

Q1 2026

Investor Presentation

SBAB Bank AB (publ)

SBAB!

Executive summary

- Founded in 1985 and 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 and dividend
- Funding needs for 2026 estimated to approximately SEK 70 bn

Total lending (SEK bn)

544

Total deposits (SEK bn)

267



10.9%
Return on equity
Q1 2026

0,00%
Credit loss level
Q1 2026

14.1%
CET1 capital ratio
31 Mar 2026

33,6%
C/I ratio
Q1 2026



Contents

1 Business update

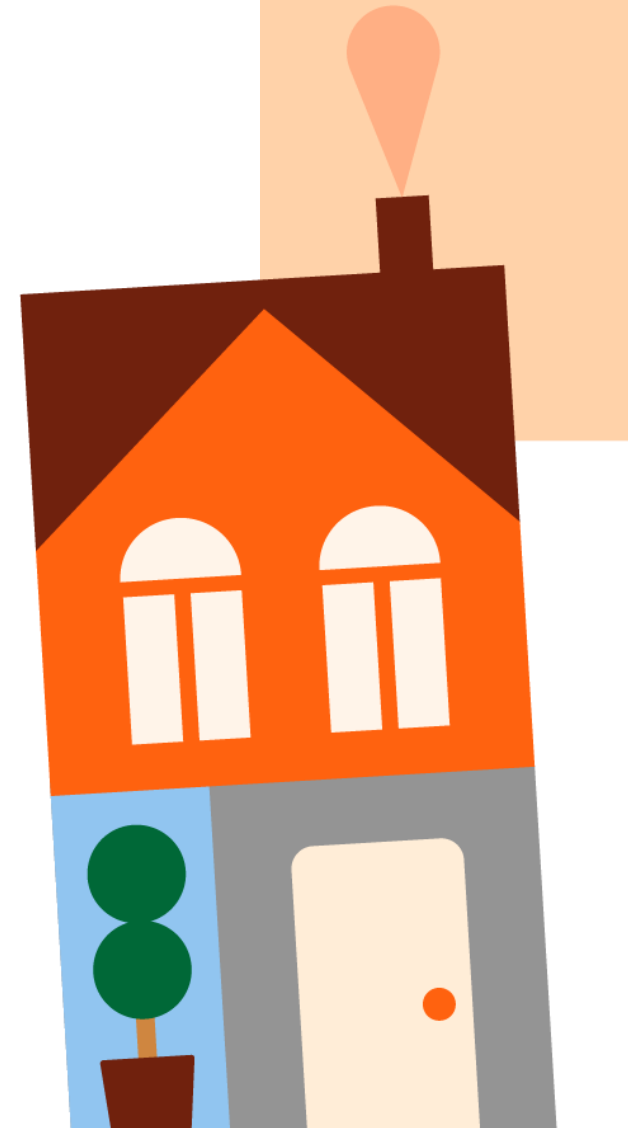
2 Credit portfolio and asset quality

3 Financial update

4 Capital, funding & liquidity

5 SBAB's commitment to sustainability

6 Macro development



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)



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 targeting larger customers



	Volume (SEK)	Market share
Residential Mortgages	381 bn	8.8%
Consumer Loans	2 bn	0.6%
Retail Deposits	207 bn	7.4%

	Volume (SEK)	Market share
Property Companies (resident.)	102 bn	17.9%
Tenant-Owners' Associations	60 bn	10.4%
Corporate Deposits	60 bn	4.2%



Updated financial targets

Previous targets from the owner (up to 2025)

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

Updated targets (from 2026)


Profitability	≥10%
Return on equity over time	
Capitalisation	1-3%
CET1 capital ratio above communicated regulatory requirement	
Dividend	20-40%
Ordinary dividend based on profit for the year*	

*Profit after tax considering the group's capital structure, growth plan, and overall regulatory requirements




Ambitious goals extending to 2030

Long-term strategic management goals



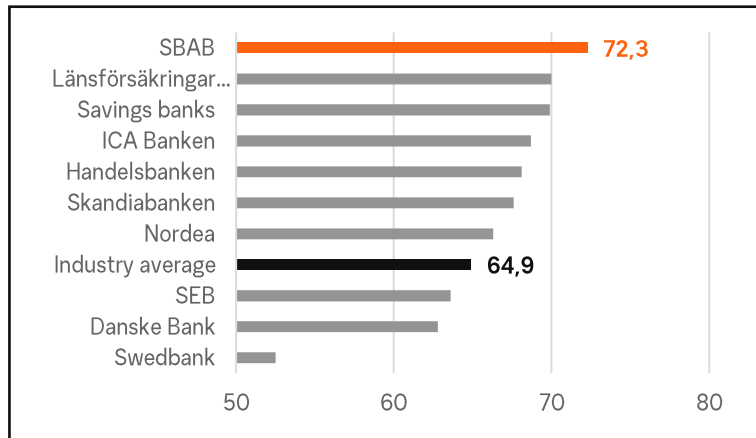
Target area	Goals 2030
Long-term Value Creation	<ul style="list-style-type: none">• Return on Equity: ≥10%
Sustainable Society	<ul style="list-style-type: none">• Emission Reduction: -50%
Customer Satisfaction	<ul style="list-style-type: none">• Market Share Residential Mortgages: 10%• Market Share Corporates: 20%• Market Share Tenant-Owners' Associations: 15%
Efficient Operations	<ul style="list-style-type: none">• Cost/Income Ratio: <30%
Attractive Workplace	<ul style="list-style-type: none">• Commitment: ≥4 (on a scale of 1-5)



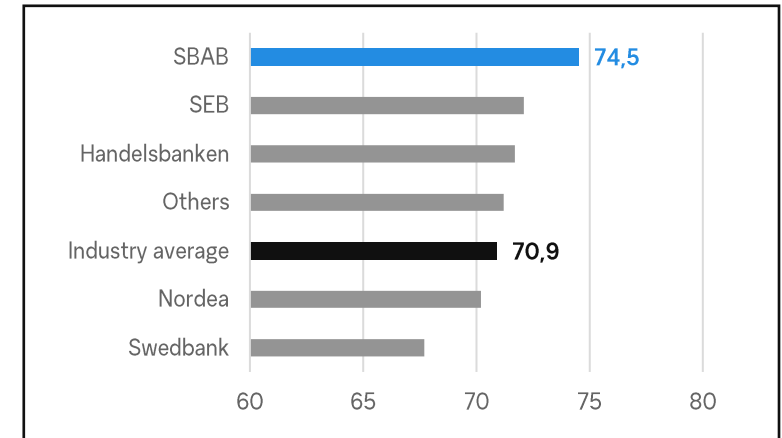
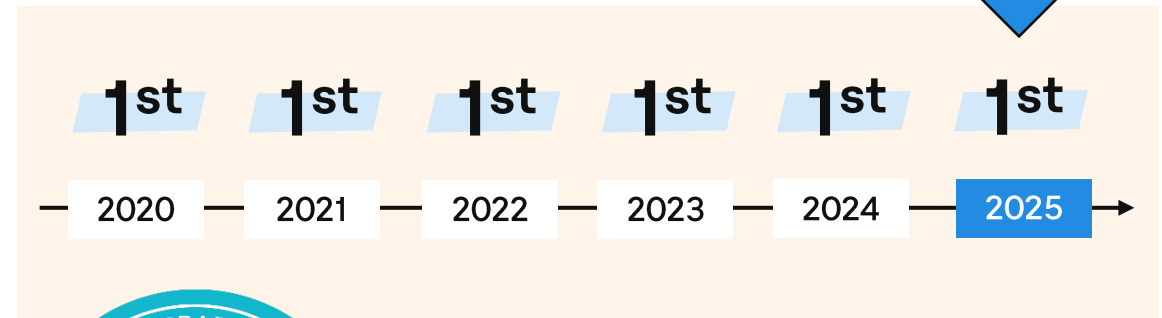
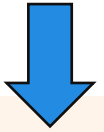
Customer satisfaction

- Very strong client appreciation over time (number 1 in SKI survey for 7 and 8 years consecutively in respective lending segment)

Residential mortgages to private individuals



Property loans to corporates and ToAs

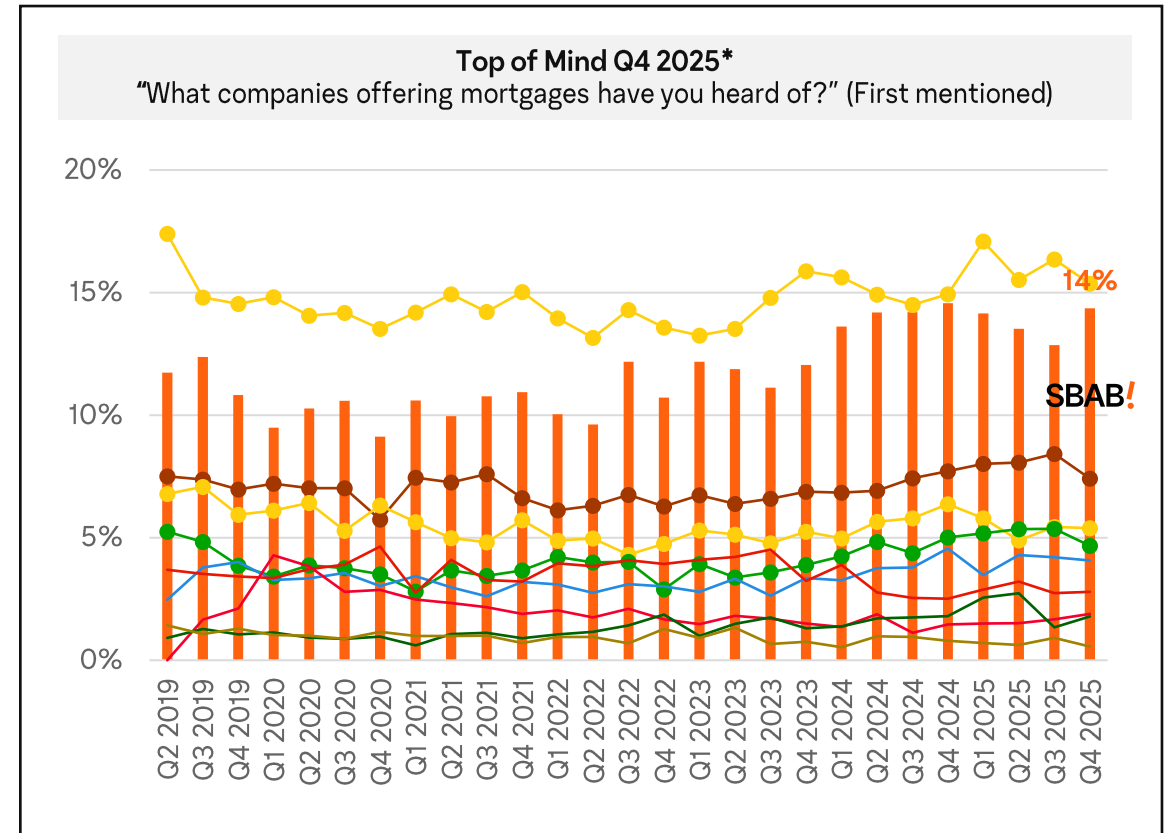


Key success factors

SBAB's value proposition

	<h3>ACCESSIBILITY</h3> <p>Residential mortgages online and over the phone, seven days a week, covering all circumstances.</p>
	<h3>TRANSPARENCY</h3> <p>Fair prices and appropriate terms and conditions from the start.</p>
	<h3>CONSIDERATION</h3> <p>Housing specialists who care.</p>

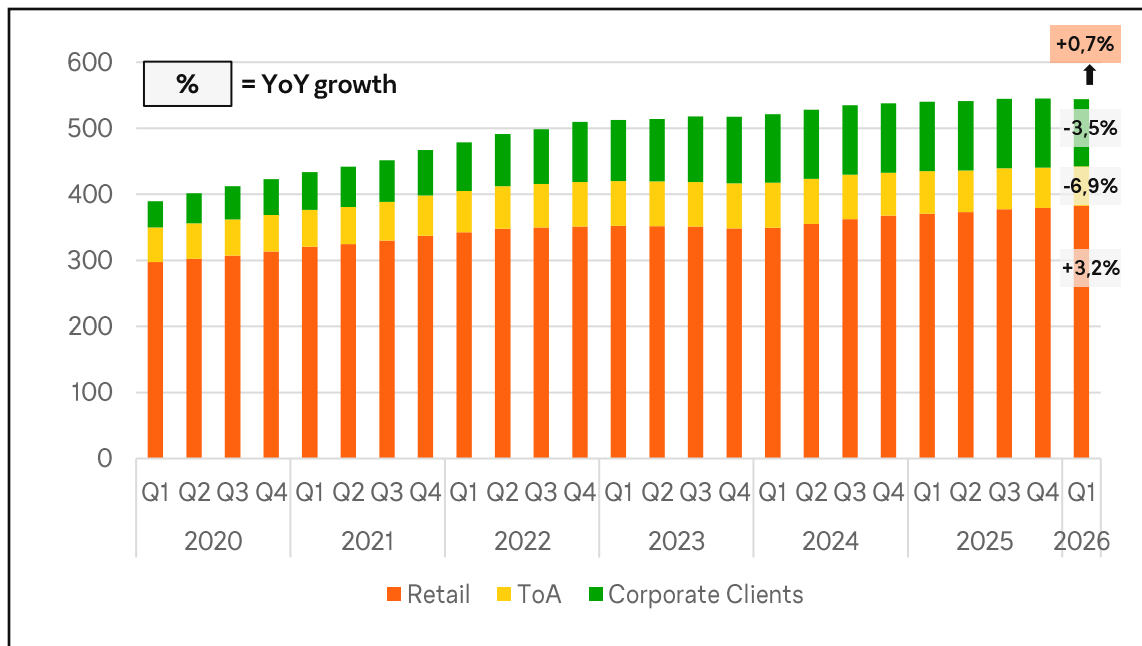
Strong brand awareness



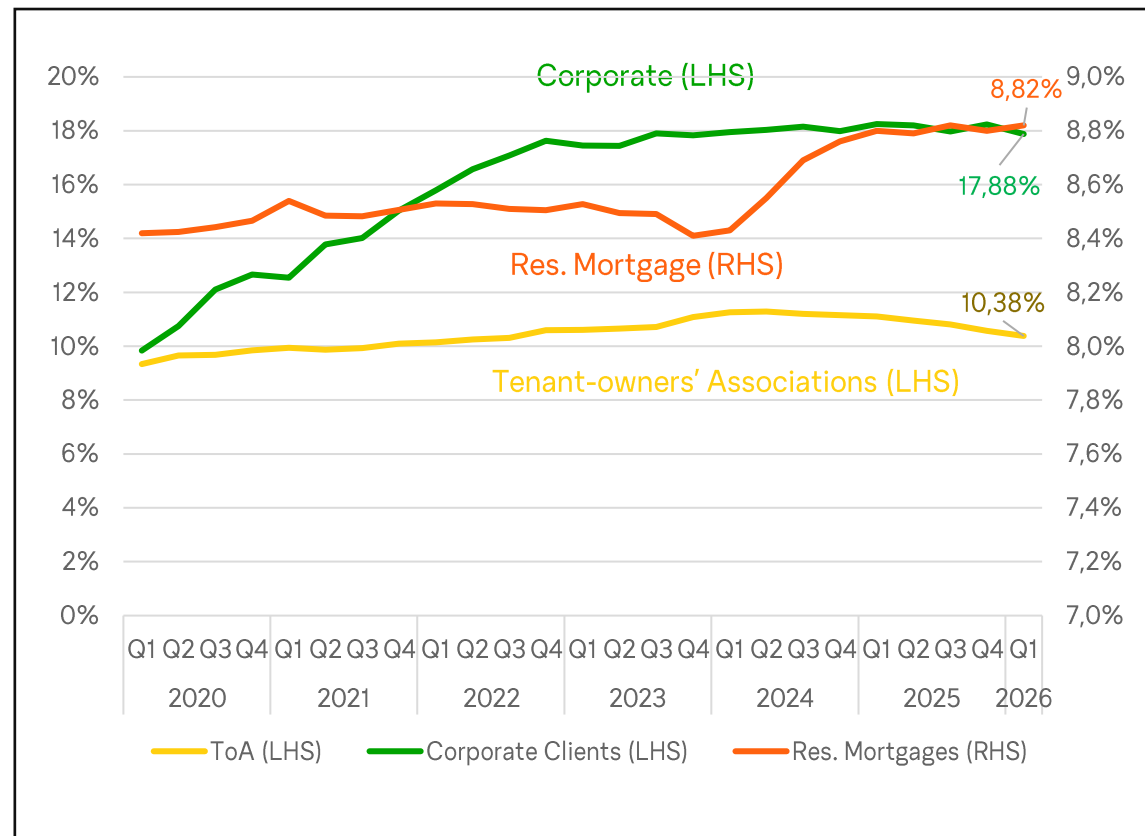
Overview of lending development

- Continued strong growth trend for mortgages despite challenging market conditions

