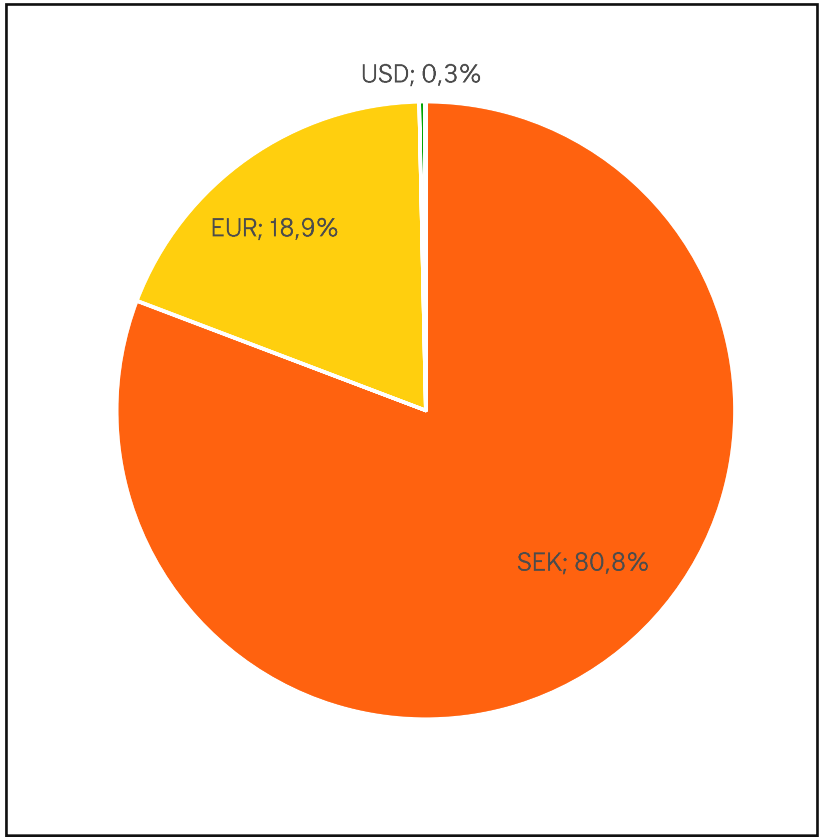
Overview of funding



Funding sources



Funding currencies

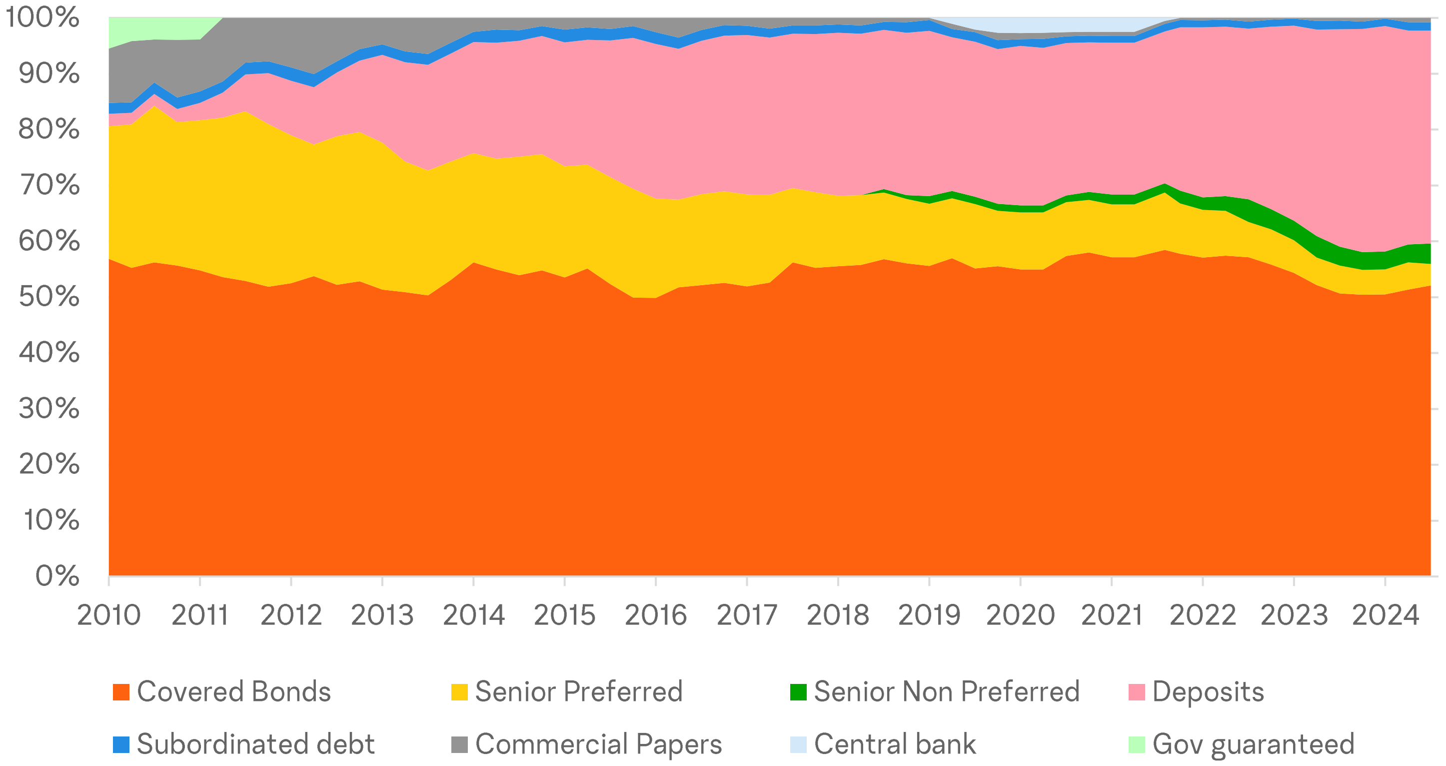


Development of funding over time

Funding strategy

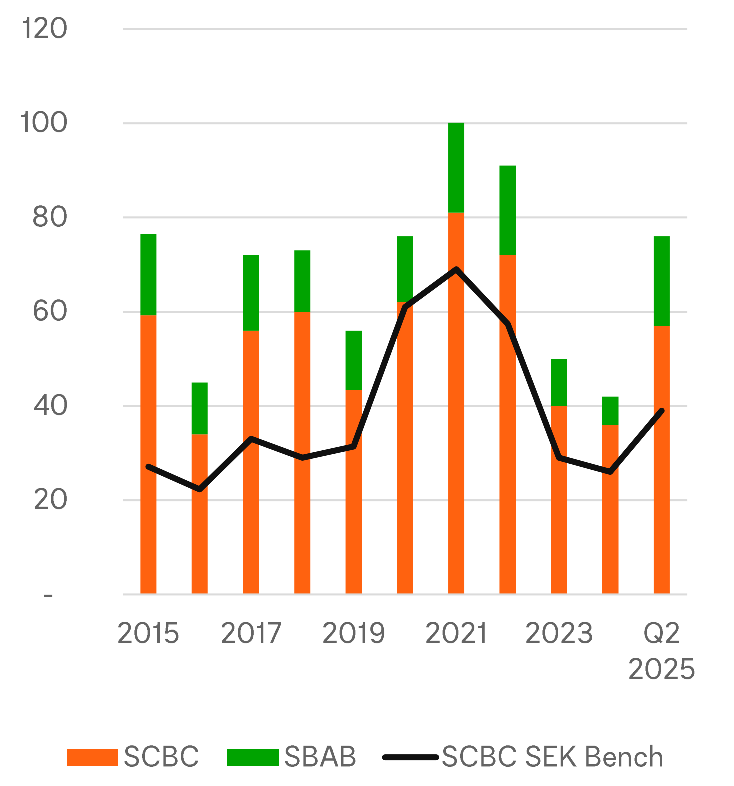
- Mortgage lending primarily funded by covered bonds and to a growing extent deposits from the public. Efficient use of CB funding (~50% of total funding), utilizing the depth and stability of the Swedish CB market
- Strategy to maintain access to core funding markets; SEK- and EUR-market with regular benchmark issuances in different formats (*please view next slide*)
- Limited use of short dated funding through CP-programs, interbank funding and central bank facilities. Liquidity risk mitigated through buy-backs of maturing bonds
- Dedicated green bond issuer subject to eligible green lending volumes

Development of funding sources over time

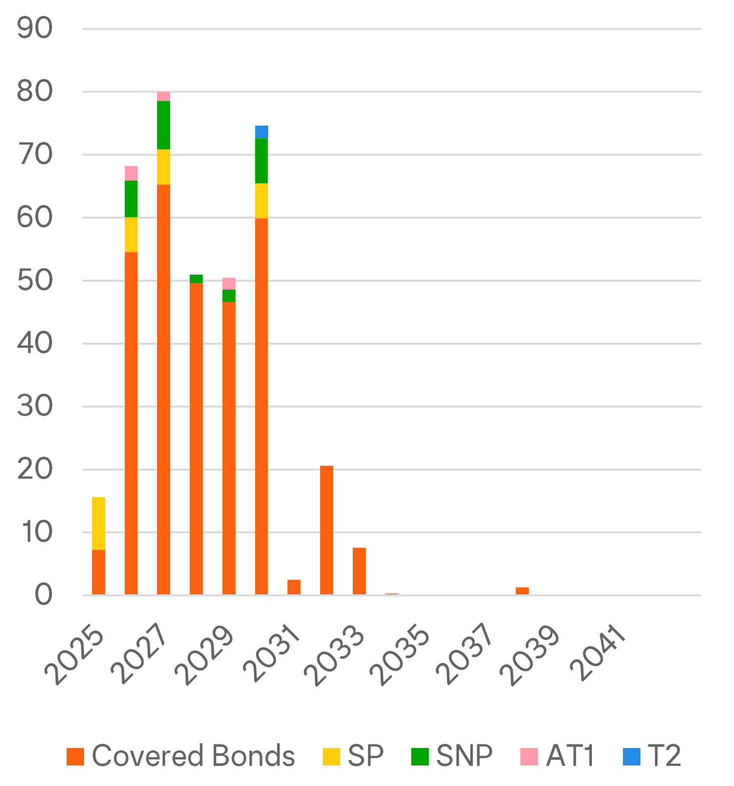


Future funding activity

Annual issuance, SEK bn



Maturity profile (SEK bn)



Future issuance

- Increased funding needs in 2025, approximately SEK 90 bn vs. SEK 35 bn in 2024
- Regular benchmark issuance in CB (through subsidiary SCBC) and SP/SNP (through SBAB) in SEK and EUR. Private placements as a complement
  - Regular issuance from the domestic CB programme (including one new SEK covered bond benchmark per year)
  - One to two public EUR transactions (CB/SP/SNP) in international funding markets per year
  - SNP issuance predominately in SEK, EUR as a complement. Capital issuance (AT1 & T2) predominately in SEK
- SBAB's focus is to use intermediate (5y+) tenors to support duration in covered bonds and mainly short to intermediate (3 to 5y) in the senior and subordinated formats

Regular presence in EUR market

SBAB!	SBAB!	SBAB!	SBAB!	SBAB!
SP	SP	SNP	SP	SNP
€500mn	€750mn	€500mn	€500mn	€500mn
5y due Feb ’27	3y due Dec ’25	3nc2 due Jun ’26	5Y due Feb ’30	6nc5 due May ’30
Jan 2022	Jun 2022	Jun 2023	Jan 2025	May 2025

SCBC! Covered bonds of SBAB	SCBC! Covered bonds of SBAB	SCBC! Covered bonds of SBAB	SCBC! Covered bonds of SBAB	SCBC! Covered bonds of SBAB
Covered Bond	Covered Bond	Covered Bond	Covered Bond	Covered Bond
€500 mn	€1,000 mn	€1,250 mn	€1,000 mn	€1,000 mn
10y due Jun ’29	8,75y due March ’30	9,75y due Feb ’32	5y due May ’28	5y due Feb ´30
Jun 2019	Jun 2021	May 2022	Apr 2023	Feb 2025

Update on MREL

- As per Q2 2025, both the total requirement and the subordinated requirement for SBAB amounted to 6% of LRE (incl. the ban on double counting), corresponding to SEK 40.7 billion
- Ample buffers to both requirements and internal targets
- SNP issuance predominately in SEK, EUR as a complement
- Three SNP transactions in 2025, all in green format:
  - (1) SEK 3.0 bn 4nc3/6nc5 in January
  - (2) SEK 2.8 bn 3nc2/5nc4 in May
  - (3) EUR 500 mn 6nc5 in May

MREL requirement
(Q2 2025)

	%	SEK bn
REA	26.7%	40.7
LRE	6%	40.7
Buffer		**27.8**

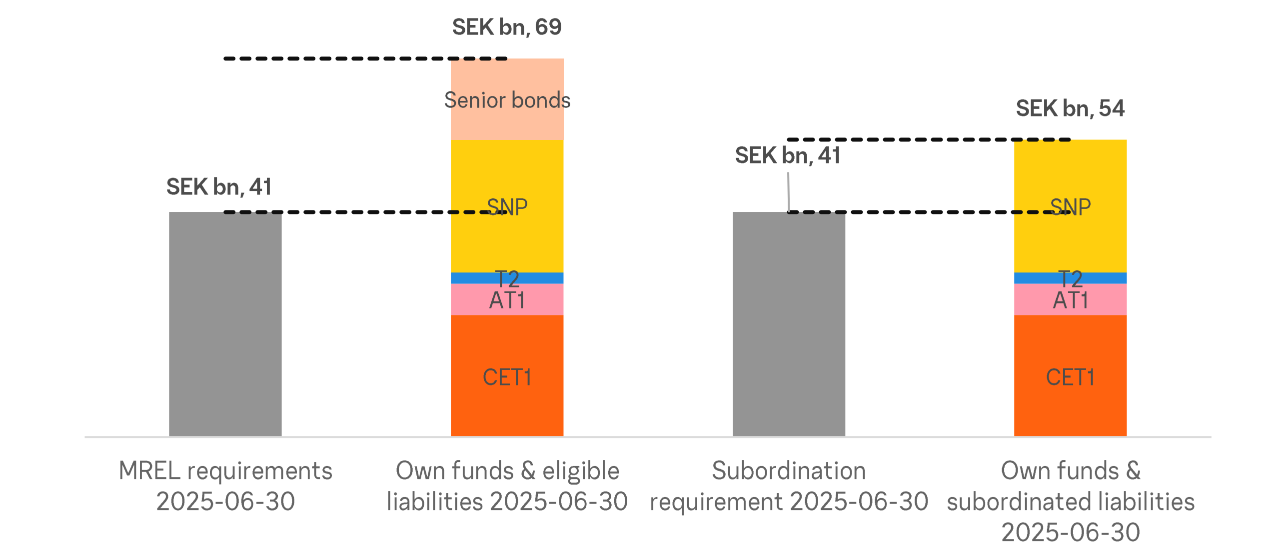
Subordination requirement
(Q2 2025)

	%	SEK bn
REA	24.2%	36.8
LRE	6%	40.7
Buffer		**13.1**

Own funds & eligible liabilities
(Q2 2025)

	SEK bn
CET1	22.1
AT1	5.7
T2	2.0
SNP	24.1
Senior bonds	14.7
Total	**68.6**

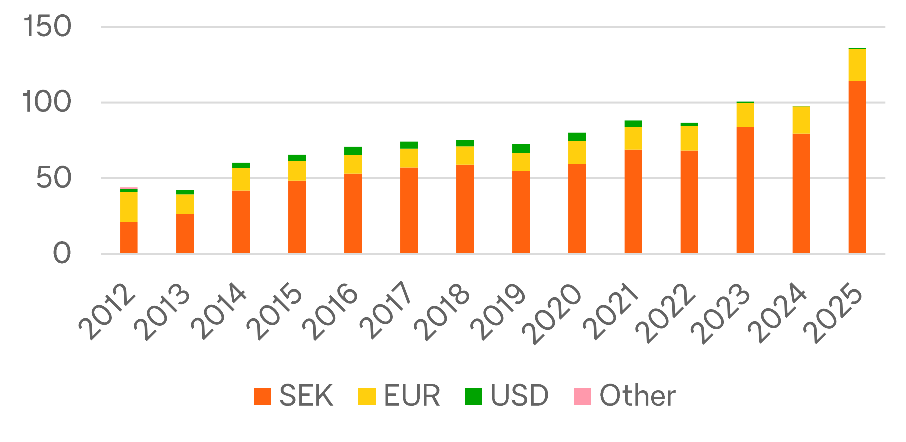
54



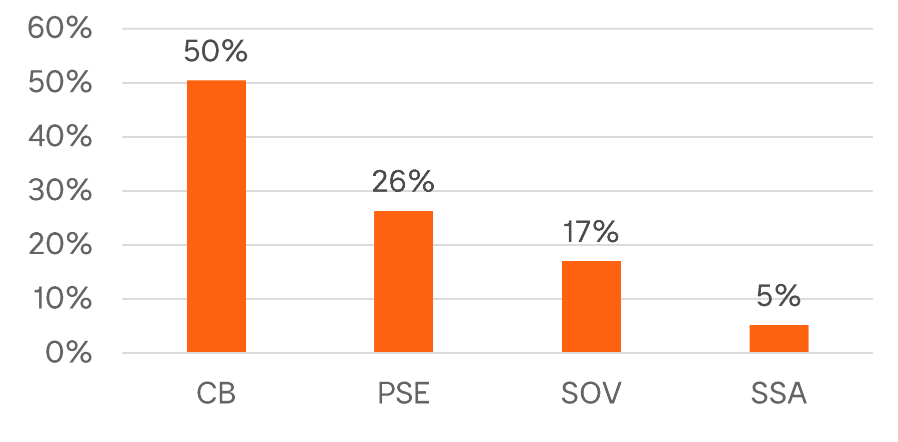
Liquidity position

- At the end Q2 2025, the market value of the assets in the liquidity reserve amounted to SEK 111.2 billion. Taking the Riksbank's and the ECB's haircuts into account, the liquidity value of the assets was SEK 105.8 billion
- LCR and NSFR well above regulatory requirements. Survival horizon implies liquidity need coverage for 637 days under stressed scenario (unchanged lending portfolio, severe deposit outflow and no new funding added)
- High quality and diversified liquidity portfolio within relevant currencies (95% AAA rated)

Total liquidity reserve* (Currency distribution)



Total liquidity reserve* (Securities type)



Key metrics

106 bn
Liquidity reserve (LCR)

273 %
LCR

134.1 %
NSFR

637 days
Survival horizon

*Gross liquidity reserve, not considering regulations on LCR

Rating overview

Senior Unsecured Rating

Moody's	Stable Outlook	A1
Standard & Poor's Ratings Services, McGraw Hill Financial	Stable Outlook	A+

	Moody's		Standard & Poor's Ratings Services, McGraw Hill Financial	
Investment Grade	Aaa	Sov. rating	AAA	Sov. rating
	Aa1		AA+	
	Aa2		AA	
	Aa3		AA-	
	A1	Senior Preferred	A+	Senior Preferred
	A2		A	
	A3		A-	SACP
	Baa1	BCA and SNP	BBB+	SNP
	Baa2	T2	BBB	T2
	Baa3		BBB-	
Non Investment Grade	Ba1	AT1	BB+	
	Ba2		BB	AT1
	[...]		[...]	

Contents

SBAB's overall approach to sustainability

- As of the 2024 financial year, SBAB reports in accordance with the CSRD and the ESRS. As a basis for the reporting, the ESRS require companies to perform a double materiality assessment. In SBAB's double materiality assessment, conducted in 2023, a total of 25 material sustainability topics were identified in nine overarching sustainability areas, all important for the overall governance and strategies of SBAB

E	Climate impact & adaptation	Energy consumption & efficiency	Biodiversity & ecosystems	Circular resource management
S	Our attractive workplace	Working conditions in the value chain	Inclusive housing market	Information security
G	Financial crime			

Five target areas

SBAB has decided on five targets areas and seven long-term strategic goals extending to 2030 (including a long-term climate goal) that form the basis of a common approach to SBAB's contribution to sustainable societal development

Read more in SBAB's Annual Report 2024

Recent sustainability developments

SBAB joins the Net-Zero Banking Alliance

UNEP FINANCE INITIATIVE – PRINCIPLES FOR RESPONSIBLE BANKING

THE GLOBAL COMPACT – WE SUPPORT

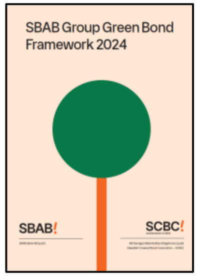
PCAF Partnership for Carbon Accounting Financials

net-zero banking alliance

Recurrent Green Bond issuer

Green bonds at YE 2024

SEK ~35 bn



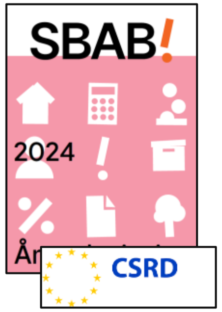
Launch of new framework in April 2024

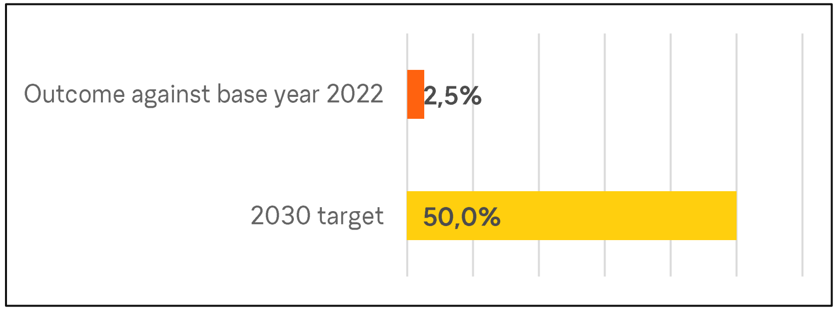
(SBAB Group Green Bond Framework 2024)

Sustainable lending products

- Green residential mortgages
- The kW Loan (Sw Kilowattlånet)
- The Energy Loan (Sw Energilånet)
- Green investment loans to corporate clients and ToAs
- Sustainability-linked loans to corporate clients