Lending (SEK bn)



Market shares (%)*



Growth in lending
(QoQ / YoY)

-0.1%

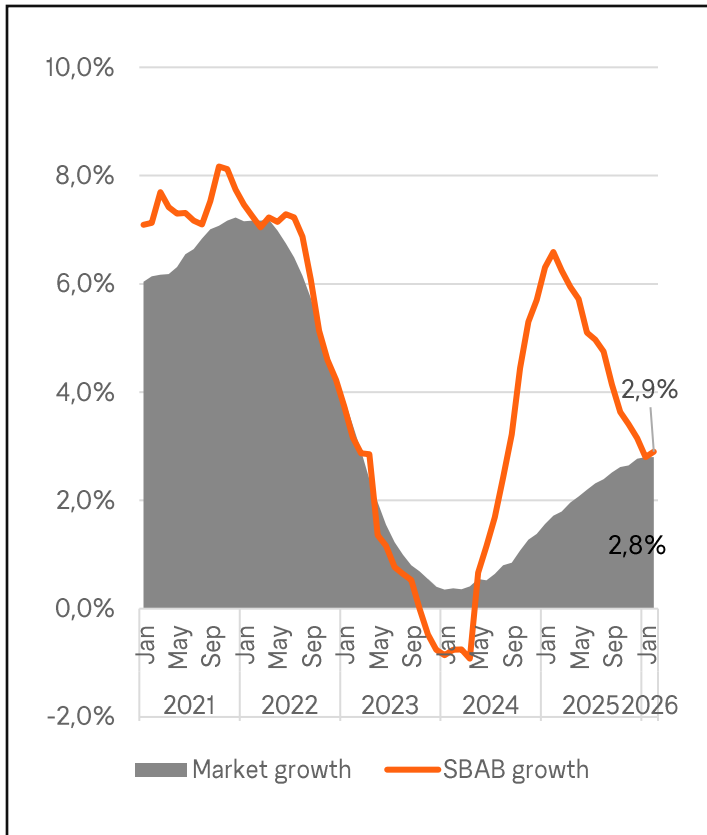
+0.7%



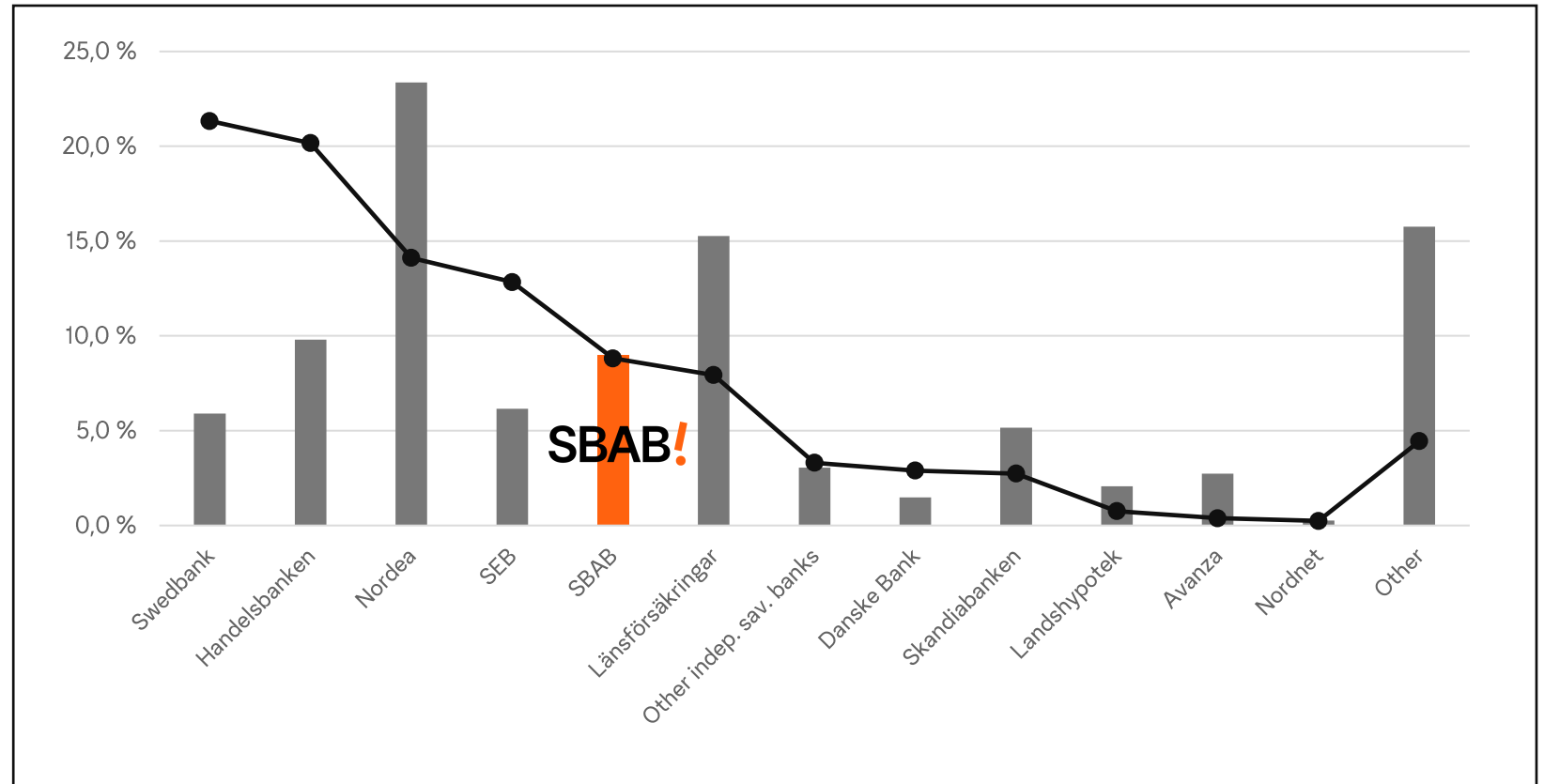
Mortgage market dynamics

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

Total market growth

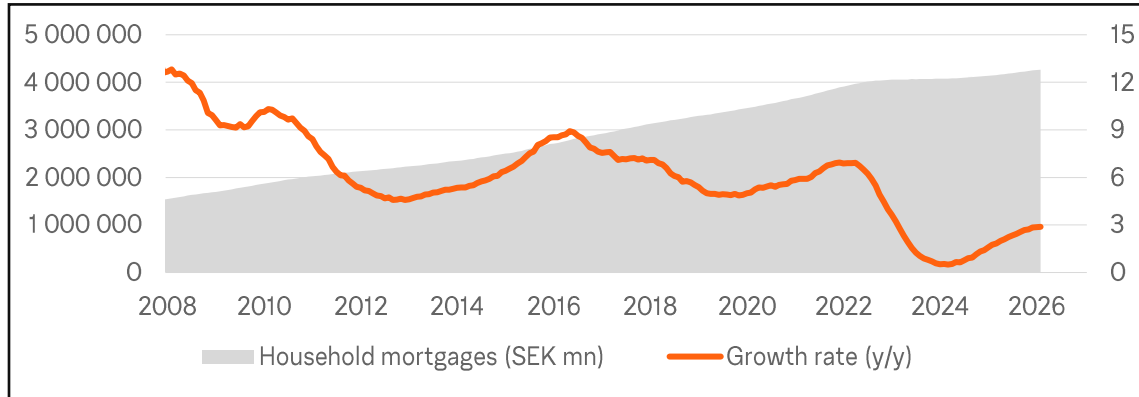


Share of net market growth (R12) vs back book market share (line)

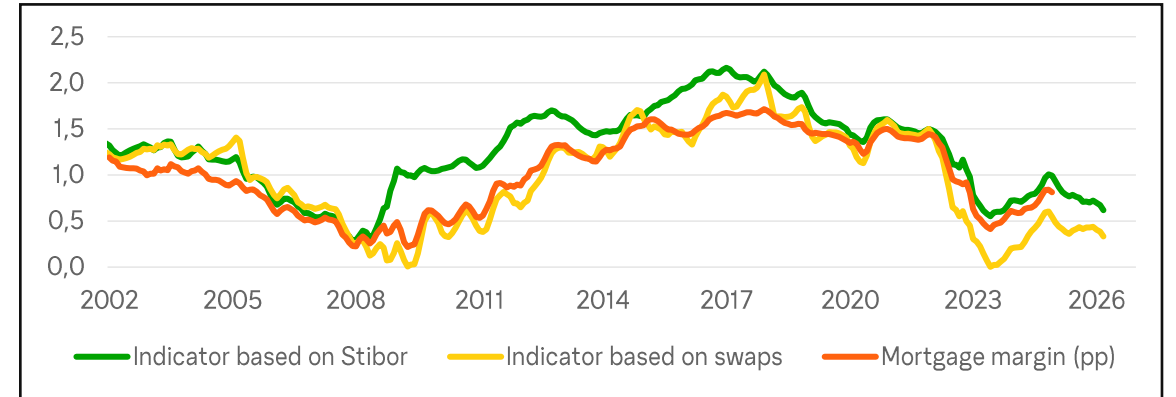


Mortgage market dynamics

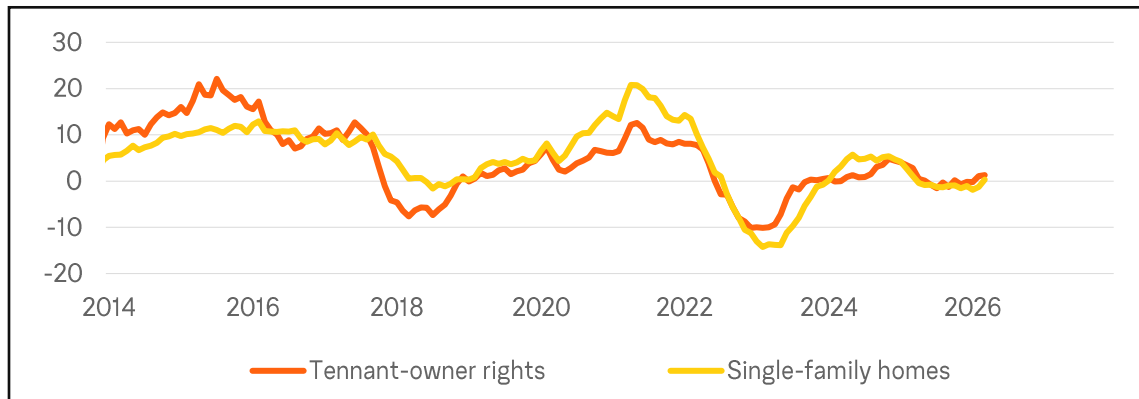
Swedish household lending (MFI) (February 2026)



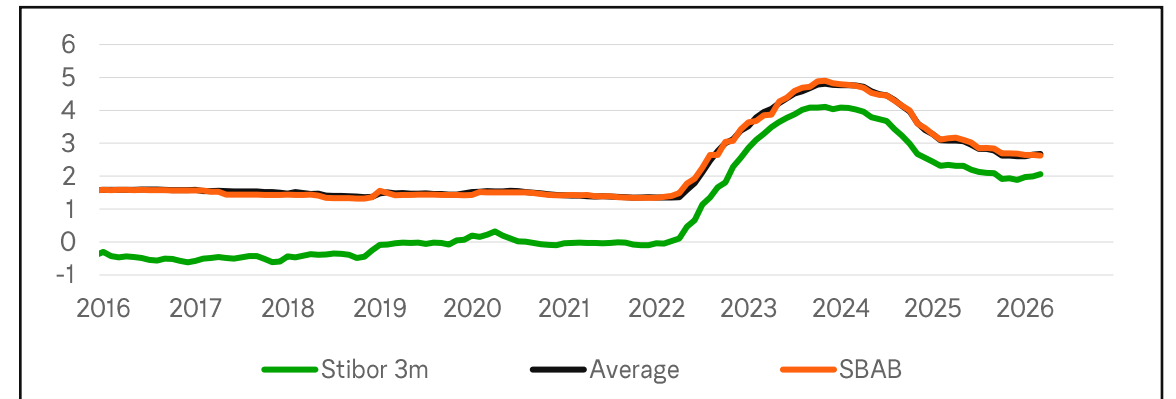
Gross margins on household mortgages (S-FSA) (Q4 2024/March 2026)



Swedish housing price growth rate (y/y) (March 2026)



Development of actual 3M mortgage rate (March 2026)



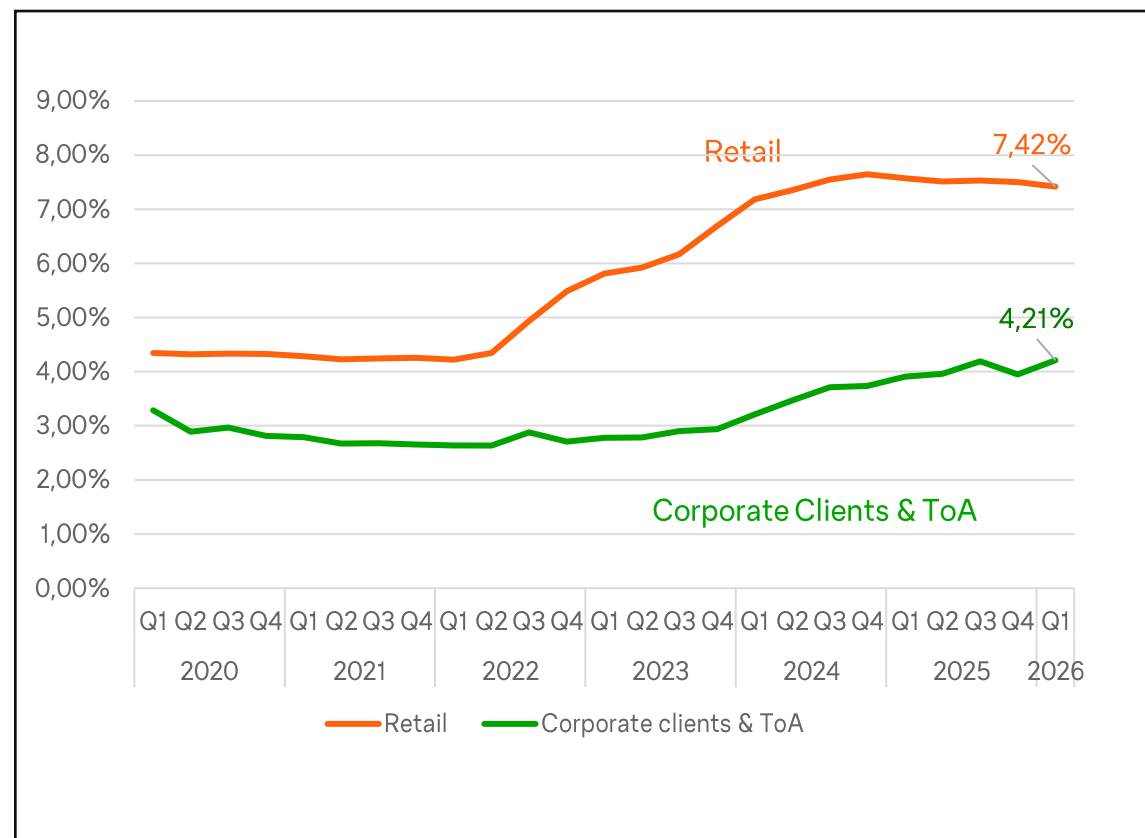
Overview of deposit development

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

Deposits (SEK bn)