CSRD/ESRS reporting & more ambitious climate target

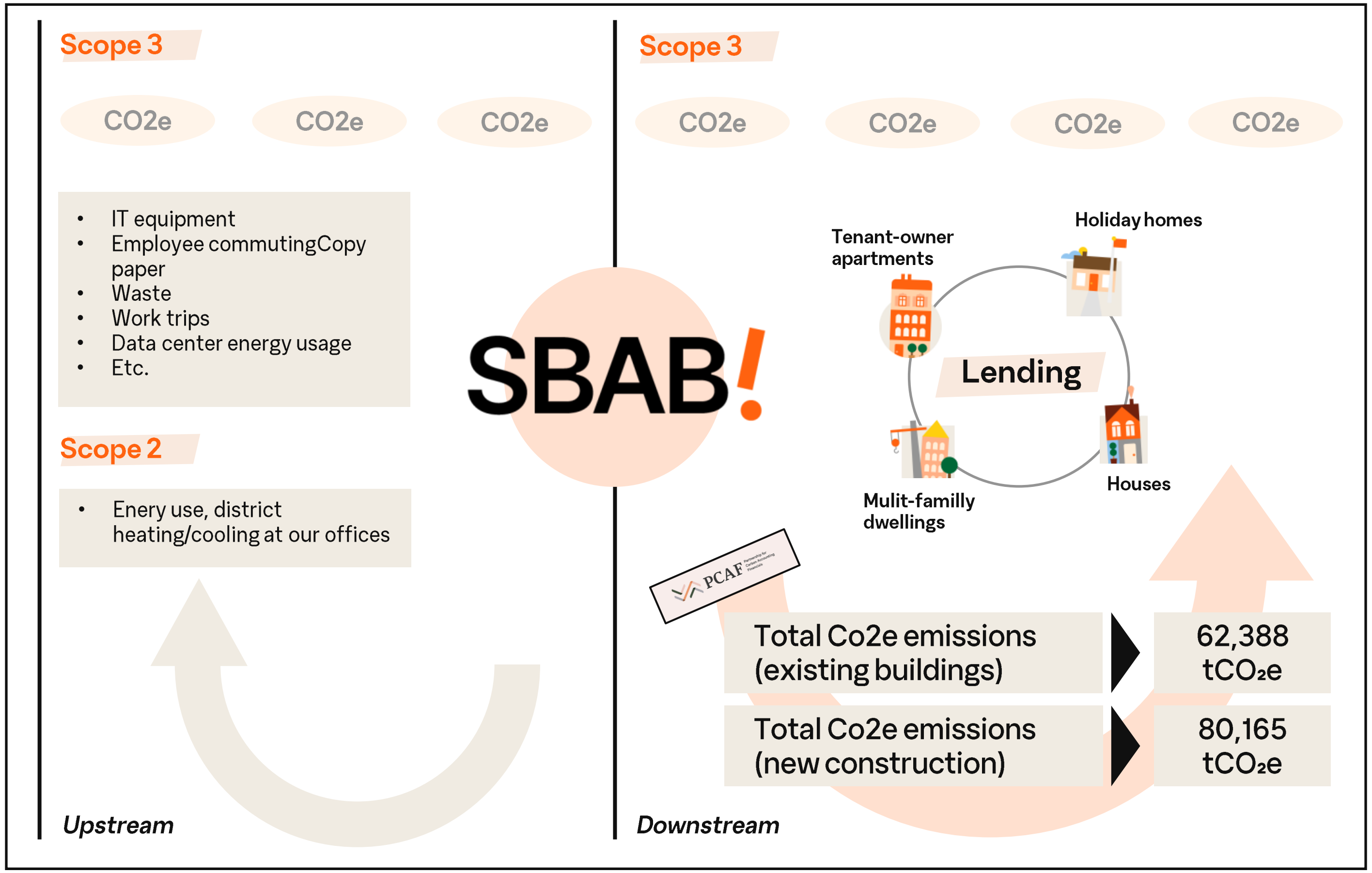




Long-term climate goal

- At the end of 2022, SBAB adopted a new long-term climate goal to reduce the company's emissions intensity (kgCO2e per m2) from the lending portfolio by 50% by 2038, including a milestone of 30% by 2030
- In 2024, the target was revised following updated calculation methods and a new decarbonisation pathway (specific for the property sector) from CRREM. The revised target is to reduce the emissions intensity from the lending portfolio by 50% by 2030

Target 2030 vs. base year 2022	Outcome 2024 vs. base year 2022	Outcome 2024 (financed kgCO2e/m2)	Outcome base year 2022 (financed kgCO2e/m2)
-50%	-2,5%	3.84	3.93



Sustainable lending producs

Green Residential Mortgages

- Launched 2018
- SEK 74 bn at YE 2024
- Res. mortgage

- Targeting retail customers who lives in houses or apartments in buildings with a valid EPC with energy class A, B or C
- Deduction of the mortgage interest rate for energy class A & B by 10 bps and energy class C by 5 bps
- Automatically updated for all customers (API connected to database from National Board of Housing, Building and Planning)

The kW Loan

- Launched 2024
- SEK 87.5 mn at YE 2024
- Res. mortgage

- Targeting retail customers who want to increase their existing mortgage (provided scope is available) to finance renovations in their homes that improve energy efficiency
- Deduction of the mortgage interest rate (20 bps) for the next ten years, starting from the date the loan is granted

Green Investment Loans

- Launched 2015
- SEK 110 mn at YE 2024
- Property loan

- Loans targeting corporate clients and tenant-owners' associations who wants to implement energy efficiency measures at their properties. e.g. replacing windows or investing in a new, fossil-free heating source

Sustainability Linked Loans (SLLs)

- Launched 2023
- 4 loans disbursed at YE 2024
- Property loan

- Loans targeting corporate clients used to accomplish a transition within sustainability. The customer receives somewhat lower interest in exchange for a promise to deliver improvements. Conversely, if the agreed-upon progress is not made, the customer needs to pay a somewhat higher interest rate

Sustainable guides and tools

Kilowatt Calculation

- Advice (based on user input) on measures to reduce energy consumption. Including cost of investment and potential savings in SEK & kW
- **Target group:** All Swedish homeowners

Energy consultancy

- Free expert advice on potential energy saving measures via business partner (Anticimex)
- **Target group:** Res. mortgage customers (houses)

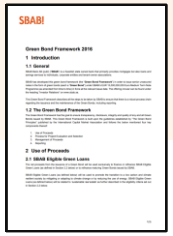
Advice on renovations

- Free expert advice for well-informed renovations via business partner (Anticimex)
- **Target group:** Res. mortgage customers (houses and apartments)

Timeline for Green Bonds

2016

- In 2016, SBAB became the first bank in Sweden to issue a Green Bond (after the publishing of its inaugural Green Bond Framework ("Green Bond Framework 2016")
- Two green bonds issued under this framework (total volume of SEK 3.75 billion)

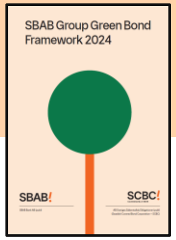


2019

- In early 2019, SBAB published a new, updated framework for issuing green bonds ("SBAB Group Green Bond Framework 2019") to align with green product offerings (e.g. green residential mortgages) and to enable SCBC to issue covered bonds in the form of green bonds
- To this end, in 2019, the SBAB Group became the first institution in Sweden to issue a green covered bond backed by residential mortgages and property loans
- Eight green bonds issued under this framework (total volume of SEK ~42 billion)

2024

- In 2024, SBAB published its third and latest framework ("SBAB Group Green Bond Framework 2024") to more closely align with best market practices and regulatory developments (e.g. the latest ICMA Green Bond Principles and the EU Taxonomy)
- At the end of Q2 2025, seven green bonds had been issued under this framework

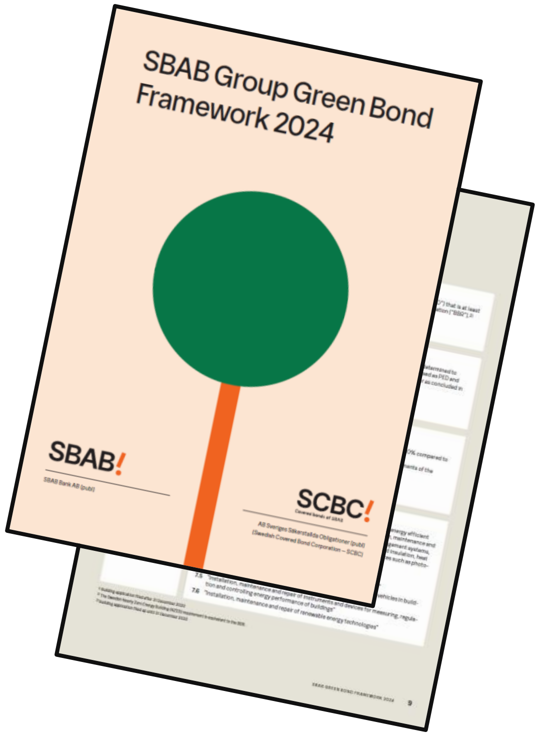


Overview of updated framework

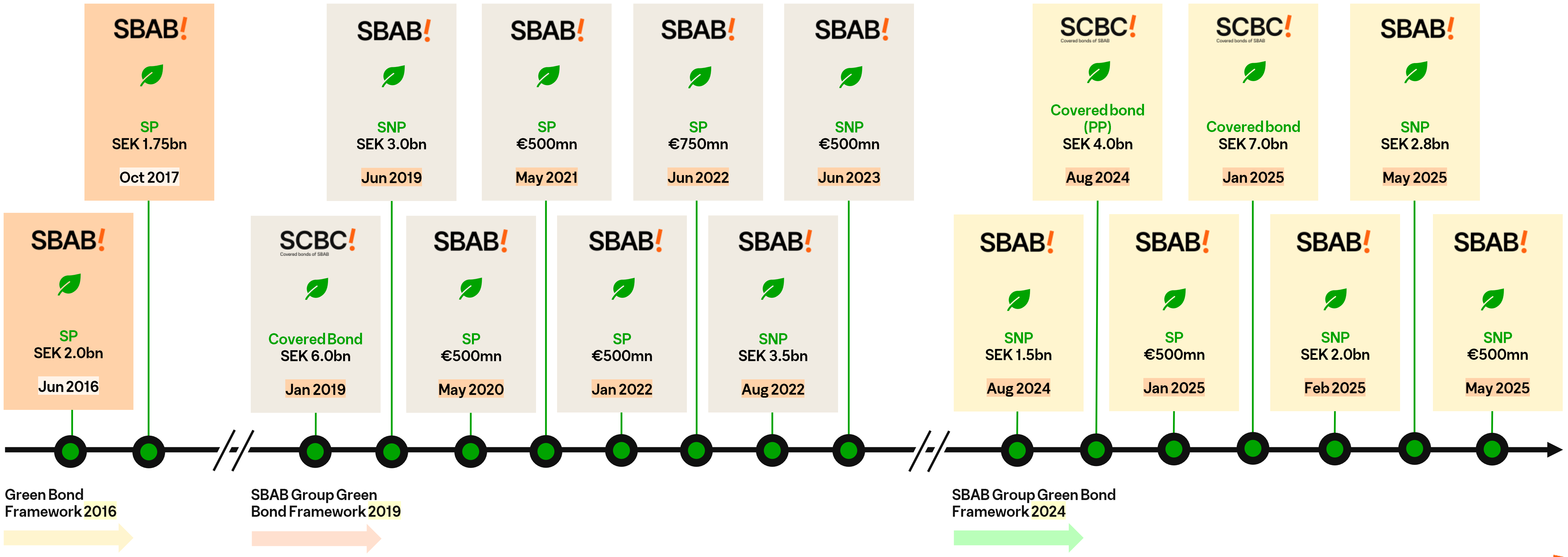
– Updated framework (SBAB Group Green Bond Framework 2024) to align with best market practices as well as regulatory developments

Overview of Green Loan Categories included in framework

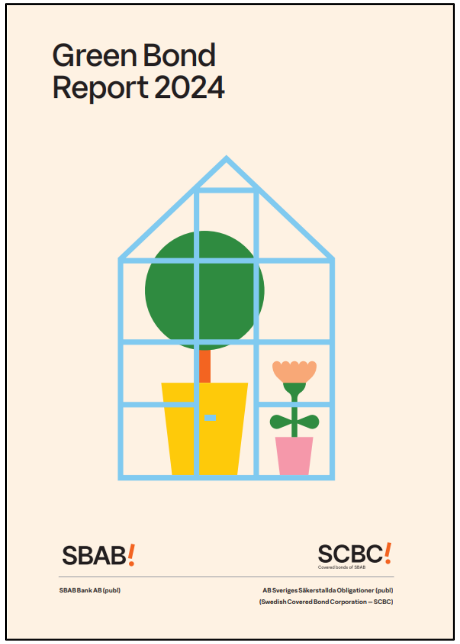
1	• **New buildings** (built after 2020): Primary Energy Demand (PED) 10% lower than the level required by the Swedish building regulation ("BBR")
2	• **Existing buildings** (built before 2021): EPC A or top 15% of the national or regional building stock
3	• **Major renovations**: Meets minimum energy performance requirements of the national building regulation or a reduction in energy use of at least 30%
4	• **Building energy efficiency measures:** Direct costs (e.g. material, installation and labour costs) for installing energy efficient technologies or other energy saving measures during the construction, maintenance and service phase of a building



Recurrent issuer since the inaugural Green Bond back in 2016



Summary of Green Bond Report 2024



Impact reporting

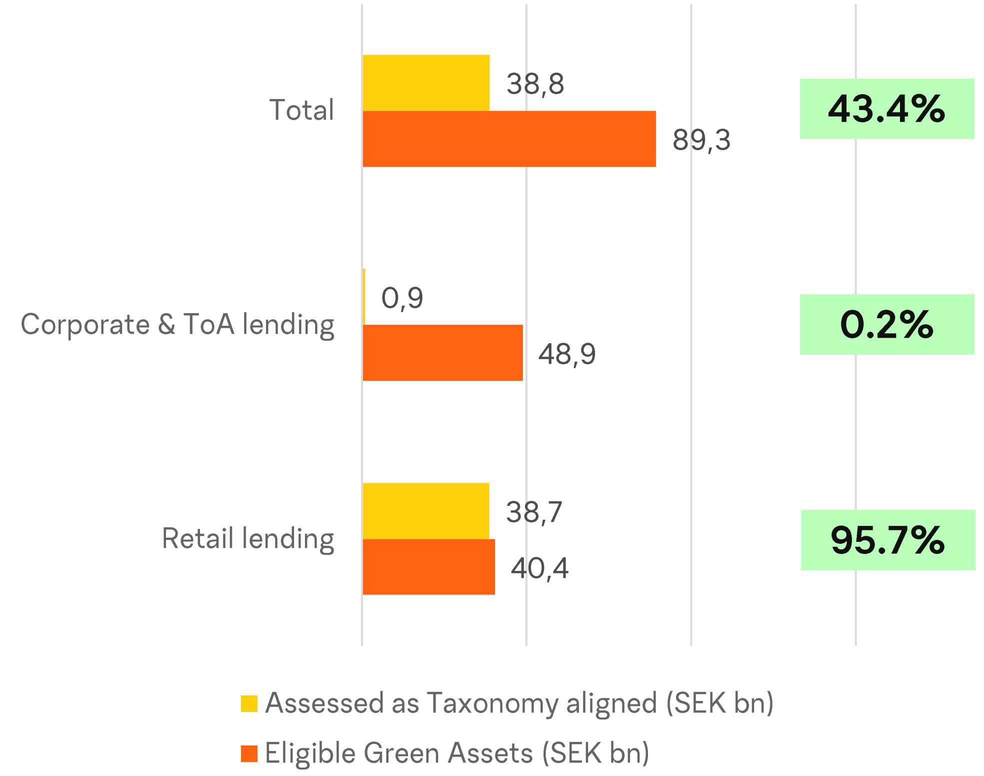
Eligible Green Loans & SBAB Estimated annual avoidance of GHG emissions

89.3 SEK bn	**3,536 tCO_2e**

Outstanding Green Bonds & SBAB Estimated annual avoidance of GHG emissions

35.4 SEK bn	**1,402 tCO_2e**

Alignment with the EU Taxonomy



Excerpts from the Sustainability Report

6.11%

At the end of 2024, SBAB's green asset ratio (GAR) amounted to 6.11%, both for the turnover KPI and for the CapEx KPI

Page 101

Climate stress tests

The overall stressed outcome for flood risk assessed as limited

Page 91

Sustainable Construction Industry

Collaboration (initiated by SBAB 2018 and launched 2023) between six banks with the aim of countering tax avoidance and criminality in the construction industry

Page 35

Combating financial crime

Anti Financial Crime unit to protect the bank's customers from crime, such as fraud, and to identify perpetrators of crimes like money laundering

Page 27 & 157

Sustainability ratings

SUSTAINALYTICS

20.1
("Medium Risk")

Negligible (0-10)	Low (10-20)	**Medium (20-30)**	High (30-40)	Severe (40+)

** Latest update in 2025 (July)*

MSCI

A

CCC	B	BB	BBB	**A**	AA	AAA

** Latest update in 2025 (April)*

Contents

The Swedish economy

Forecast key figures Sweden

	2024	2025	2026	2027
Real GDP, actual	1.0 (0.5)	1.4 (1.8)	2.7 (3.0)	2.7 (2.7)
Household consumption	0.3 (0.2)	1.1 (2.1)	3.2 (3.4)	3.5 (4.0)
Public consumption	1.2 (1.3)	1.3 (1.5)	2.1 (1.7)	1.3 (1.2)
Investments	0.2 (-1.4)	2.2 (0.5)	5.0 (4.8)	4.7 (4.5)
Net export, GDP-contribution (pp)	0.4 (0.4)	0.0 (0.3)	-0.5 (-0.1)	-0.4 (-0.5)
Employment	-0.5 (-0.6)	0.4 (0.2)	0.9 (1.0)	1.0 (1.2)
Unemployment rate (%)	8.4 (8.4)	8.6 (8.4)	8.3 (8.1)	7.9 (7.6)
Inflation, CPIF growth	1.5 (1.5)	2.9 (1.9)	2.0 (2.0)	2.0 (2.0)
Policy rate, yearly average (%)	3.62 (3.62)	2.19 (2.19)	2.00 (2.00)	2.00 (2.00)
KIX-index, yearly average (-)	125.9 (125.9)	120.0 (125.8)	119.5 (123.4)	119.0 (122.0)

Note: Annual percentage growth unless indicated otherwise. Light orange background indicates SBAB Q2 forecast in April 2025. Figures in brackets are SBAB Q1 forecast in February 2025

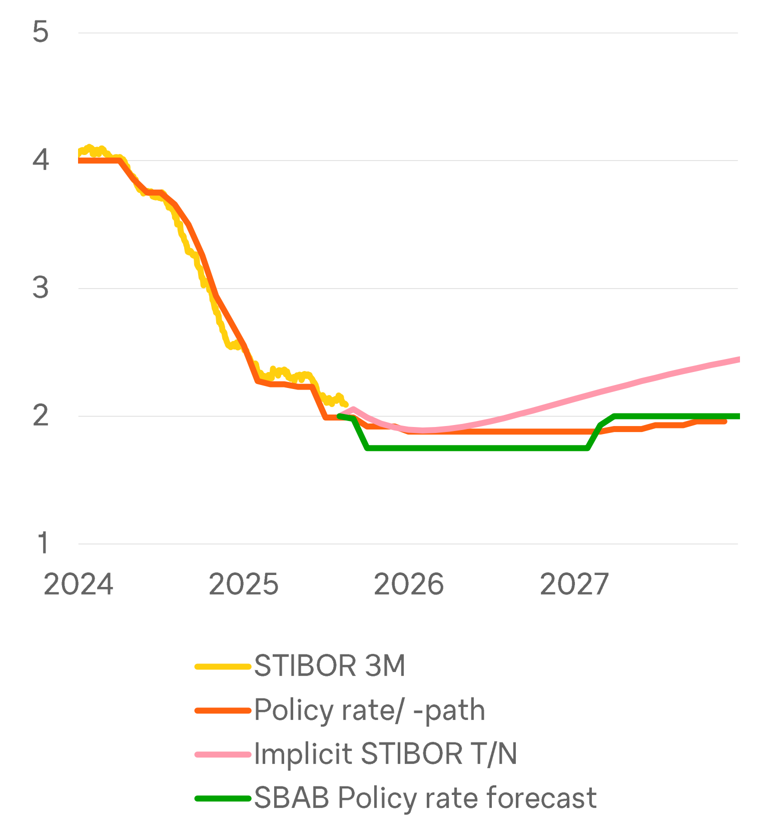
Comments

- The Swedish GDP-growth has been muted so far in 2025. Swedish GDP is expected to grow much faster in 2026 and 2027 as household consumption is expected to pick up
- Inflation has ben above the Riksbank's target at 2% the last seven months, which is a turnaround from the previous seven months, when it was below. The current high inflation is considered temporary
- The Riksbank has lowered the policy rate in June to 2.00%. SBAB expects a lowering to 1.75% in September based on the economy being weak, provided that future inflation outcomes are in line with the Riksbank's target
- Some characteristics of the Swedish economy are a growing population, strained housing markets in metropolitan areas & households with large mortgages, but also with high savings. Public finances are sound and central government debt is low

Source: Macrobond, National Institute of Economic Research, The Riksbank and SBAB

Interest rate development

Interbank rates and policy rate (%)



Mortgage rates (%)