Market shares (%)*



Growth in deposits
(QoQ / YoY)

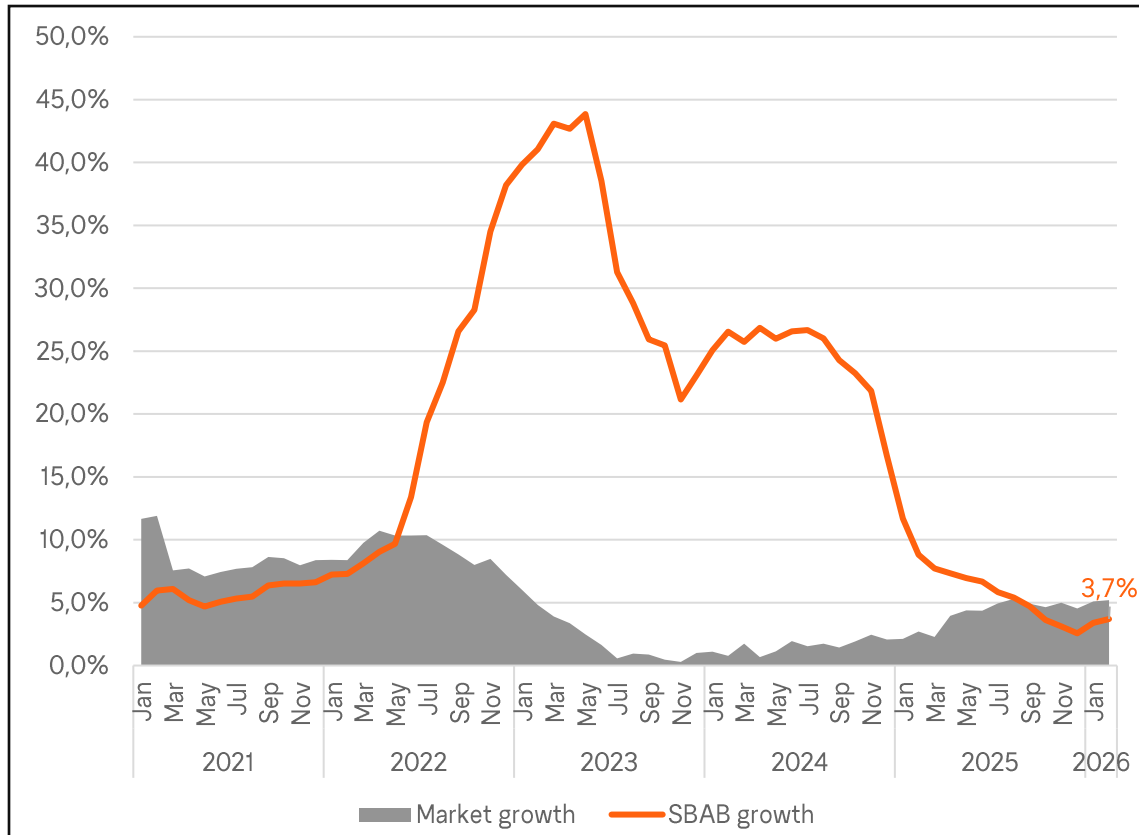
+0.8%

+4.6%

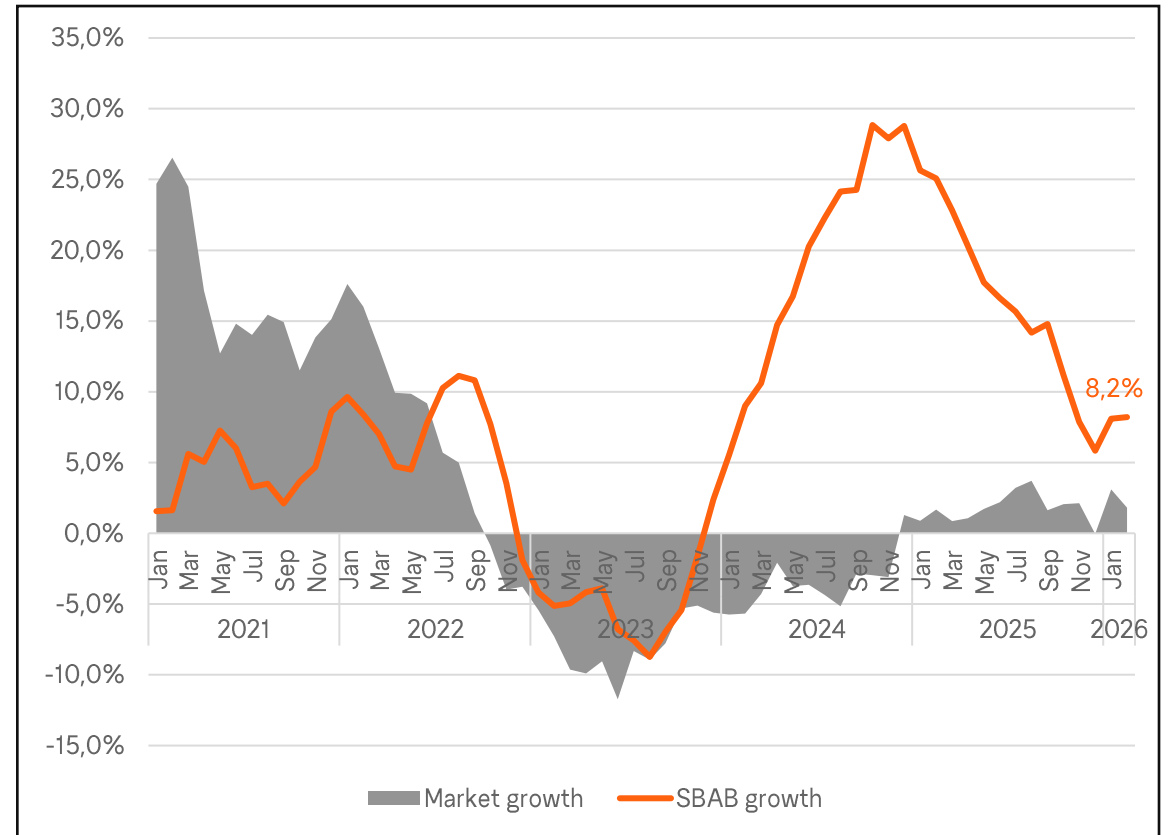


Deposit growth vs. market

SBAB growth vs. market growth %-12M (Retail deposits)



SBAB growth vs. market growth %-12 (Corporate deposits)



Contents

- 1 Business update
- 2 Credit portfolio and asset quality**
- 3 Financial update
- 4 Capital, funding & liquidity
- 5 SBAB's commitment to sustainability
- 6 Macro development



Lending focused on housing in Sweden

Lending composition

	SEK bn	% of lending	Average LTV
Residential mortgages	380.9	70.0%	60%
Consumer loans	1.8	0.3%	
Tenant-owners' associations	59.8	11.0%	31%
Property companies	101.7	18.7%	59%
<hr/>			
- (Of which, commercial lending)	(11.4)	(2.1%)	
- (Of which, construction loans)	(3.8)	(0.7%)	
Total lending	544.2	100%	

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

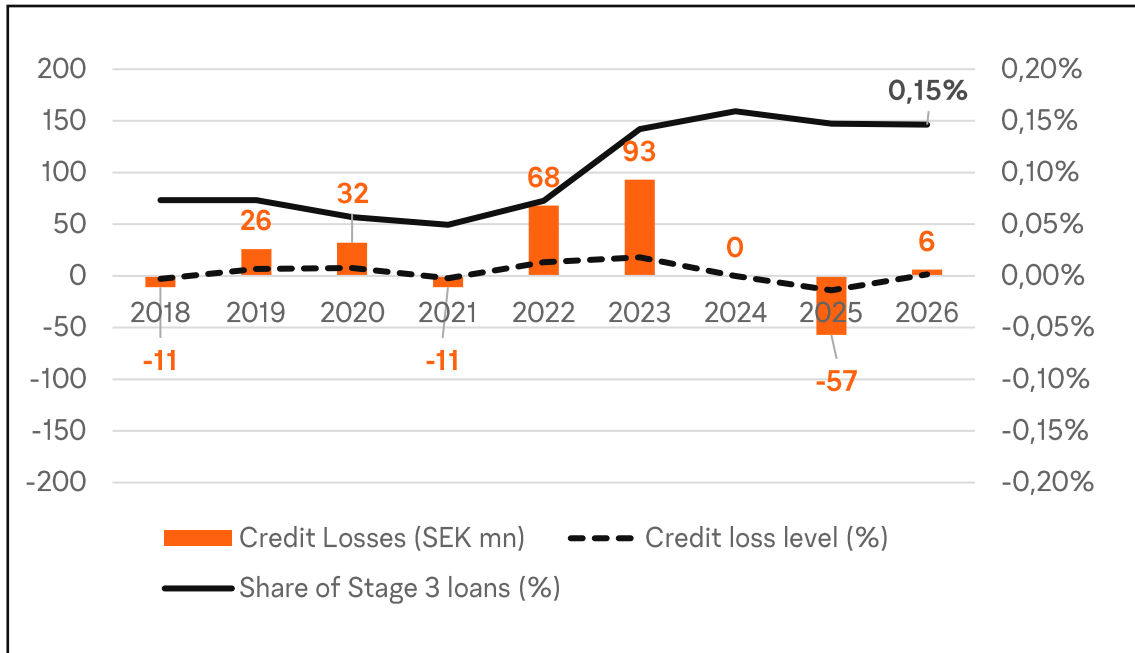
LTV ratios in loan book



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

6 MSEK

Credit losses
Jan-Mar 2026

5 MSEK

Confirmed credit losses
Jan-Mar 2026

0.00%

Credit loss ratio
Jan-Mar 2026

0.15%

Share of stage 3 loans
31 Mar 2026

LTV

Res. mortgages

60%

Property companies

59%

Tenant-own. assoc.

31%



Key changes in the new mortgage rules

– Effective April 1, 2026

Loan-to-Value (LTV) cap raised to 90%

- Borrowers can now finance up to 90% of a property's value, reducing the minimum cash down payment from 15% to 10%

Standard amortisation rules remain unchanged

- LTV > 70% → 2% amortisation per year
- LTV 50–70% → 1% amortisation per year
- LTV < 50% → No mandatory amortisation

Stricter rules for top-up / additional loans

- Additional borrowing on an existing property (e.g., for renovations) is capped at 80% of the property's value (down from 85%)

New five-year "revaluation lock-in" rule

- A property may only be revalued every five years for the purpose of lowering amortisation or increasing loan amounts.

Abolition of the stricter amortisation requirement

- The extra 1% amortisation for borrowers with mortgages exceeding 4.5x gross annual income is removed. Only the standard amortisation based on LTV remains (0–2% yearly)

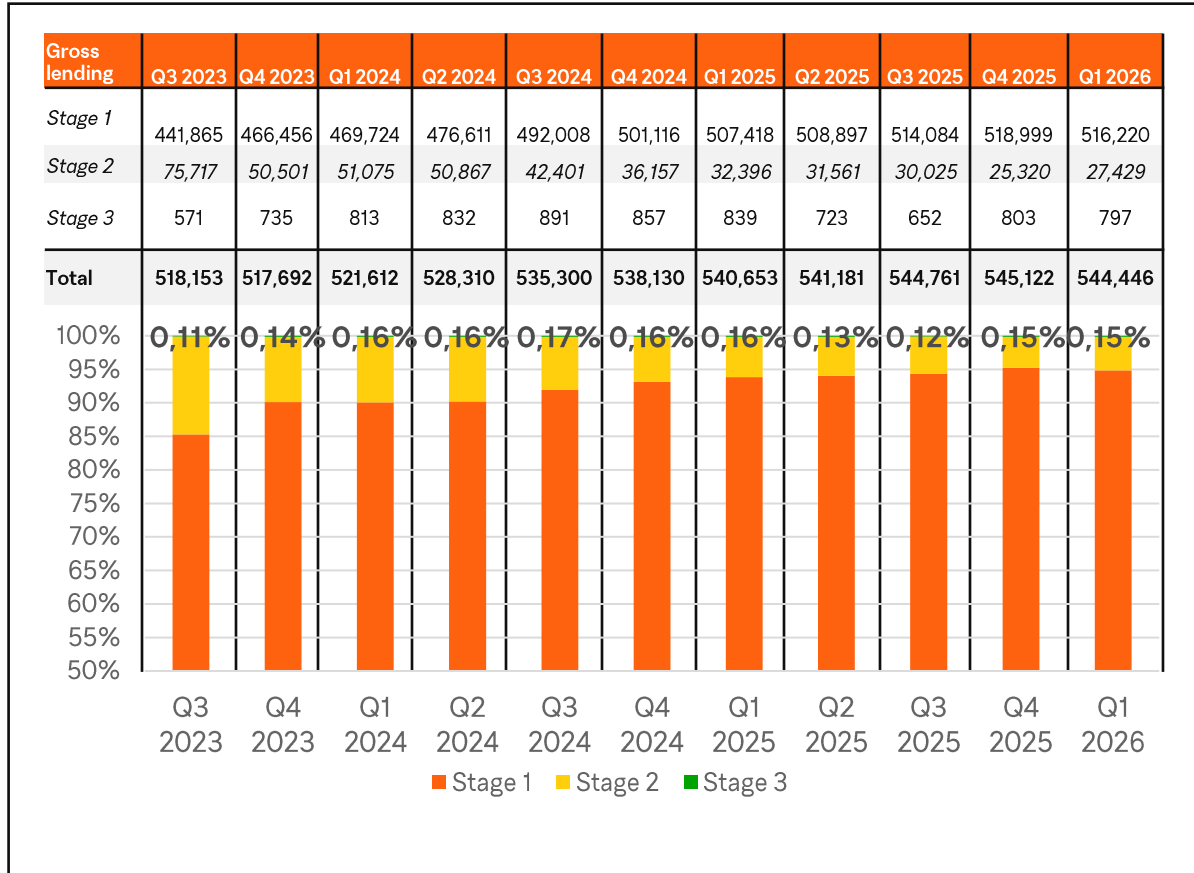
New legal framework replaces previous FI regulations

- Rules on LTV limits and amortisation are moved from the FI regulations (Swedish FSA) into a new national law.

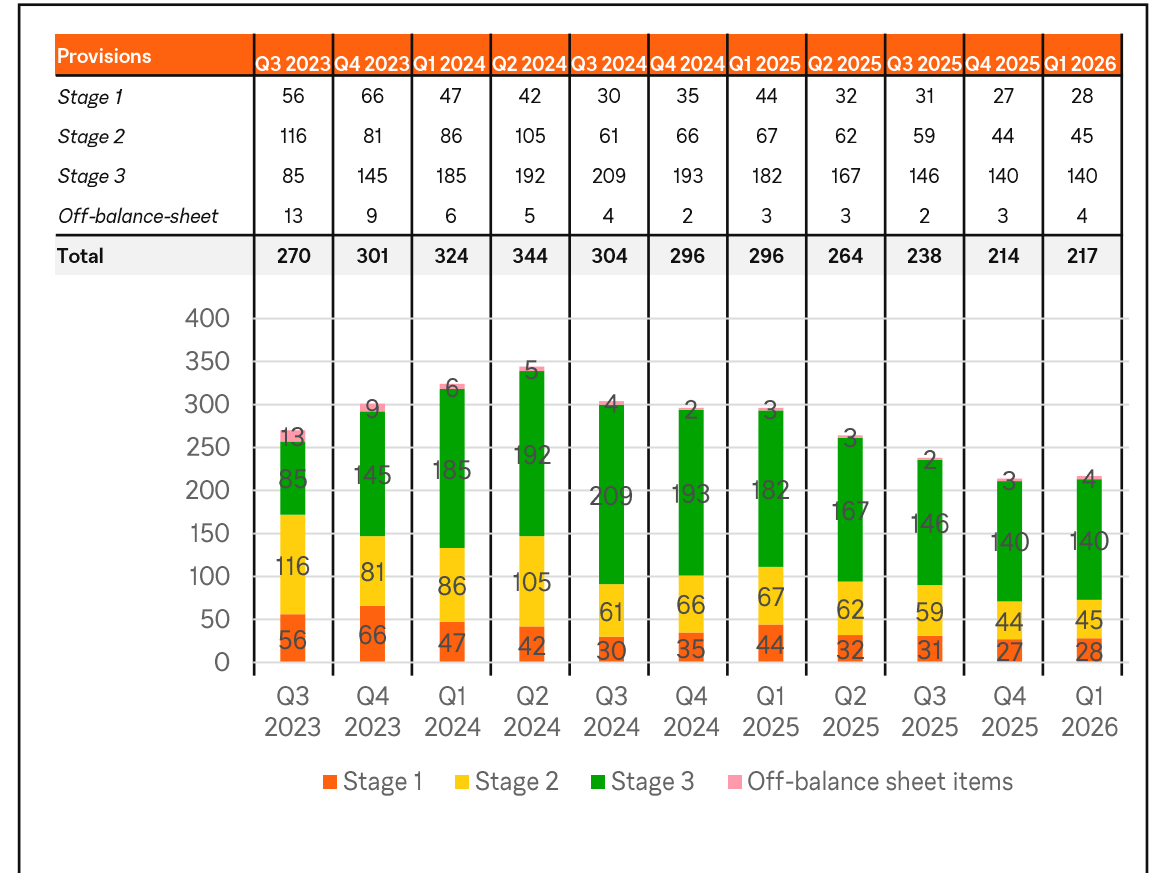


Development of provisions

Lending to the public by credit stage (gross)



Development on provisions



Overview of Cover Pool

Overall key metrics

406_{bn}

Cover Pool (SEK)

418,293

No. of loans

966,374

Average loan size

34.0%

OC

54.5%

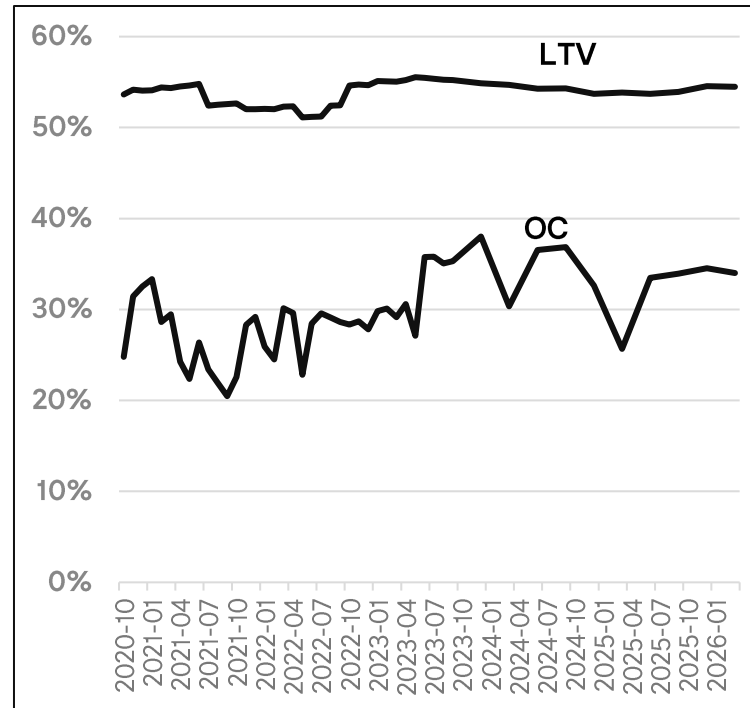
WA LTV

6.4

WA seasoning

- Assets spread throughout Sweden; concentrated to economic hubs
- 61.0% floating, 39.0% 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 102.5 bn SEK. This lending could be transferred into the cover pool if needed.

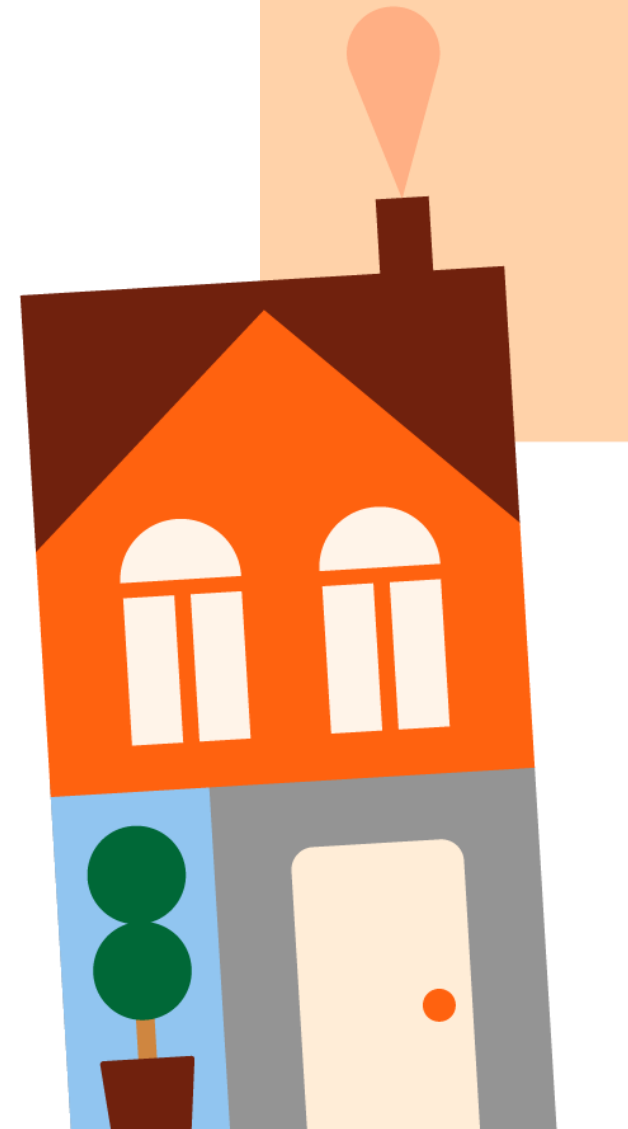
Simulation of decline in house prices

House-price change	Mortgage assets in cover pool (SEK bn)	WA LTV (%)	OC* (%)
0%	404.6	54.5	34.0
-5%	402.3	56.7	33.3
-10%	398.6	58.9	32.1
-15%	393.8	61.1	30.5
-20%	386.7	63.1	28.2
-25%	377.1	65.0	25.0
-30%	363.1	66.7	20.5

* OC calculated in accordance with requirements from the Swedish FSA

Contents

- 1 Business update
- 2 Credit portfolio and asset quality
- 3 Financial update**
- 4 Capital, funding & liquidity
- 5 SBAB's commitment to sustainability
- 6 Macro development



Financial development

SEK mn	Q1 2026	Q4 2025	▲	Jan-Mar 2026	Jan-Mar 2025	▲	FY 2025	FY 2024	▲
Lending (SEK bn)	544.2	544.9	-0.1%	544.2	540.4	+0,7%	544.9	537.8	+1.3%
Deposits (SEK bn)	266.8	264.7	+0.8%	266.8	255.0	+4.6%	264.7	255.9	+3.4%
Net interest income	1,290	1,270	+1,6%	1,290	1,335	-3.4%	5,141	5,288	-2.8%
Net commission	-14	-12	-2 mn	-14	-16	+2 mn	-45	-54	+9 mn
Net result financial transactions	40	69	-29 mn	40	-3	+43 mn	66	86	-20 mn
Costs	-450	-520	-13.5%	-450	-473	-4.9%	-1,927	-1,907	+1.0%
Loan losses	-6	17	-23 mn	-6	-6	-	57	0	+57 mn
Imposed fees (risk tax and resolution fee)	-124	-165	+41 mn	-124	-146	+22 mn	-596	-570	-26 mn
Operating profit	759	676	+12.2%	759	710	+6.8%	2,764	2,900	-4.7%
Return on equity (%)	10.9%	9.0%	+1.9 pp	10.9	10.1	+0.8 pp	9.5%	10.4%	-0.9 pp
C/l ratio (%)	33.6%	38.7%	-5.1 pp	33.6	35.4	-1.8 pp	36.8%	35.5%	+1.3 pp
Loan loss ratio (%)	0.00%	0.01%	-0.01 pp	0.00	0.00	-	0.01%	0.00%	+0.01 pp
CET1 capital ratio (%) ²⁾	14.1%	14.2%	-0.1 pp	14.1%	14.4%	-0.3 pp	14.2%	12.7%	+1.5 pp

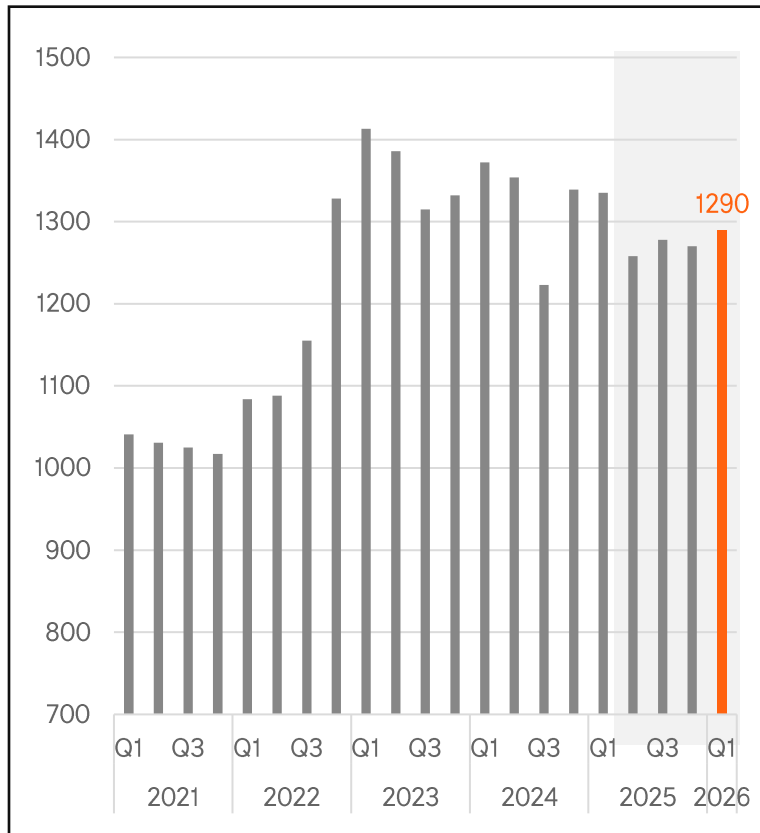
- 1) Imposed fees includes the Swedish risk tax, the resolution fee and as per Q4 2025 the new item "interest-free lending to the Riksbank" following the implementation of the new deposit requirement from the Riksbank. Previously reported comparative figures are unaffected.
- 2) Including deduction of expected dividend of SEK 2,175 million, equivalent to 100% of net profit 2025



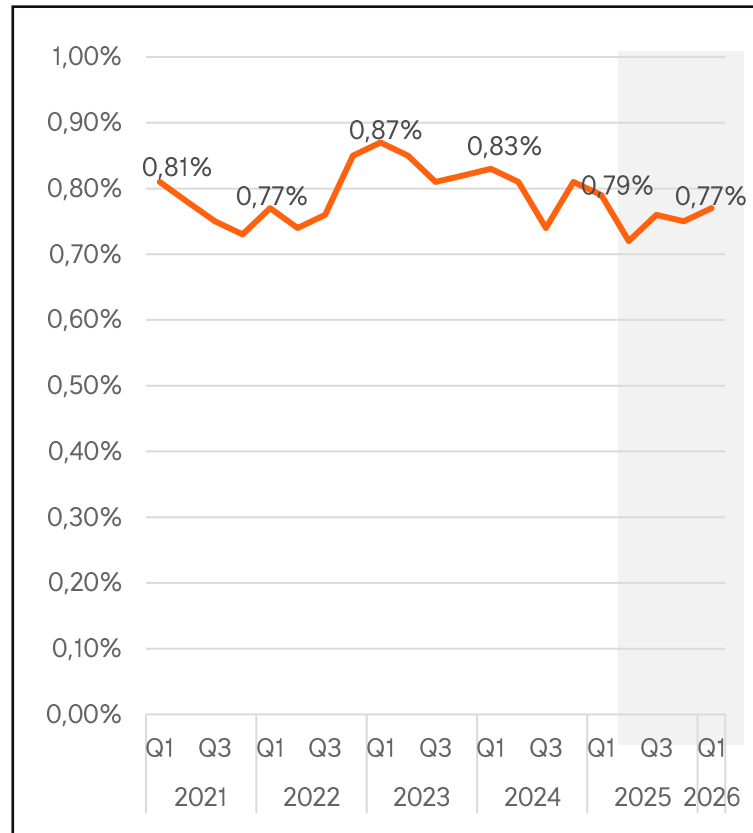
NII & NIM development

% = QoQ

Net Interest Income (NII) QoQ (SEK mn)



Net Interest Margin* (NIM) QoQ (%)



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

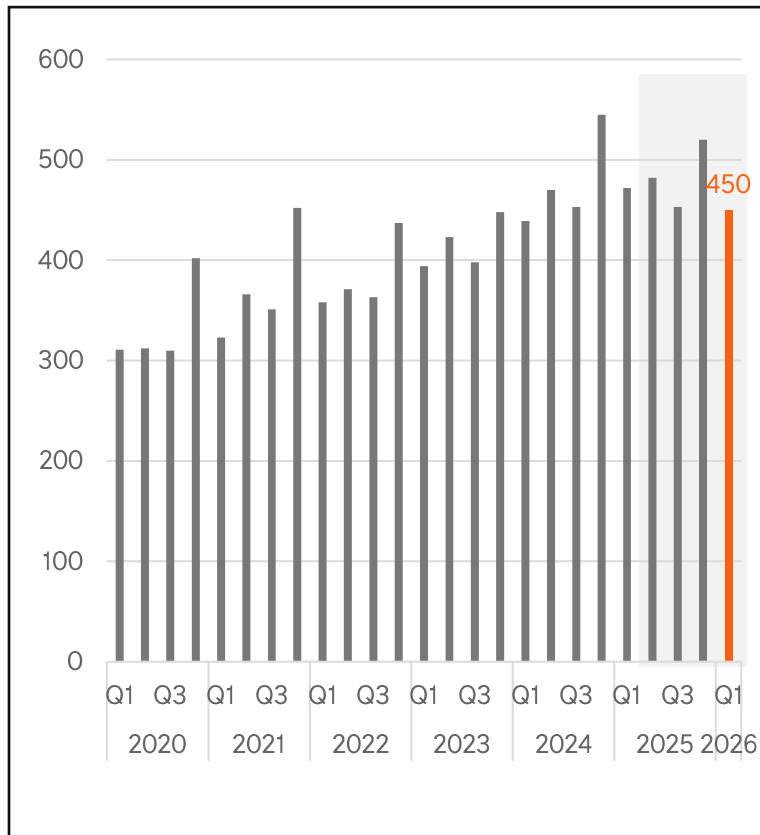
Comments

- For Jan-Mar 2026 vs. Oct-Dec 2025 net interest income increased 1.6% to SEK 1,290 million (1,270), mainly due to higher deposit margins
- Strong growth in corporate lending and deposits has changed the NII composition over time, reducing earnings volatility and partly offsetting the compressed mortgage margins