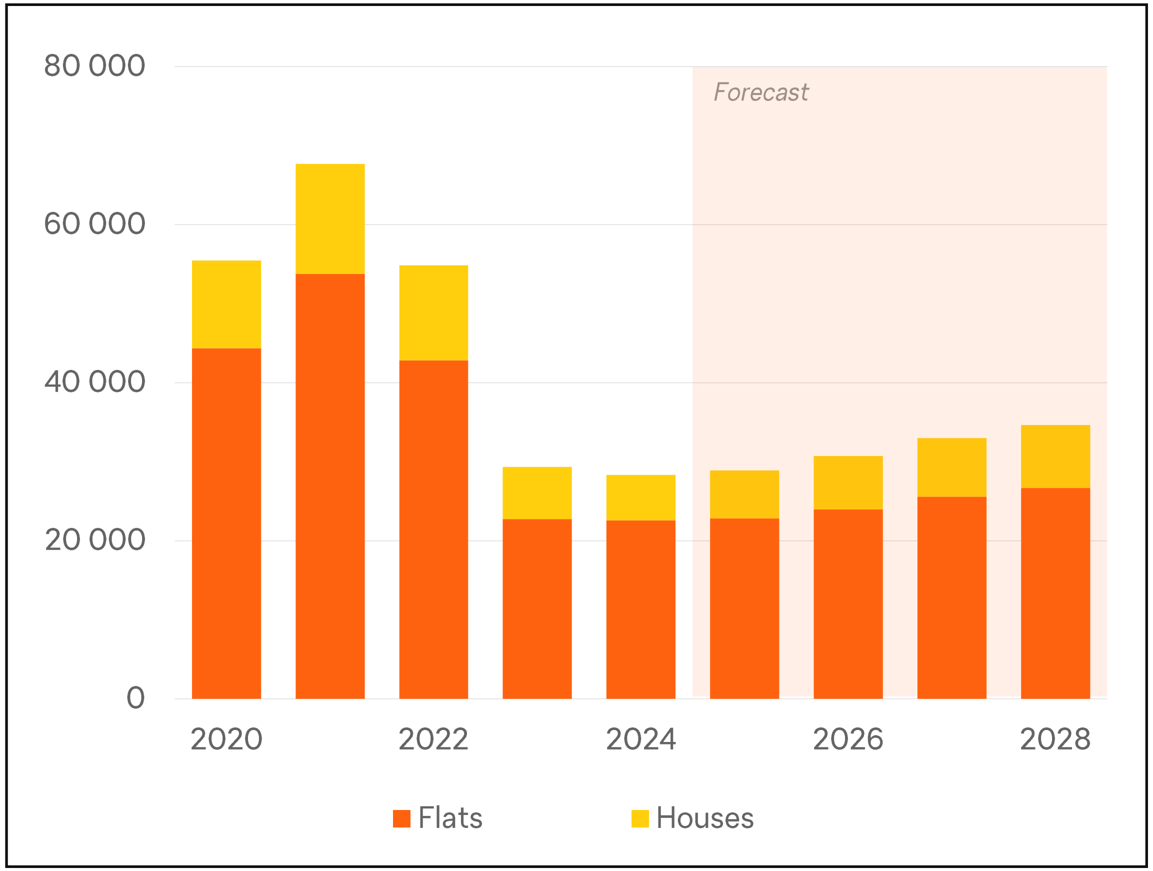
	Length of fixed interest period					
	3 Months	**1 Year**	**2 Years**	**3 Years**	**4 Years**	**5 Years**
September 2025	2.7%	2.8%	2.9%	3.0%	3.2%	3.2%
Jan 2026	2.7%	2.8%	3.0%	3.1%	3.3%	3.3%
Jan 2027	2.9%	3.1%	3.4%	3.5%	3.7%	3.7%
Jan 2028	3.3%	3.4%	3.6%	3.7%	3.8%	3.8%
Jan 2029	3.3%	3.4%	3.6%	3.7%	3.8%	3.9%

Note: Refers to average interest rates on the mortgage market, not SBAB's list or average interest rates

Source: June 2025 policy rate path, August 2025 implicit STIBOR T/N, SBAB forecast in August 2025

Reduced new housing construction rate

Housing construction (number of homes)



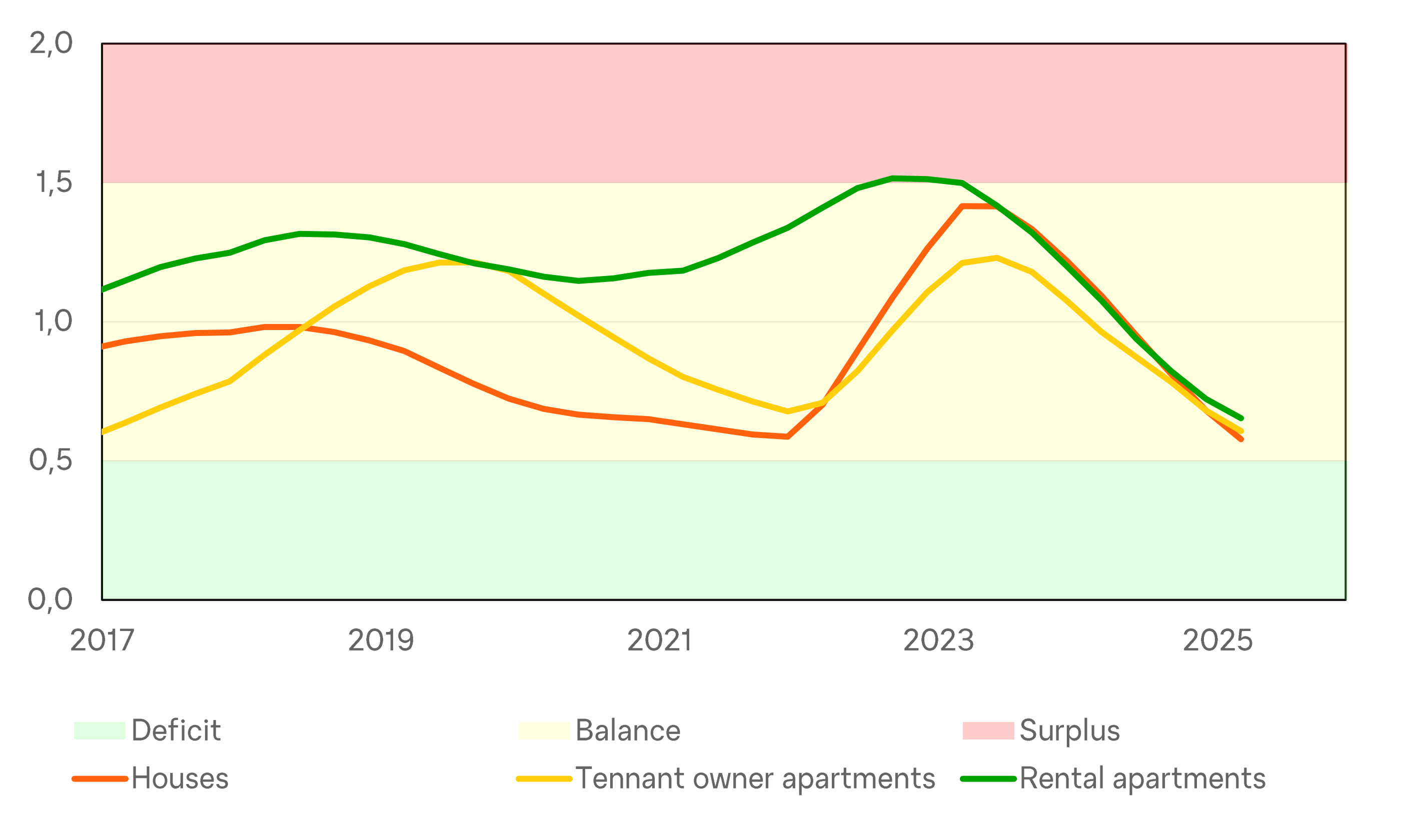
Rapid deceleration to a lower normal level

- Housing construction has declined rapidly, from about 68,000 housing starts in 2021 to about 28,000 housing starts in 2024
- Housing construction is expected to remain at about 30,000 housing starts this year and then slowly increase to around 35,000 starts per year
  - The situation for housing construction is expected to improve with lower interest rates and stronger demand from households
- There is currently a housing deficit in Sweden. The purchasing power-based housing shortage is estimated to be under 25,000 homes at the end of 2025
- The need for housing increases by around 25,000—30,000 homes per year as a result of population growth

Source: Macrobond, SCB and SBAB Q2 forecast in April 2025

Overall balance in housing construction

SBAB Booli Housing Market Index (HMI) 2025 Q1 (index)



Changes in trends to balance

- There is currently an overall balance in the market for newly produced housing in Sweden as a whole, which applies to all forms of housing
- Rising interest rates in 2022 dampened the demand for housing and resulted in a rapid trend towards a surplus of newly produced houses and tenant-owners' rights (apartments)
- The lower demand for housing was quicky met by a falling construction rate in 2023 and 2024, which caused the overall trend to turn around towards a deficit
- If the HMI-trend continues to fall at the same pace, deficits could occur towards the beginning of 2026
- There are local differences with both surpluses and deficits

Source: Booli and SBAB

Still difficult to sell homes

SBAB Booli Housing market temperature, July (standard score)

Paus in improvement in the housing market

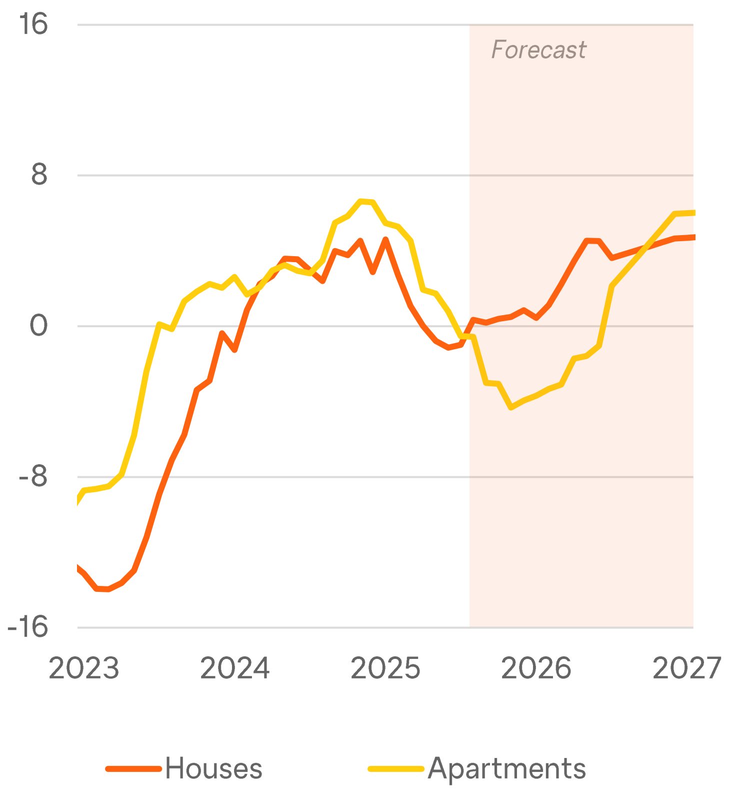
- Starting in fall of 2022, the conditions for selling homes changed dramatically following rising mortgage rates and increased living costs
- In 2023 and 2024, the situation improved, although fluctuating up and down for apartments, approaching more normal levels
- Since the end of 2024, the conditions have deteriorated somewhat, especially for apartments. The situation is generally better for apartments in central locations compared to those in outer areas
- The conditions are measured as standardized scores for six variables: housing supply, number of days at Booli, number of republished homes, proportion reduced-price homes, number of bidders, and average bid premium

Source: Booli and SBAB

Housing prices will drop a little, then rise

Housing price index (January 2013=1) and Housing price development, YoY (%)

	Index Jul-25	Change since 1M	3M	12M
Sweden (HPI)	**1.85**	**-0.7%**	**-1.4%**	**-0.8%**
Flats	**1.85**	**-2.6%**	**-3.6%**	**-0.5%**
Stockholm	1.71	-3.4%	-5.2%	-0.4%
Gothenburg	1.78	-4.0%	-5.5%	-1.2%
Malmö	2.09	-0.1%	+0.2%	+3.2%
Houses	**1.85**	**+0.2%**	**-0.3%**	**-1.0%**
Stockholm	1.68	-2.6%	-4.8%	-3.1%
Gothenburg	1.77	+0.2%	-0.8%	+2.0%
Malmö	1.90	+1.0%	+0.3%	+0.7%