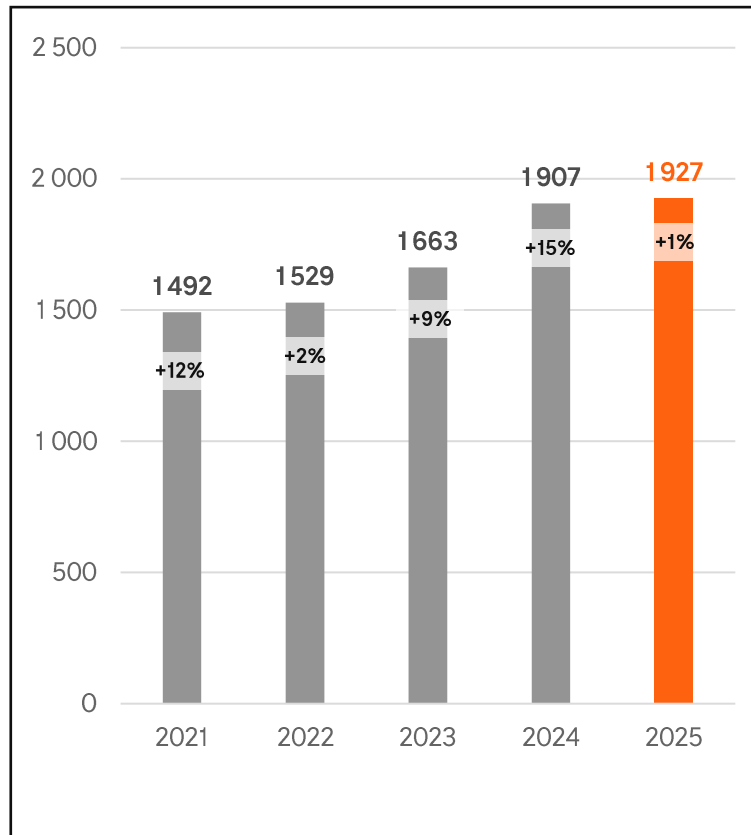


Increased focus on cost management

Cost development QoQ (SEK mn)



Cost development YoY (SEK mn)



Comments

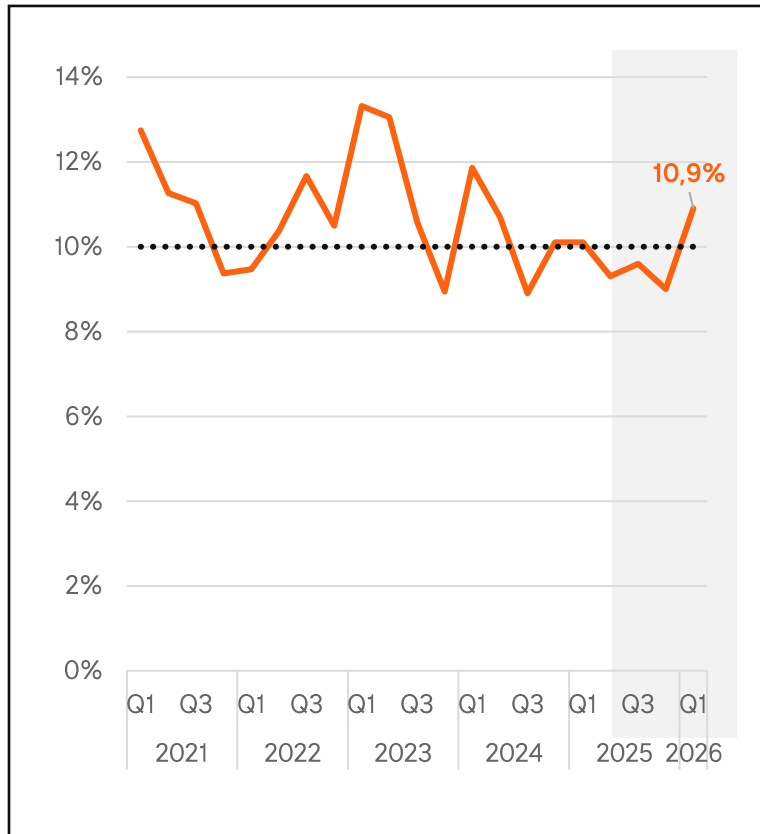
- Costs decreased during Jan-Mar 2026 compared to Oct-Dec 2025 by 70 mn (from 520 to 450). This was mainly driven by a lower total number of employees and lower costs related to IT-services.
- Long-term overall trend of increased costs mainly attributable to investments for future competitiveness:
 - Increased number of employees
 - Replacement of core IT-infrastructure
 - Regulatory compliance
 - Digitalisation & customer offering
- Increased internal focus on cost development given pressure on revenue (i.e. prolonged compression of mortgage margins). For Jan-Dec 2025 vs. Jan-Dec 2024, expenses grew 1.0% to SEK 1,927 mn (1,907)



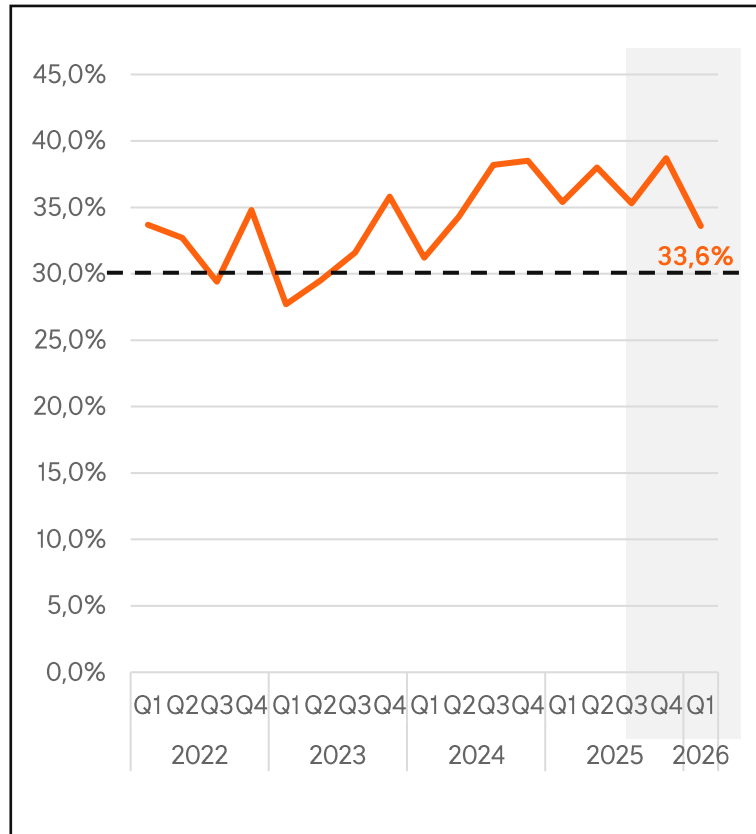
Financial KPIs

– 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 to achieve a return on equity 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

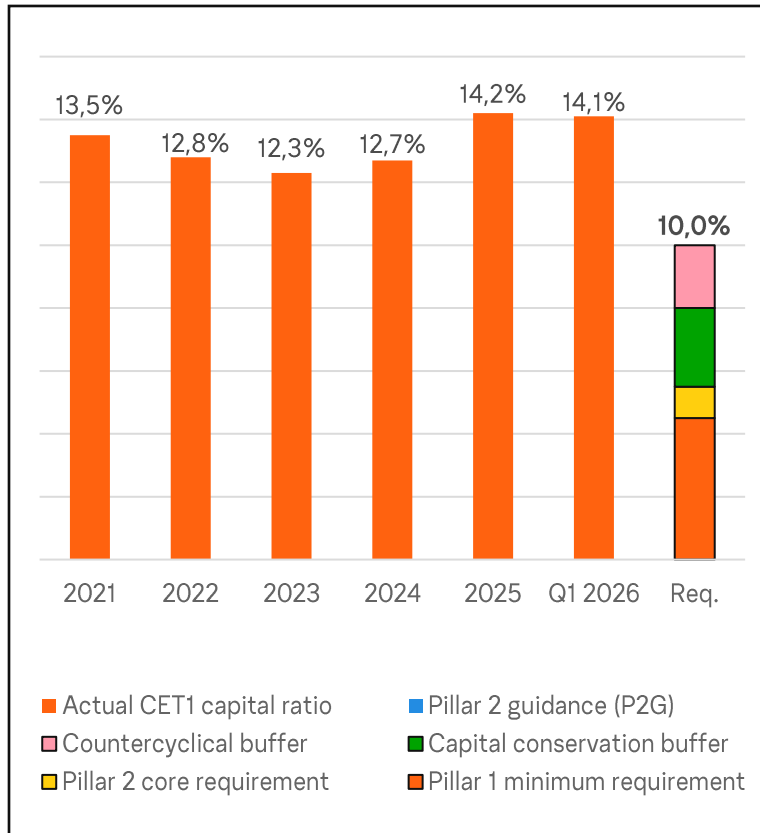
- 1 Business update
- 2 Credit portfolio and asset quality
- 3 Financial update
- 4 Capital, funding & liquidity**
- 5 SBAB's commitment to sustainability
- 6 Macro development



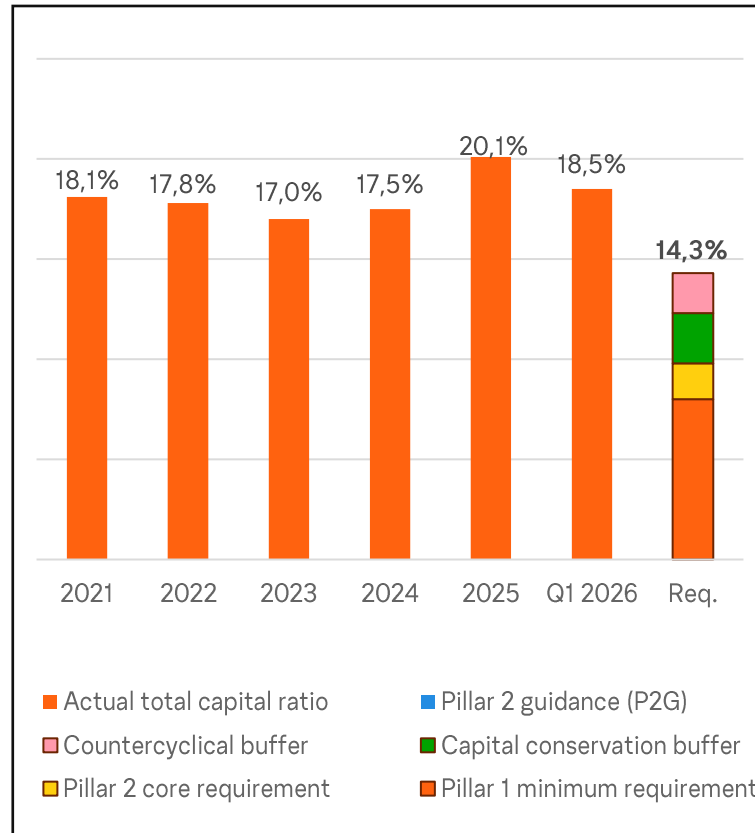
Capital position

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

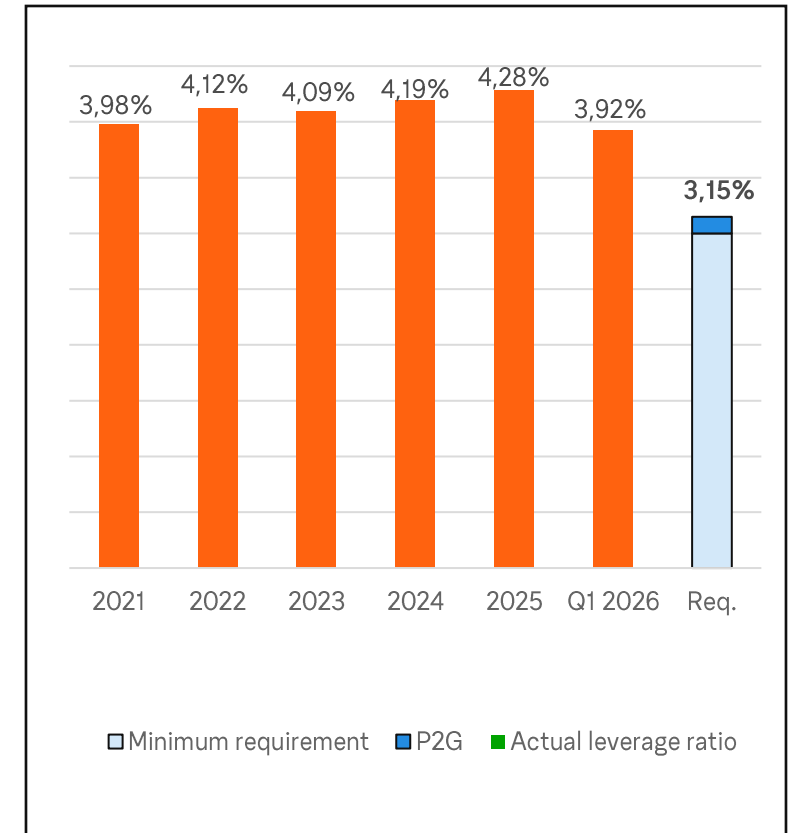
CET1 capital ratio vs. requirement



Total capital ratio vs. requirement

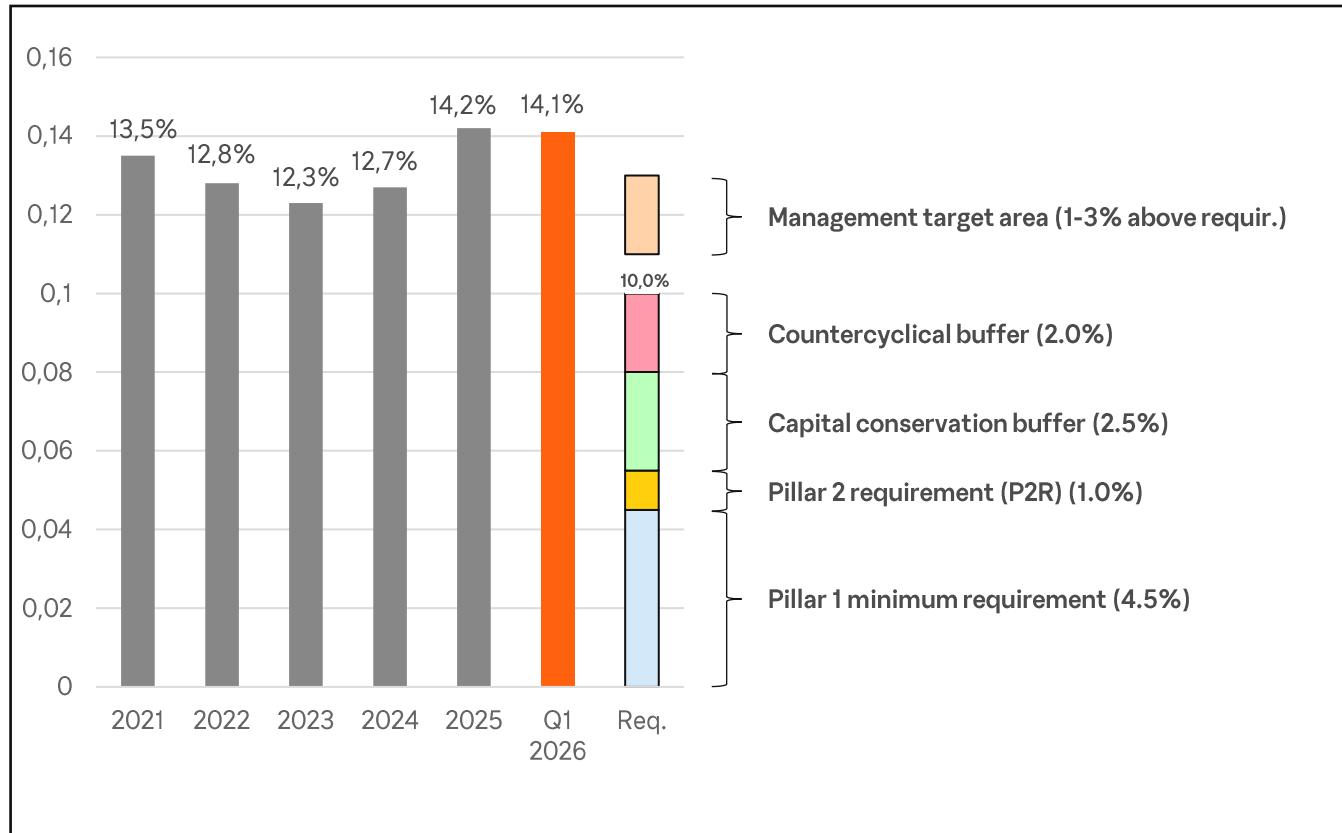


Leverage ratio vs. requirement



SBAB's capital targets

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



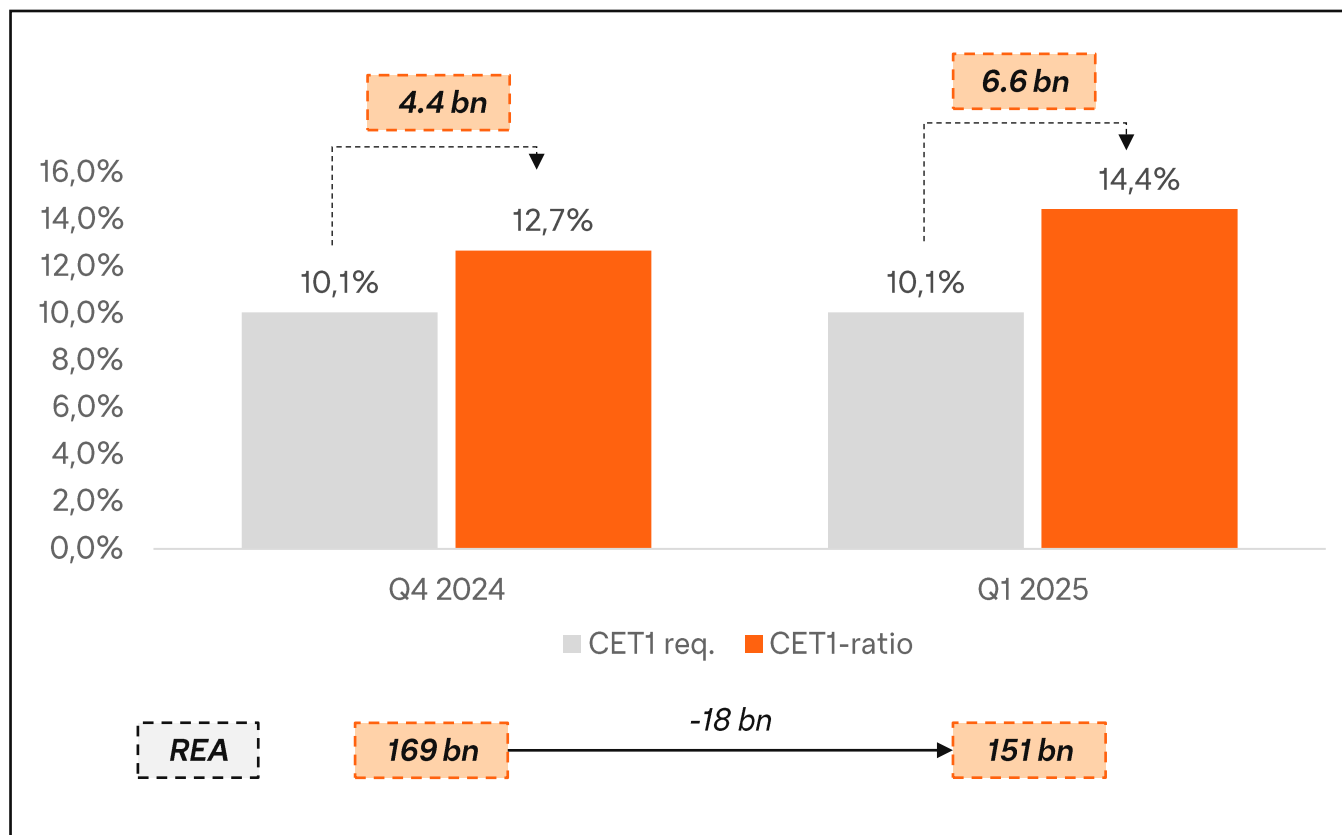
Comments

- CET1 capital ratio target of 1-3% above regulatory requirement from the Swedish FSA. Well above target at Q1 2026, also after deduction of expected dividend of SEK 2,175 million for 2025, equivalent to 100 percent of profit after tax
- Increased CET1 capital ratio vs. YE 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 (P2G) for SBAB confirmed at 0% in latest SREP from the Swedish FSA, significantly below peers, reflecting SBAB's robust and low-risk business model. In conjunction to the above, the P2G for leverage ratio was lowered from 0.50% to 0.15%



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

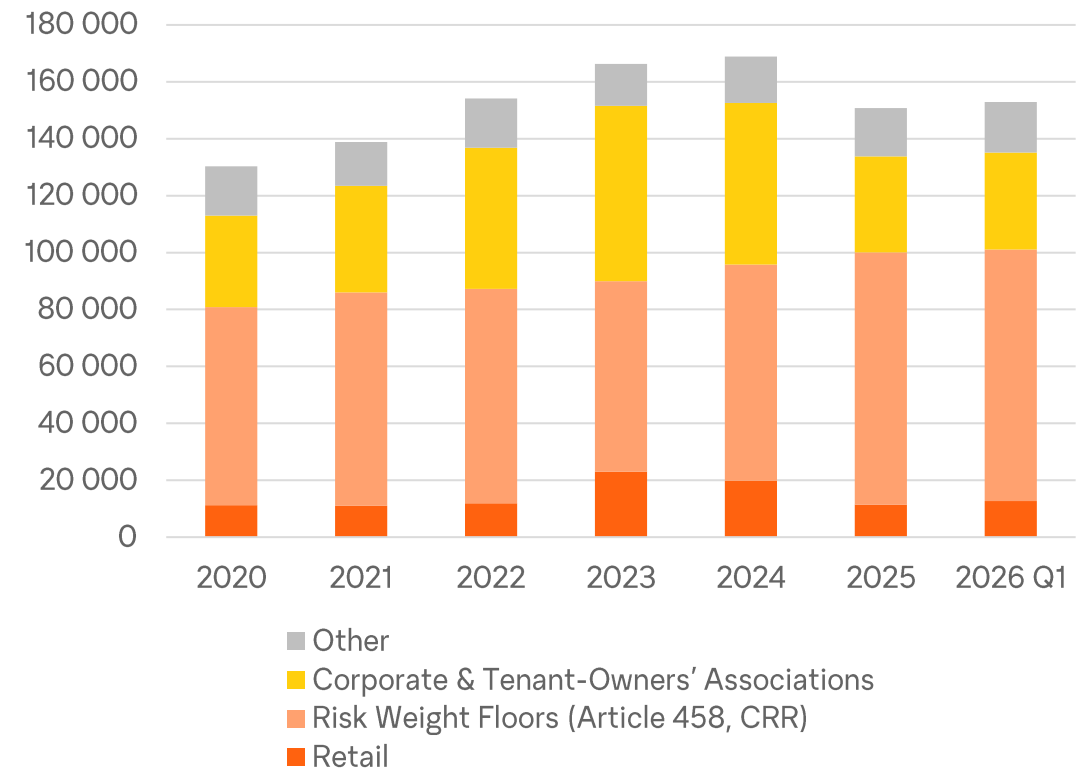


Development of REA

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 ~70% of total lending, thus contributes to stability in REA
- Decrease in REA 2025 vs. 2024 mainly attributable to the implementation of the Banking Package, resulting in lower standardised LGD values for corporates and tenant-owners' associations
- In connection with the implementation of the Banking Package, REA for retail exposures (excluding the mortgage risk-weight floor) declined due to a lower LGD floor. However, this effect was fully offset by a corresponding increase in REA arising from the mortgage floor
- Other regulatory changes in CRR 3 had a minor impact on REA
- Slight increase in REA during Q1 2026 mainly attributable to growth in mortgage volume and an increase in covered bond holdings

Development and composition of REA (SEK mn)

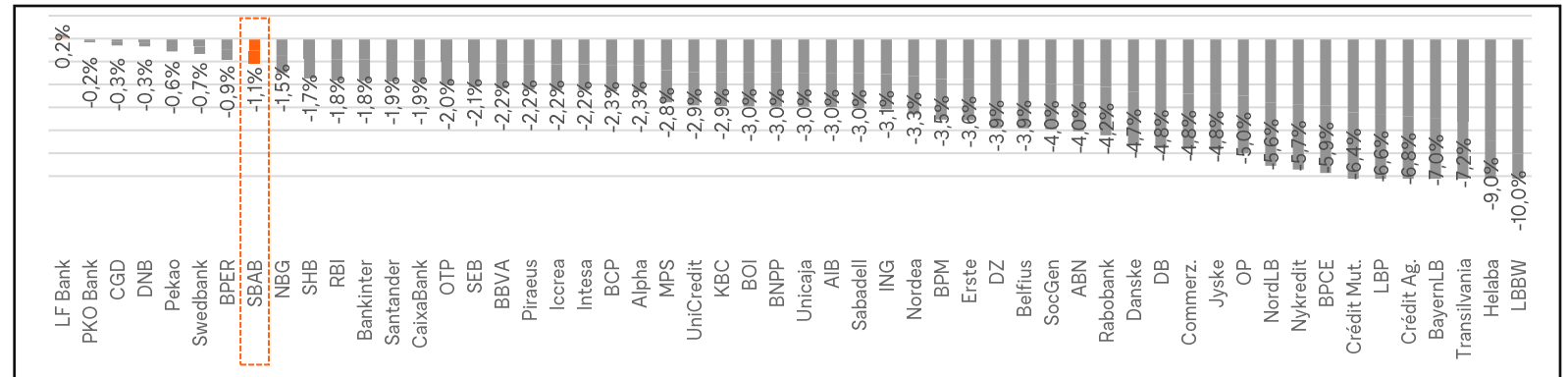


Strong resilience confirmed by EBA

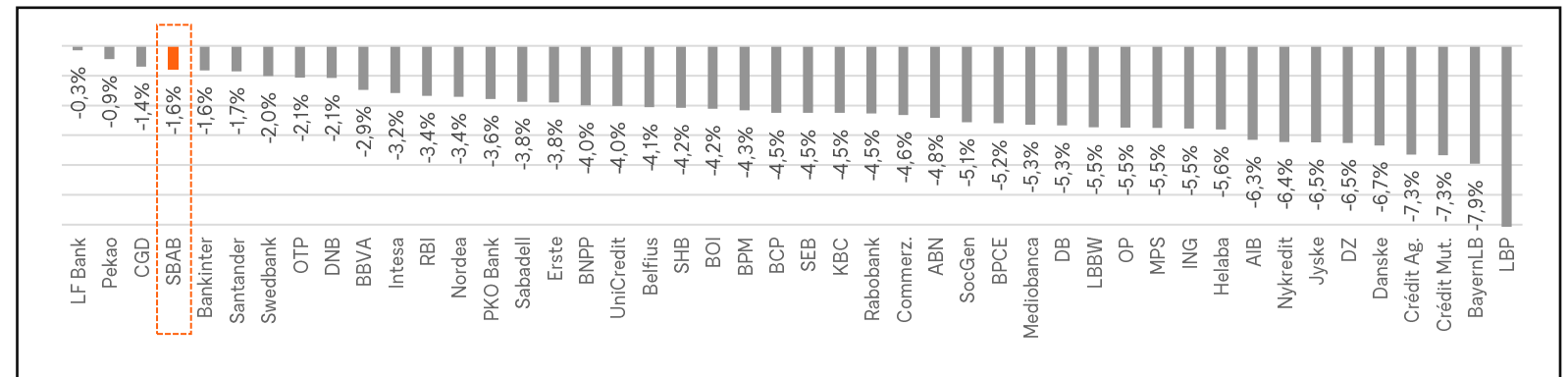
– SBAB’s robust business and resilient capital position confirmed in EBA stress test

- 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

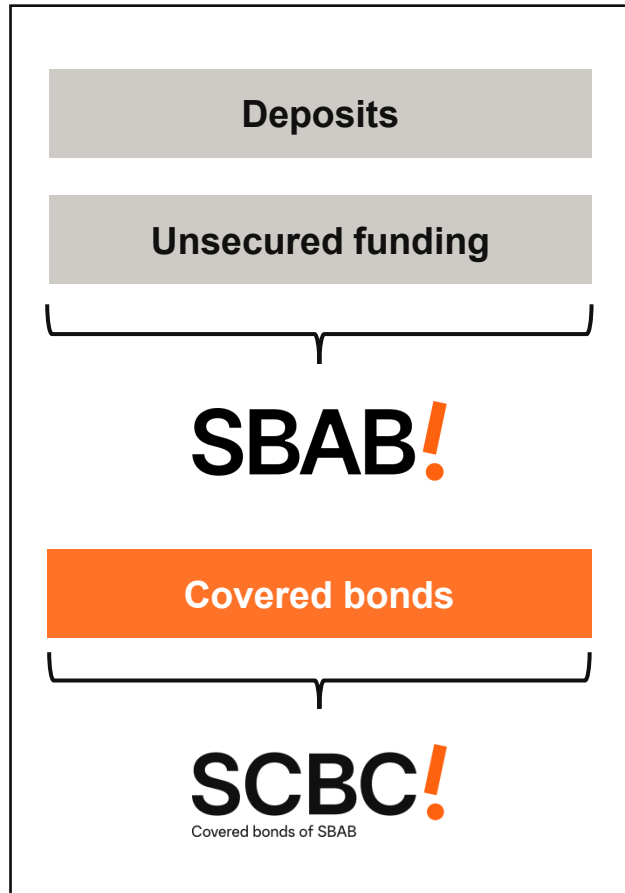
Maximum negative CET1 ratio impact in adverse scenario (%) (2025 Transitional)



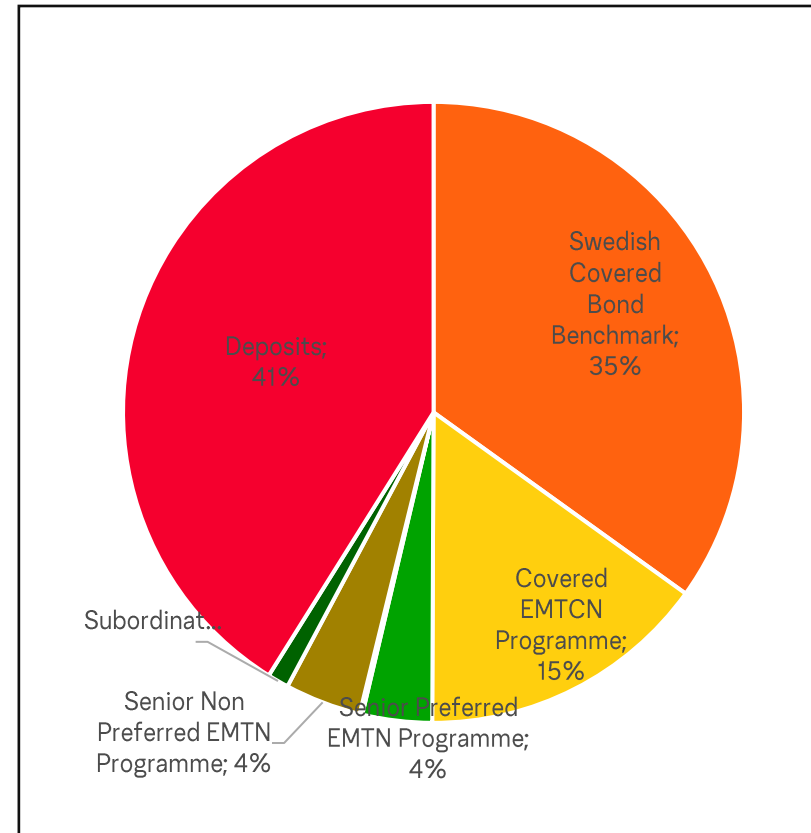
Maximum negative CET1 ratio impact in adverse scenario (%) (2023)