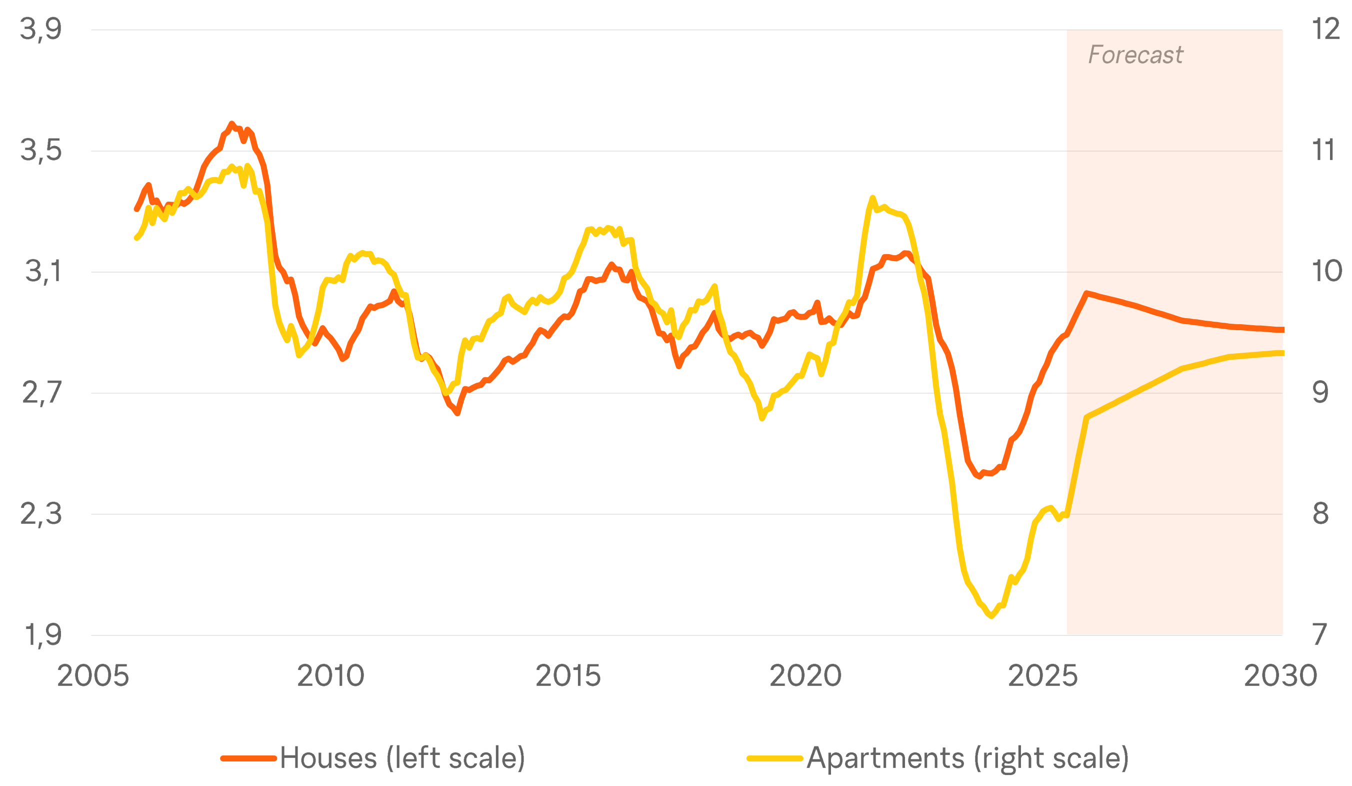
Slowly rising housing prices

- Housing prices have increased by an average of 4.5% over the past ten years, including 2024
  - History indicates that peak years with housing prices rising more than 15%, and bottom years with falls below -5% are common
  - The recent bottom has been somewhat deeper than normal
- SBAB's preliminary forecast is that housing prices will stand still in 2025 and increase by around 5% in 2026, and in the long-term increase by 3-4% per year
  - The forecast is based on a user cost of housing model; apparent deviations from this may occur in the short term, e.g. as a result of a mismatch between supply and demand or rapid changes of households' expectations on future factors

Source: SBAB & Booli HPI July 2025 outcome, and SBAB Q3 preliminary forecast in August 2025

Dampened housing turnover in recessions

Housing turnover rate (share per twelve months of each stock (%))



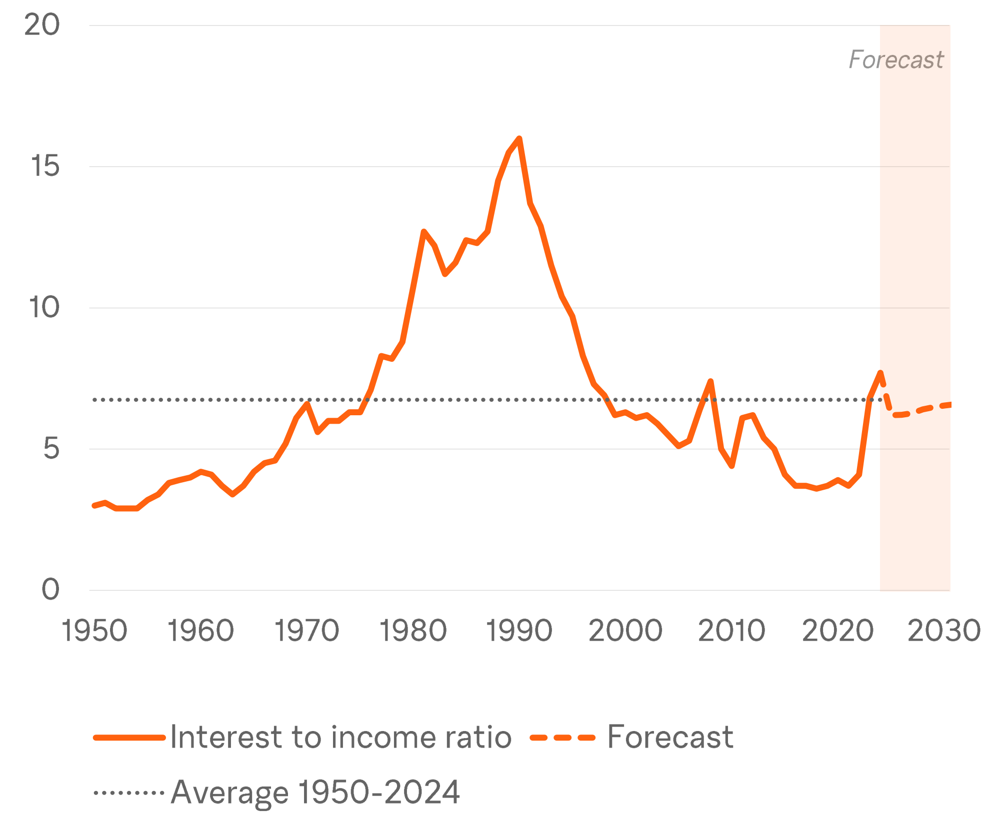
Prolonged low turnover rate for apartments

- Housing turnover increased steadily in 2024 after the record steep decline in 2022 and 2023, but has stalled in 2025, especially for apartments
- The average turnover rate in 2024 was 2.7% for houses and 8.0% for apartments, which is below the estimated long-term/normal levels at about 2.9% per year for houses and 9.2% per year for apartments
- In July 2025, the seasonally adjusted trend turnover rate was 2.8% per year for houses and 8.0% per year for apartments. Thus, no real improvement
- The housing turnover for apartments is expected to recover further in 2026 and to reach normal levels in 2027
- There is a clear historical pattern with high turnover during booms and low turnover during recessions

Source: Statistics Sweden, SBAB & Booli July 2025 outcome, and SBAB Q2 forecast in April 2025

Interest expenditures at a normal level

Gross interest expenditure (% of disposable income)



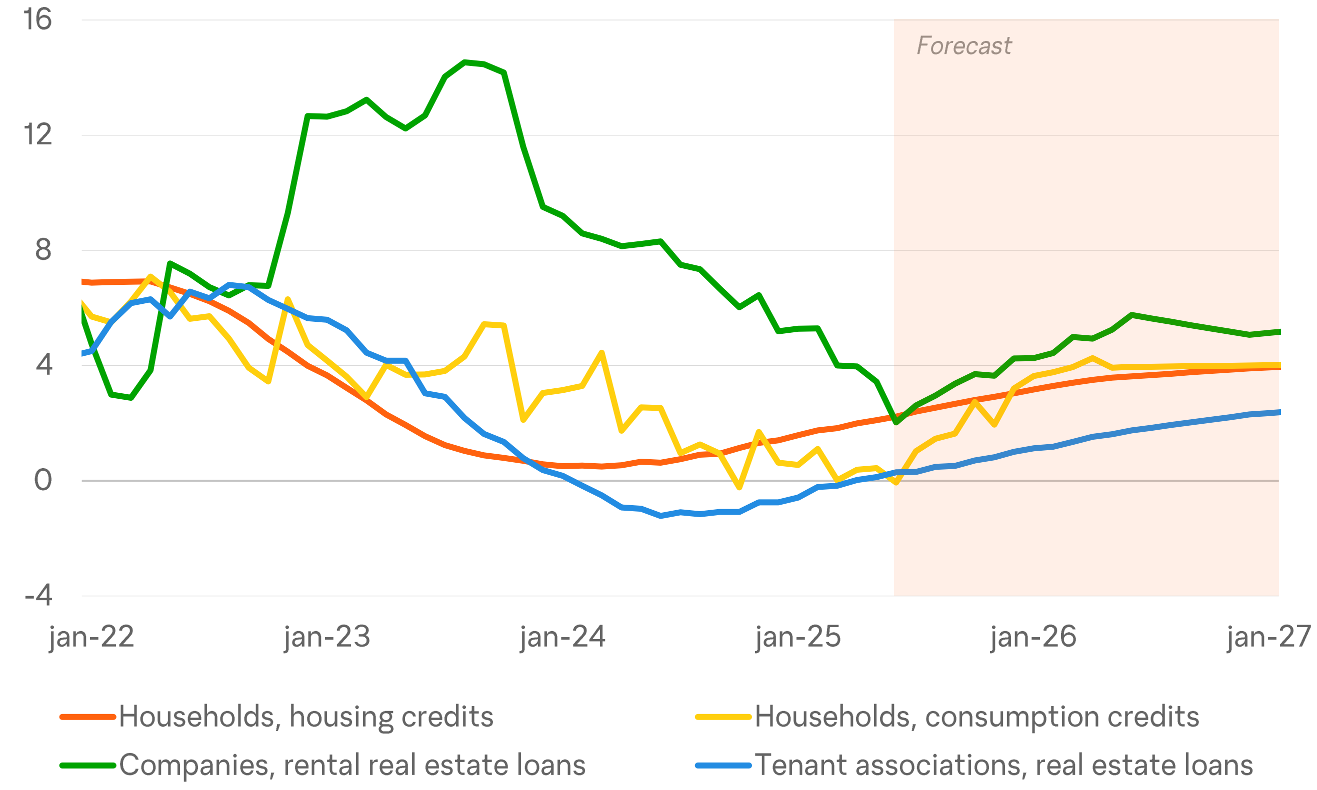
Interest expenditures at the historically normal level