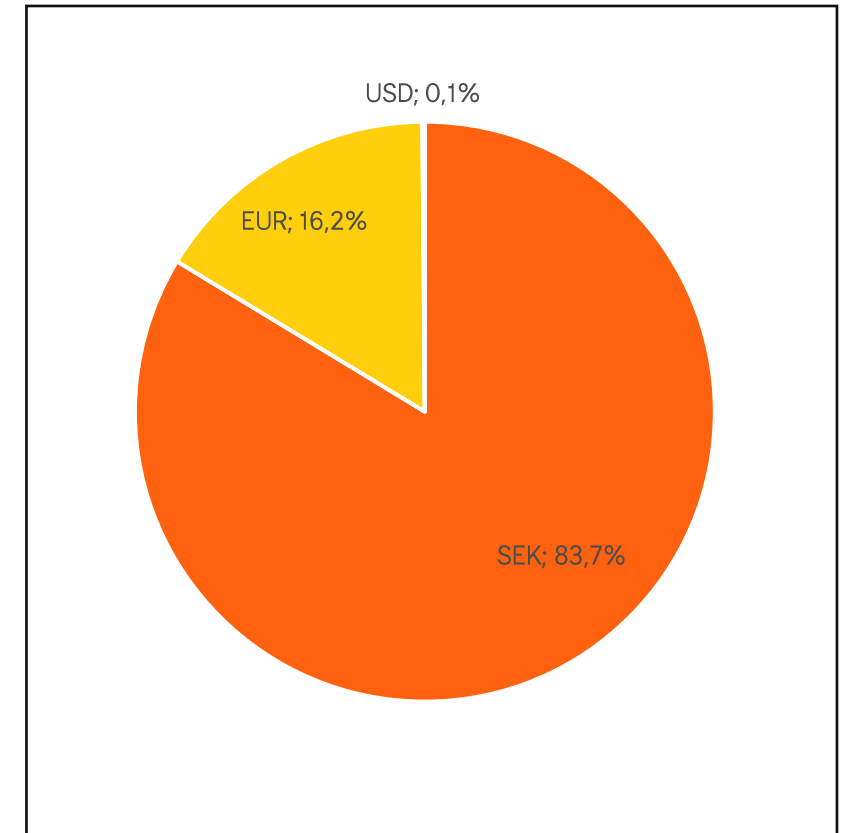
Overview of funding



Funding sources



Funding currencies

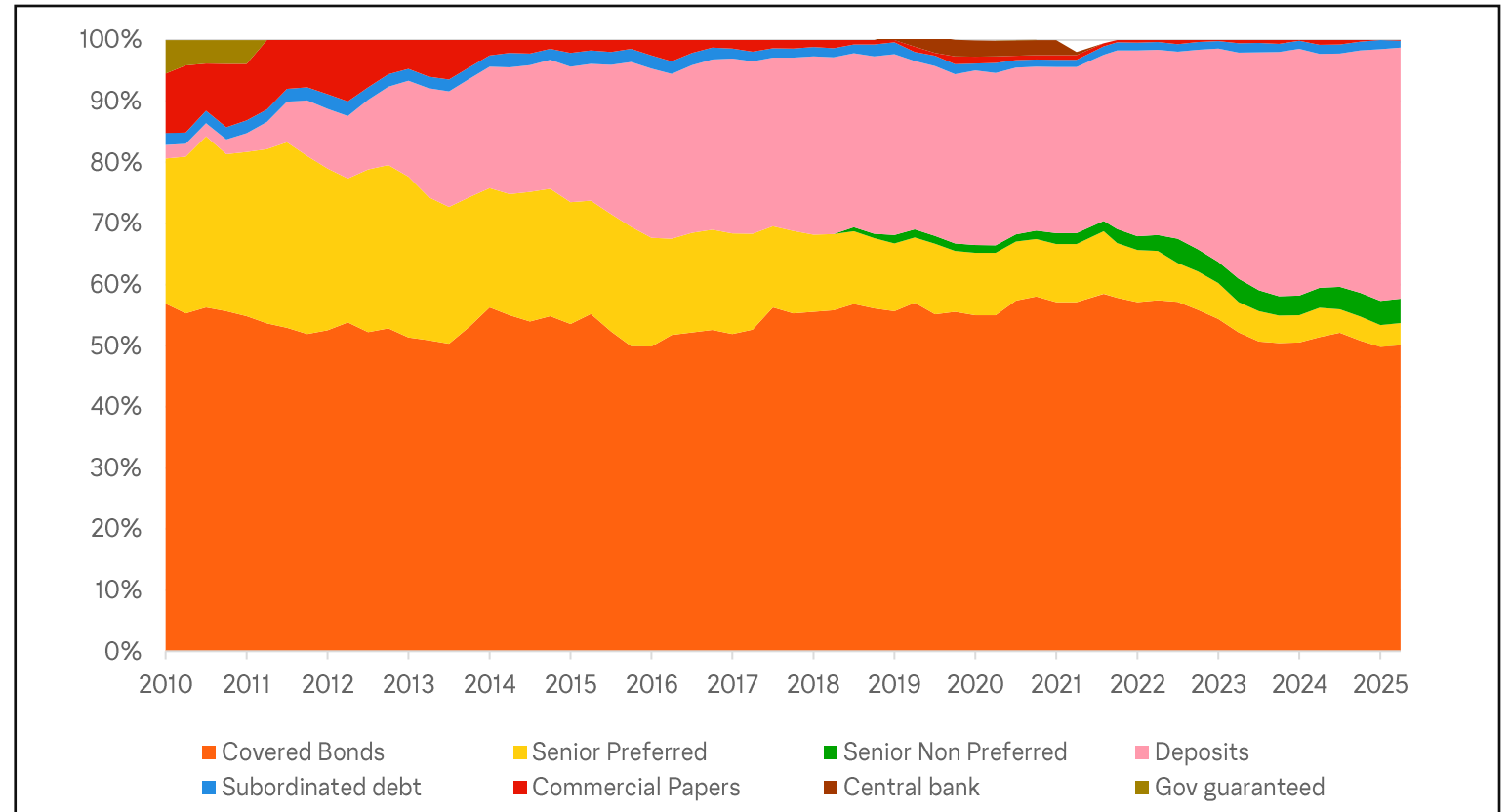


Development of funding over time

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

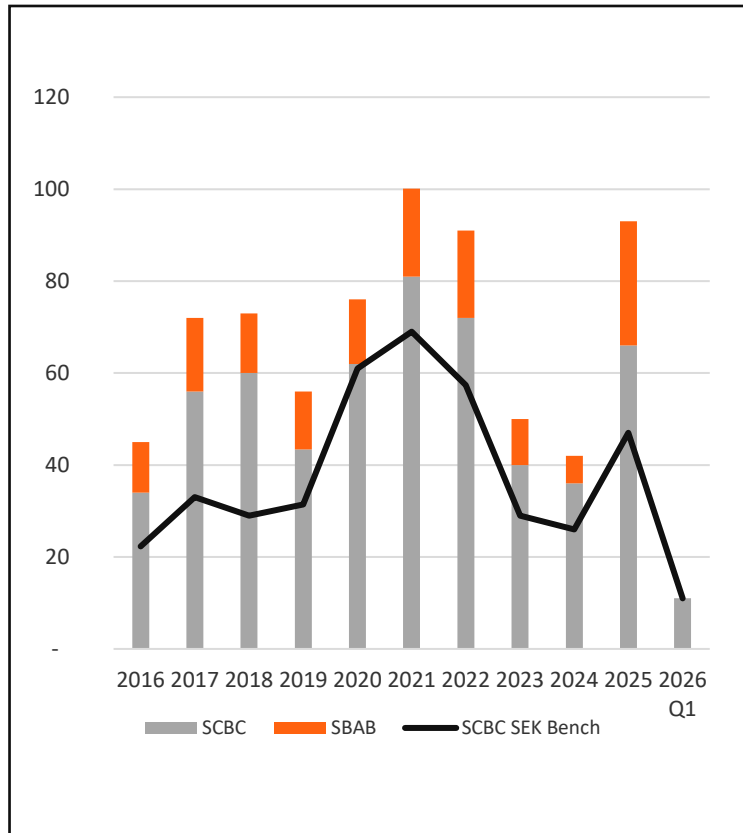


Regular presence in EUR market

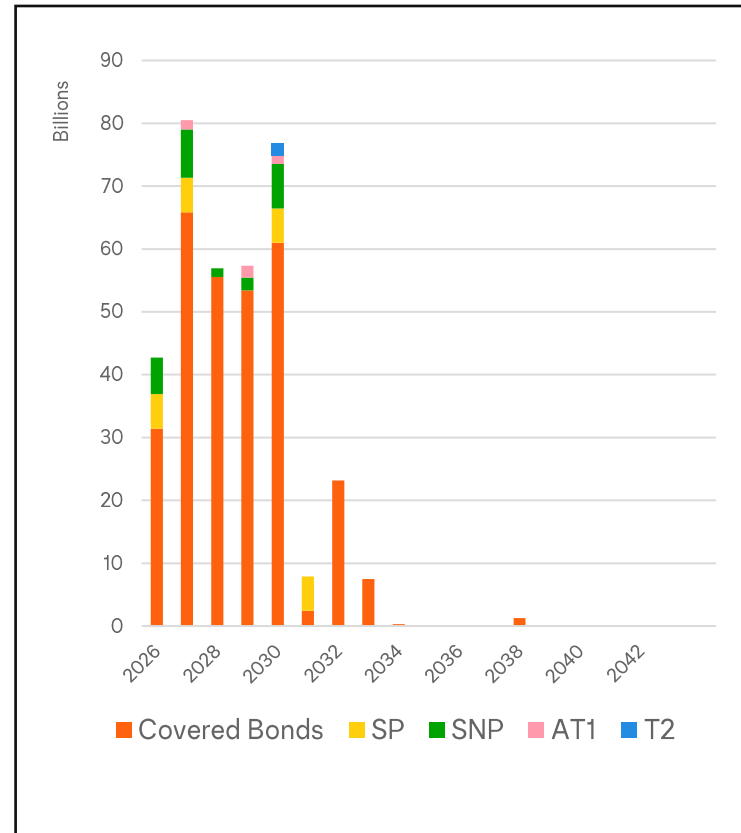


Future funding activity

Annual issuance, SEK bn



Maturity profile Q1 2026 (SEK bn)



Future issuance

- Expected funding needs for 2026 approx. SEK 70 billion (vs. SEK 90bn in 2025 and 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



Update on MREL

- As per Q1 2026, the total requirement amounted to 26.5% of REA, corresponding to 40,8 billion. The subordinated requirement for SBAB amounted to 6% of LRE (incl. the ban on double counting), corresponding to SEK 40.1 billion
- Ample buffers to both requirements and internal targets
- SNP issuance predominately in SEK, EUR as a complement
- During Q1 2026 SBAB has not issued any SNP transactions
- 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 (Q1 2026)

	%	SEK bn
REA	26.5%	40,8
LRE	6%	40,1
Buffer		15,7

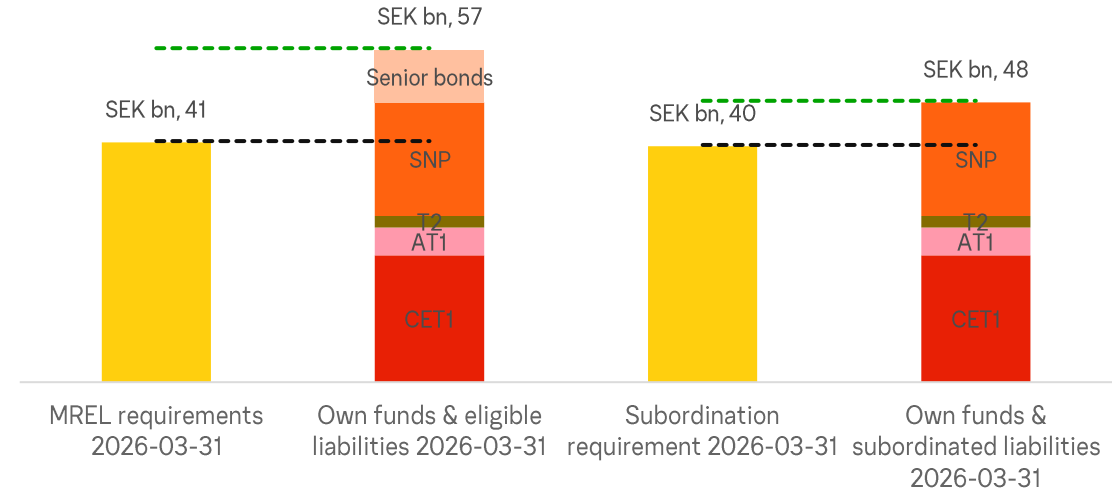
Subordination requirement (Q1 2026)

	%	SEK bn
REA	26.1%	36,9
LRE	6%	40,1
Buffer		7,5

Own funds & eligible liabilities (Q1 2026)

	SEK bn
CET1	21,6
AT1	4,7
T2	2,0
SNP	19,3
Senior bonds	8,9
Total	56,5

48



Liquidity position

- At the end Q1 2026, the market value of the assets in the liquidity reserve amounted to SEK 92,8 billion. Taking the Riksbank's and the ECB's haircuts into account, the liquidity value of the assets was SEK 89,9 billion
- LCR and NSFR well above regulatory requirements. Survival horizon implies liquidity need coverage for 434 days under stressed scenario (unchanged lending portfolio, severe deposit outflow and no new funding added)
- High quality and diversified liquidity portfolio within relevant currencies (of which the vast majority AAA-rated)

Key metrics

90 bn

Liquidity reserve (LCR)

228%

LCR

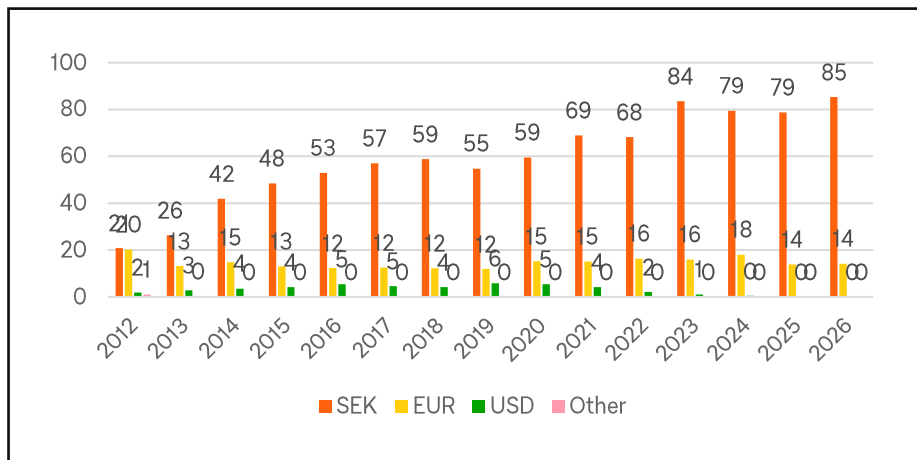
127%

NSFR

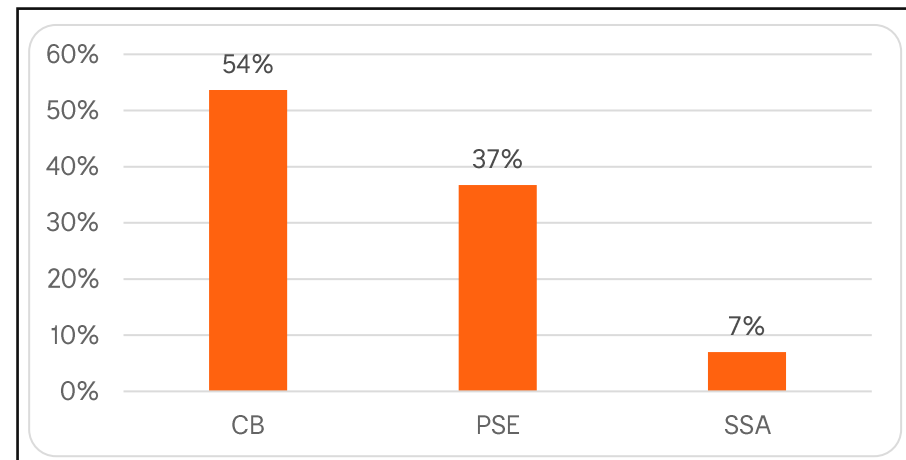
434 days

Survival horizon

Total liquidity reserve* (Currency distribution)