- There has been a rising debt-to-income ratio over the years, but, due to long-term falling interest rates, a relatively stable interest-to-income ratio
- Despite higher interest rates in 2023 and 2024, household interest expenditures are currently roughly in line with the historical average based on annual data up to and including 2024
- Interest expenditures in relation to disposable income stood at 6.8% in 2023, which is close to the historical average of 6.7%, despite a steep rise in mortgage rates
- The interest-to-income ratio increased to 7.7% in 2024 but is expected to fall down in 2025 to around 6.1% before tax deductions (about 4.3% after tax deductions)
- Factors to consider regarding the interest expenses ratio:
  - Interest expenses are, compared to early years, distributed amongst more households
  - Interest expenses as a share of income differs between younger and older homeowners, and between households in metropolitan areas and sparsely populated areas

Source: Statistics Sweden and SBAB Q2 forecast in April 2025

Credit growth development

Credit growth, YoY growth rates (%)



A steady recovery in credit growth to households

- The growth rate of household mortgages has averaged over the past ten year to over 5% per year
- According to SBAB's forecast, the growth rate of household housing credits is expected to continue to rise during 2025, approaching 3% per year at the end of the year, and then continue to increase to about 4% per year in 2026
  - The forecast considers e.g. the developments of household income, mortgage rates, housing prices and turnover
- Credit growth for non-financial companies' real estate loans slowed in 2024, and has continued to decline so far in 2025. For the full year 2025, growth rate is tentatively expected to decrease to below 3%
- Credit growth for tenant-owners' associations was negative in august 2024 at -1.2%, has since turn around and is tentatively expected to be close to 1% in 2025

Source: Statistics Sweden June 2025 outcome, and SBAB Q2 forecast in April 2025

Contact

Fredrik Jönsson
Head of Treasury

fredrik.jonsson@sbab.se

Kristian André
Head of Funding

kristian.andre@sbab.se

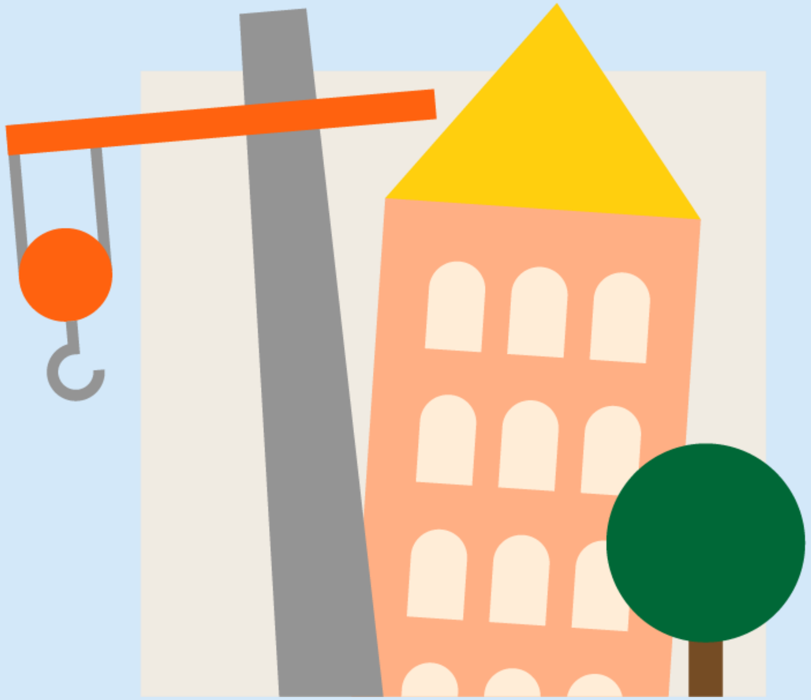
Pontus Niléhn
Head of Investor Relations

pontus.nilehn@sbab.se

Daniel Odhe
Treasury Dealer

daniel.odhe@sbab.se

Appendix



Mortgage lending in Sweden – a low-risk business for several reasons

1 **Personal Liability:** A borrower is personally liable even after a default and foreclosure procedure, i.e., full and personal recourse

2 **Affordability Assessment:** Mortgage lending in Sweden is based on household affordability in the long term, i.e. funds left to live on after interest payments (including stressed interest rate), housing expenses and other general living expenses

1 **"Originate and hold" model:** No "originate to distribute" model, no subprime lending

2 **Restricted Buy-to-Let Market:** Restricted buy-to-let market due to regulated rental market and tenant-owner subletting restrictions

1 **Social Security:** Well developed welfare system raising households' ability to service debt even during times of unemployment

2 **Mortgage Deed System:** A Mortgage Deed for every house is registered and controlled by the Swedish mapping, cadastral and land registration authority (*Sw* Lantmäteriet)

3 **Credit Information Agency:** National computerized data base with information regarding civil status, income and changes in income, assets, debt, payment complaints and recent inquiries at the agency. Used in every credit process regarding loans

4 **Enforcement Authority:** Lender can initiate an enforcement order with this office to enforce his claim, this process normally takes up to 90 days

Frequent update of macro scenarios in impairment model

(x) = Q1 2025

Factors	Scenario 1 (40%)			Scenario 2 (10%)			Scenario 3 (25%)			Scenario 4 (25%)		
	2026	2027	2028	2026	2027	2028	2026	2027	2028	2026	2027	2028
GDP[1], Δ	+3,3%	+2.5%	+1.8%	+4.3%	+2.4%	+1.3%	+6.7%	+3.0%	+2.2%	–0.7%	+1.5%	+1.8%
Repo rate	2.2%	2.2%	2.2%	2.0%	2.4%	2.4%	2.5%	2.6%	2.5%	3.2%	3.3%	3.1%
Unemployment	8.3%	7.9%	7.4%	7.7%	6.8%	6.3%	11.1%	10.7%	9.4%	9.5%	10.3%	10.3%
House prices, Δ	+4.1%	+4.5%	+2.9%	+1.9%	+4.5%	+2.8%	–8.4%	–1.6%	+2.9%	–13.9%	–10.3%	+0.3%
Prices of tenant-owners' rights, Δ	+6.0%	+4.9%	+3.5%	+3.2%	+4.8%	+3.4%	–8.9%	–3.8%	+3.5%	–13.9%	–11.3%	+1.0%
Property prices, Δ	+1.7%	+4.6%	+5.0%	+1.0%	+3.4%	+4.3%	–5.7%	–5.0%	–2.2%	–7.7%	–9.8%	–8.7%
ECL	**SEK 151 million (166)**			**SEK 145 million (159)**			**SEK 302 million (336)**			**SEK 454 million (519)**		
Weighted ECL[2]	**SEK 264 million (296)**											

Comments

- The bank conducts stress tests on its loans, considering severe scenarios like high interest rates, high unemployment, and sharp property price drops. It requires significant stress (i.e. a combination of several deteriorating factors in impairment model) to see any dramatic effects in ECL
- At Q2 2025, total weighted ECL stood at SEK 264 mn, compared with SEK 296 mn in Q1 2025

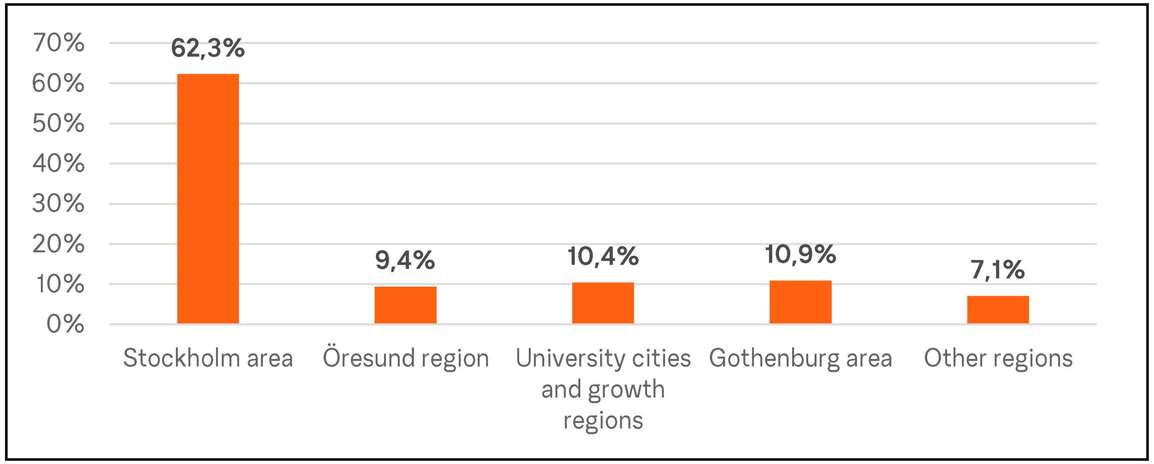
1) Not included in the ECL calculation
2) Of which, SEK 262 million was attributable to lending to the public and SEK 2 million to off-balance-sheet items linked to loan commitments and building credits

Overview of mortgage lending

Regulatory requirements:
- Regulatory maximum LTV of 85% since 2010
- Regulatory amortization requirements since 2016 (amortization of 2% per year if LTV = 70-85% and 1% per year if LTV = 50-70%)
- Additional amortization requirement from 2018 (additional 1% amortization on top of the original requirement if DTI > 4.5x)
- Exemption from amortization requirement during April 2020 until August 2021 due to Covid-19

SBAB underwriting criteria:
- Credit granting based on an affordability assessment, i.e. funds left to live on post interest payments (including stressed interest rate), housing expenses and other general living expenses
- Affordability assessment (KALP) revised frequently to factor in changes in general living- and housing expenses
- Credits granted to at most a DTI of 5.5x (irrespective of LTV)
- At Q2 2025, the average LTV ratio in the mortgage portfolio amounted to 58%. At the same date, the average residential mortgage loan amounted to SEK 2.0 million. LTV and DTI for new lending during Q2 2025 was 70% and 3.6x respectively

Geographical distribution (%)



58%
Average LTV

SEK 2.0 mn
Average loan

Mortgage pricing

Risk-based and transparent pricing model

- Our mortgage rates are based on the current list interest rates for the respective fixed interest period, which are published on sbab.se. The customer's specific interest rate is presented as a deviation from the list rate. The deviation is based on the LTV ratio, i.e. the proportion of the mortgage in relation to the market value of the home, the home's energy class and the size of the mortgage
- Lower risk = better price
- No negotiation & no time-limited discounts
- Focus on transparent pricing with low differences between list rates and actual mortgage rates

List rate

−

Discount
(LTV)
(Size of loan)
(Energy class)

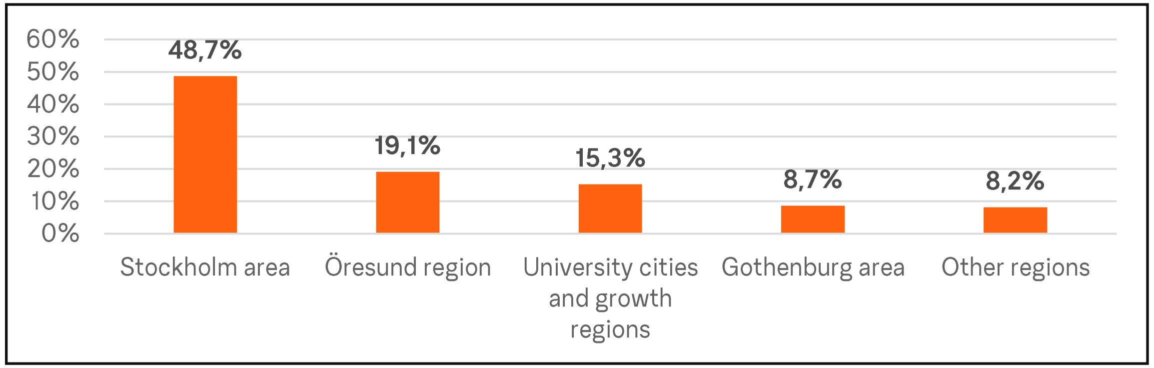
=

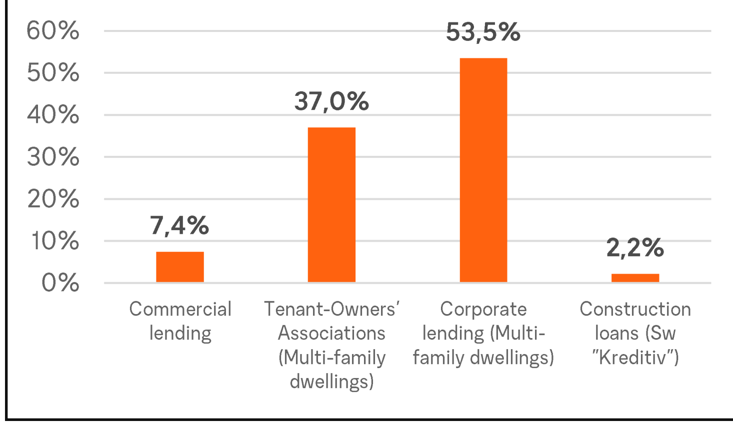
Actual rate

Corporate & TOA lending

- Primary focus is on financing multi-family dwellings ("housing"/"residential") in geographies with strong demand. Focus on large and experienced property companies/groups with strong balance sheets
- More conservative underwriting standards implemented during recent years (e.g. regarding LTV, amortization and occupancy levels) in parallel with decreasing yields and increased indebtedness in the market
- Internal limits for construction loans (*Sw* "kreditiv") vs. total lending and commercial lending vs. total lending
- Strong volume growth but no significantly increased asset risk in line with long-term strategy of growing with selected reputable and financially strong customers
- Increased frequency of monitoring of property companies/groups with high share of capital market financing and/or customers with construction loans (which could be negatively impacted by rising interest rates and increased prices of input goods and construction material)

Geographical distribution (%)





32%
Average LTV (TOA)

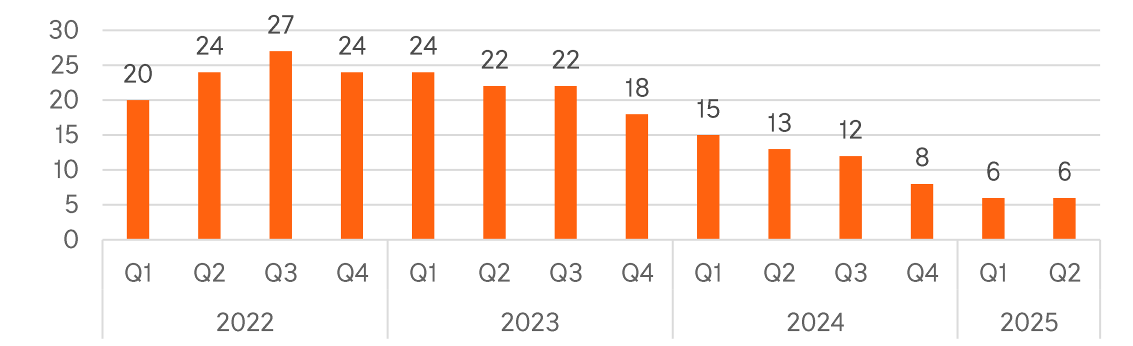
60%
Average LTV (Corporate)

Construction loans

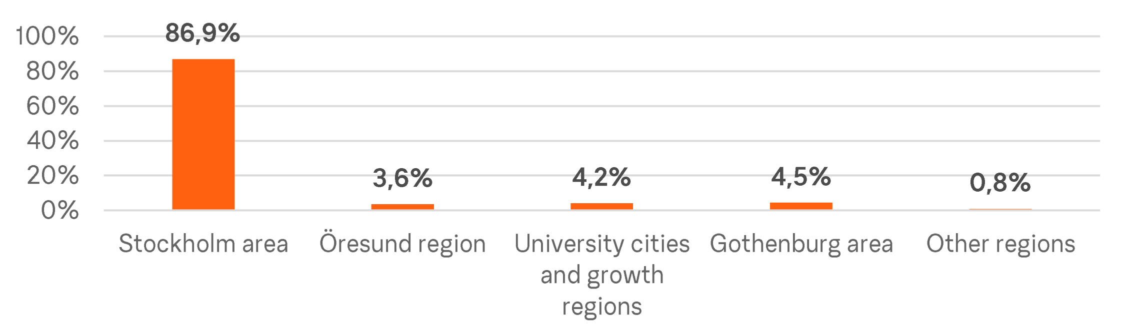
Comments

- Rapid fall in new construction (i.e. existing projects being finalised but low inflow of new projects)
- 35 outstanding construction loans (30 properties) totalling SEK 5.9 billion (of which 61% disbursed)
- Focus on major residential developers and existing relationships with solid track records
- Most of the construction loans are to companies with diversified revenue streams (i.e not only from real estate development, but from rental apartments, infrastructure projects and real estate management)
- Prudent acceptance levels for smaller residential developers, e.g., higher levels of equity, number of sales agreements
- Analysis of the construction loan portfolio carried out on an ongoing basis

Development of construction loan portfolio (SEK bn)



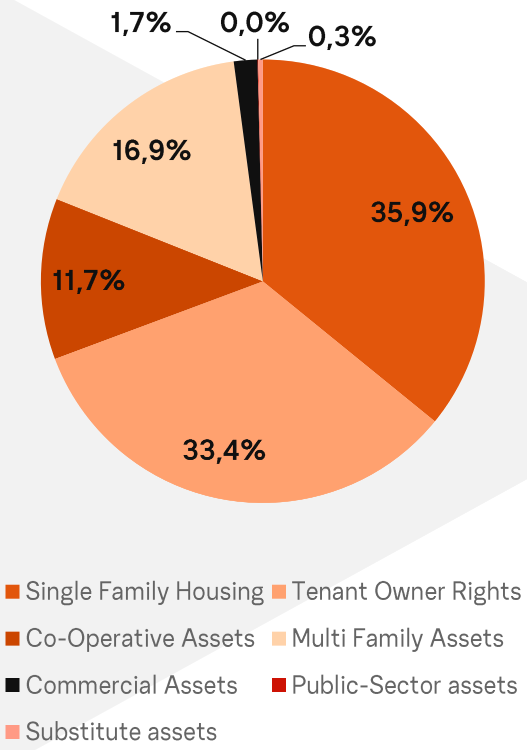
Geographical distribution (%)



Cover Pool composition

SCBC!
Covered bonds of SBAB

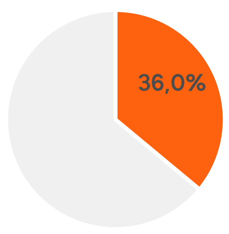
Asset types in cover pool



Cover Pool Information - Single Family Housing

Asset balance (SEK bn)	150.2
# of loans	227,740
Average loan (SEK)	660,859
WA unindexed LTV	53.5%

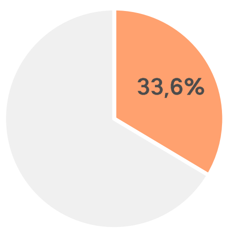
% of cover pool



Cover Pool Information - Tenant Owner Rights

Asset balance (SEK bn)	140.2
# of loans	194,291
Average loan (SEK)	721,841
WA unindexed LTV	58.5%

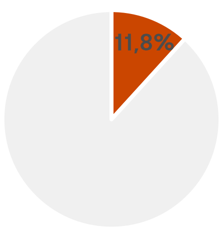
% of cover pool



Cover Pool Information - Co-Operative Assets

Asset balance (SEK bn)	49.2
# of loans	5,269
Average loan (SEK)	9,335,634
WA unindexed LTV	31.5%

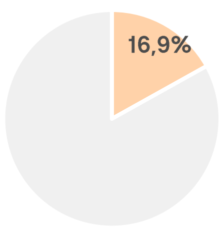
% of cover pool



Cover Pool Information - Multi Family Assets

Asset balance (SEK bn)	70.7
# of loans	605
Average loan (SEK)	116,919,158
WA unindexed LTV	60.1%

% of cover pool



Percentage of loan portfolio in the cover pool (not including substitute assets and public-sector assets)

Rating composition for senior debt

Moody's

Stand-alone rating	Macro profile	Strong+
	Financial profile	a3
	Qualitative	-1
	- Opacity and complexity / Corporate Beh.	*0*
	- Diversifcation	*-1*
	Baseline Credit Assessment (BCA)	**baa1**
Notching	Loss Given Failure (LGF)	+2
	Government Support	+1
	Total notching	**+3**
Rating	**Rating**	**A1**
	Outlook	**STABLE**

Standard & Poor's Ratings Services
McGraw Hill Financial

Stand-alone rating	Anchor	a-
	Business Position	-1
	Capital and Earnings	+1
	Risk Position	0
	Funding & liquidity	0
	Stand-Alone Credit Profile (SACP)	**a-**
Notching	ALAC Support	+2
	GRE Support	0
	Group Support	0
	Sovereign Support	0
	Total notching	**+2**
Rating	**Rating**	**A+**
	Outlook	**STABLE**

DISCLAIMER

This presentation does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to purchase or subscribe for, any securities of SBAB Bank AB (publ) or its affiliates in any jurisdiction, including the United States, nor shall it or any part of it nor the fact of its distribution form the basis of, or be relied on in connection with, any contract or investment decision as it is provided for information purposes only and does not contain all of the information material to an investor.

Certain statements made in this presentation are forward looking statements. Such statements are based on current expectations and are subject to a number of risks and uncertainties that could cause actual results and performance to differ materially from any expected future results or performance, express or implied, by the forward looking statements. Factors that might cause forward looking statements to differ materially from actual results include, among other things, regulatory and economic factors. Neither SBAB Bank AB (publ) nor its affiliates assumes any responsibility to update any of the forward looking statements contained herein.

Certain data in this presentation was obtained from various external data sources and neither SBAB Bank AB (publ) nor its affiliates has verified such data with independent sources. Accordingly, neither SBAB Bank AB (publ) nor its affiliates makes any representations as to the accuracy or completeness of that data. No representation or warranty, express or implied, is made or given by or on behalf of SBAB Bank AB (publ) or its affiliates or their directors or employees or any other person as to the accuracy, completeness or fairness of the information or opinions contained in this presentation. Neither SBAB Bank AB (publ) nor its affiliates or any of their directors or employees nor any other person accepts any liability whatsoever for any loss arising from any use of this presentation or its contents or otherwise arising in connection therewith.