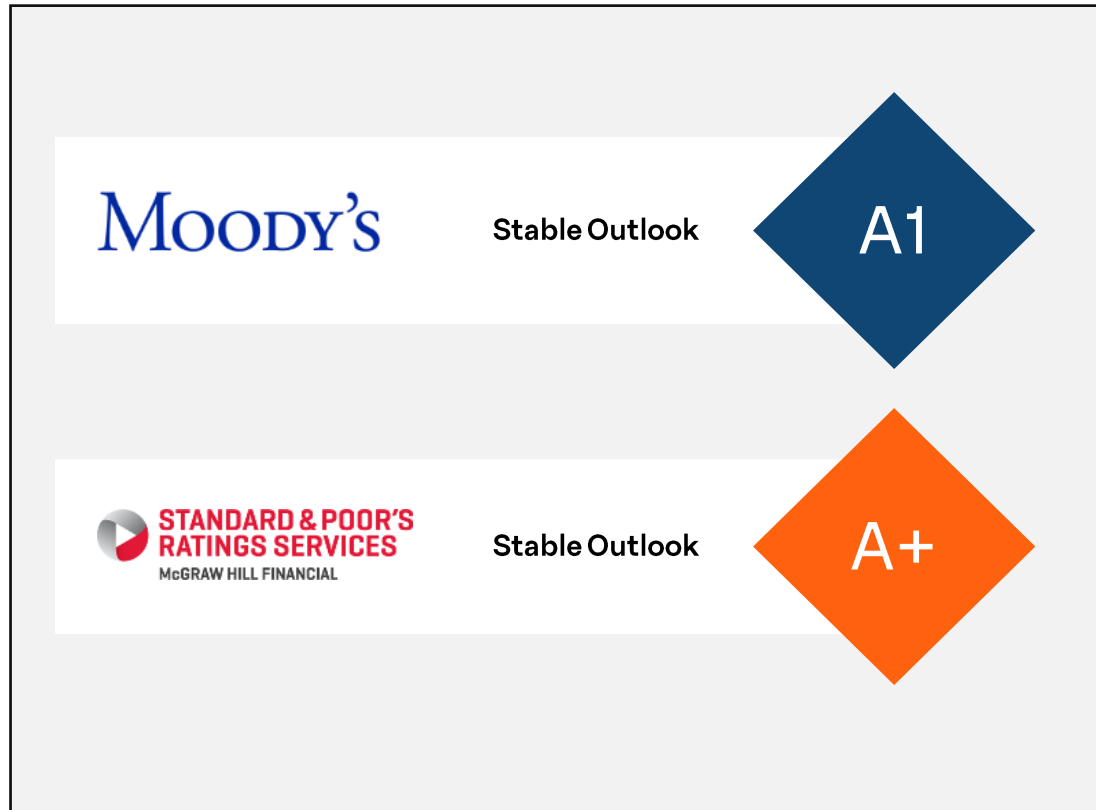


Total liquidity reserve* (Securities type)



Rating overview

Senior Unsecured Rating



MOODY'S

STANDARD & POOR'S
RATINGS SERVICES
McGraw Hill Financial

Investment
Grade

Aaa Sov. rating

Aa1

Aa2

Aa3

A1 Senior Preferred

A2

A3

Baa1 BCA and SNP

Baa2 T2

Baa3

Non Investment
Grade

Ba1 AT1

Ba2

[...]

AAA Sov. rating

AA+

AA

AA-

A+ Senior Preferred

A

A- SACP

BBB+ SNP

BBB T2

BBB-

BB+ AT1

BB

[...]



Contents

- 1 Business update
- 2 Credit portfolio and asset quality
- 3 Financial update
- 4 Capital, funding & liquidity
- 5 SBAB's commitment to sustainability**
- 6 Macro development



SBAB's overall approach to sustainability

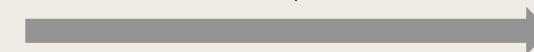
- As of the 2024 financial year, SBAB reports in accordance with the CSRD and the ESRS. As a basis for the reporting, the ESRS require companies to perform a double materiality assessment. The material impacts, risks and opportunities identified through the assessment are aggregated into SBAB's six material sustainability areas, which form the basis for business planning



Five target areas

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

Read more in SBAB's Annual Report 2025

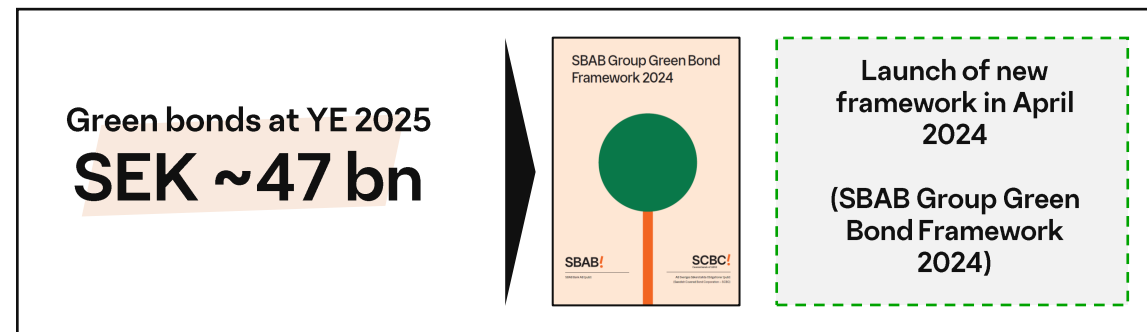


Sustainability highlights

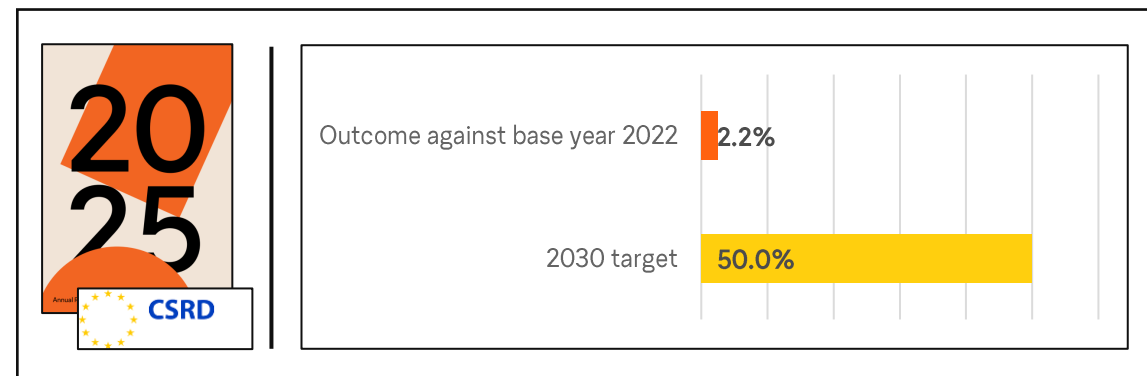
Sustainable lending products



Recurrent Green Bond issuer



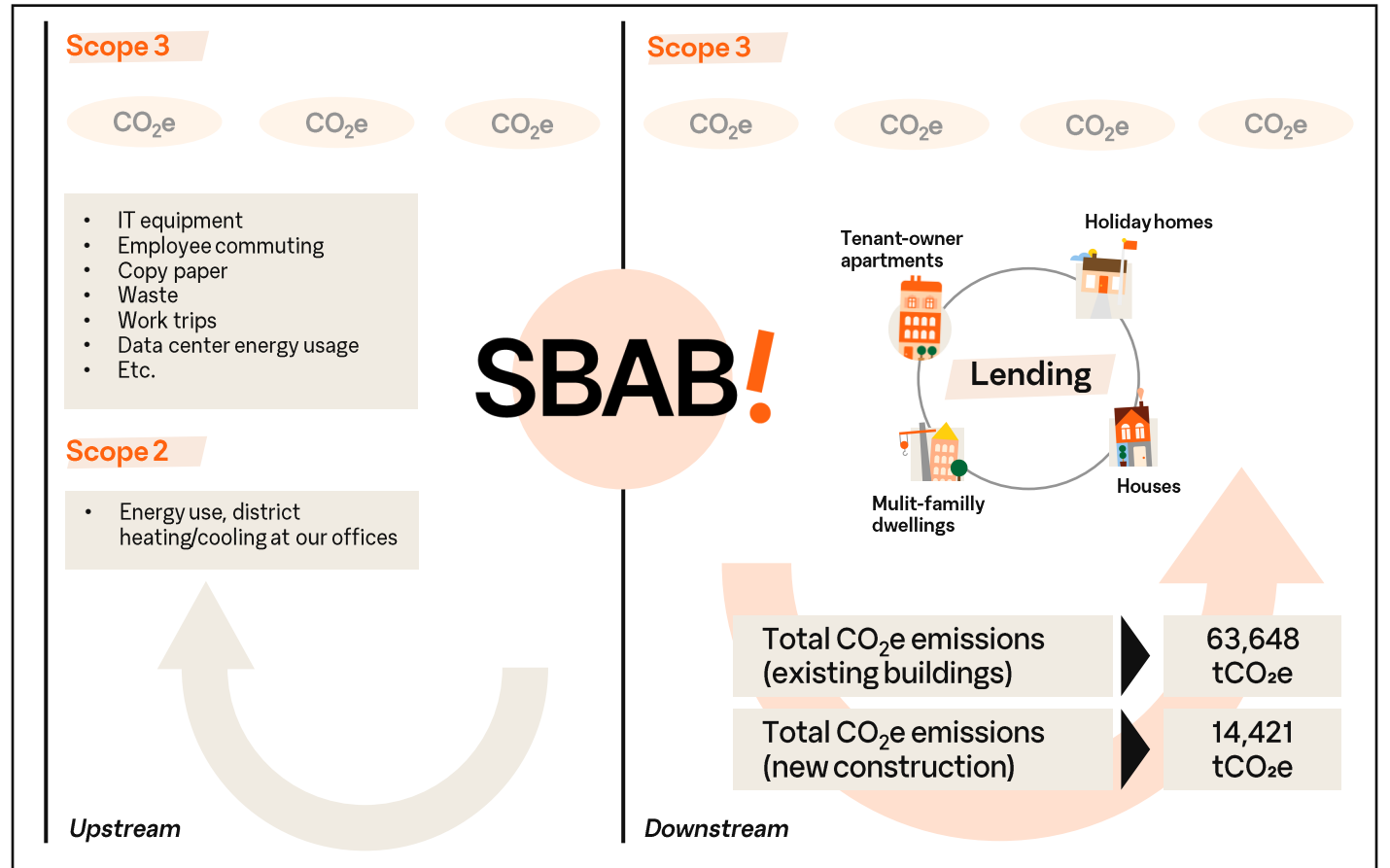
CSRD/ESRS reporting & more ambitious climate target



Long-term climate goal

- In 2024, SBAB adopted a target of reducing financed emissions intensity (kgCO₂e/m²) from lending against collateral in immovable property 50% by 2030, compared with the base year 2022
- The target is not validated by an external party but is based on the SBTi's methodologies¹⁾
- 100% of SBAB's lending secured by immovable real estate is covered by the target, corresponding to 99% of total lending and 79% of SBAB's total emissions
- To support the long-term emissions reduction pathway, SBAB has adopted a complementary activity-based target to measure progress: "Contributing to the climate transition of properties"

Target 2030 vs. base year 2022	Outcome 2025 vs. base year 2022	Outcome 2025 (financed kgCO ₂ e/m ²)	Outcome base year 2022 (financed kgCO ₂ e/m ²)
-50%	-2,2%	3.85	3.93



1) Based on SBTi's *Financial Institutions' Near-term Criteria, version 2.0* from May 2024 and draws on the Sectoral Decarbonization Approach (SDA) for the real estate sector, which is based on the Carbon Risk Real Estate Monitor (CRREM). SBAB's target is derived from a volume-weighted consolidation of the decarbonization pathways for single-family houses, multi-family dwellings and commercial properties.



Sustainable lending products (1/2)



Green Residential Mortgages

Launched 2018

SEK 81 bn at YE 2025

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 kWLoan

Launched 2024

SEK 216 mn at YE 2025

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



Sustainable lending products (2/2)



Green Investment Loans

Launched 2015

SEK 124 mn at YE 2025

Property loan

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



Sustainability Linked Loans (SLLs)

Launched 2023

SEK 6 bn at YE 2025

Property loan

- Loans targeting corporate clients where the terms are linked to the borrower's fulfilment of specific sustainability criteria. The customer receives 1-2 bps lower interest in exchange for fulfilling a criteria. Conversely, if the agreed-upon progress is not made, the customer needs to pay a 1-2 bps higher interest rate per criteria



Green Property Loans

Launched 2022

SEK 30 bn at YE 2025

Property loan

- Loans targeting corporate clients and tenant-owners' associations who own properties with energy class of A, B or C (and C only if property built before 1 of January 2016)



Green Construction Loans

Launched 2024

SEK 810 mn at YE 2025

Building credit

- Loans targeting housing developers. Criteria include, but are not limited to, net Primary Energy Demand ("PED") that is at least 10% lower than the level required by the Swedish building regulation ("BBR") and 10% lower estimated CO₂e emissions during construction phase A1-A5 than the reference level suggested by the National Board of Housing, Building and Planning



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

The screenshot shows the SBAB Kilowatt Calculation tool interface. It features a header with the SBAB logo and the title 'Kilowattberäkningen'. Below the header, there is a main heading 'Härligt! Då har vi några förslag på hur du kan spara energi' (Great! We have some suggestions on how you can save energy) and a sub-heading 'Välj en åtgärd nedan och se effekten på din förbrukning.' (Choose an action below and see the effect on your consumption). There are five radio button options for energy-saving measures: 'Tilläggsisolera väggar 15 cm', 'Solceller 10 kW' (selected), 'Tilläggsisolera tak 33 cm', 'Solceller 4 kW', and 'Sänk temperaturen 1 °C'. To the right, there is a 'Besparingsprognos för vald åtgärd' (Savings forecast for selected action) section. It shows an investment cost of 'ca 150 000 - 200 000 kr' and a bar chart comparing 'Uppskattad total förbrukning' (Estimated total consumption) before and after the action. The forecast shows a saving of '834 kr/mån' (834 SEK/month). A note at the bottom states 'SB har mycket kan du spara*' (SB has much you can save*) and '834 kr/mån'. A small asterisk note at the bottom left says '*Indikation baserat på det kommande brensållningsprognos för ditt område på 1/4 km från SB'.

EPC discount

- Discounted Energy Performance Certificate via business partner
- **Target group:** Res. mortgage customers (houses)

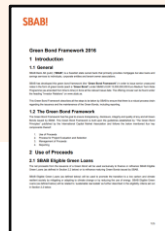
The screenshot shows a website page titled 'Rabatt på energideklarationen hos Energibolaget' (Discount on the energy declaration at Energibolaget). The page features a photograph of a window looking out onto a house. Below the photo, the text reads: 'Med en energideklaration får du veta vilken energiförbrukning och energiklass ditt hus har. Du behöver en giltig energideklaration om du ska sälja ditt hus eller om du vill ansöka om Grönt Bolån.' (With an energy declaration you will know the energy consumption and energy class of your house. You need a valid energy declaration if you are going to sell your house or if you want to apply for Grönt Bolån). Below this, it says: 'Som bolånekund hos SBAB får du rabatt på energideklarationen hos Energibolaget. Du får också ett kostnadsfritt förhandsbesked om du önskar Grönt Bolån.' (As a mortgage customer at SBAB you get a discount on the energy declaration at Energibolaget. You also get a free preliminary decision if you wish Grönt Bolån). At the bottom, there is a button labeled 'Till Energibolaget' (To Energibolaget).



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)



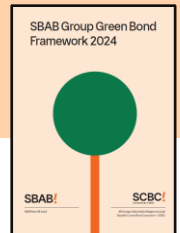
2019

- 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)
- Nine green bonds issued under this framework so far

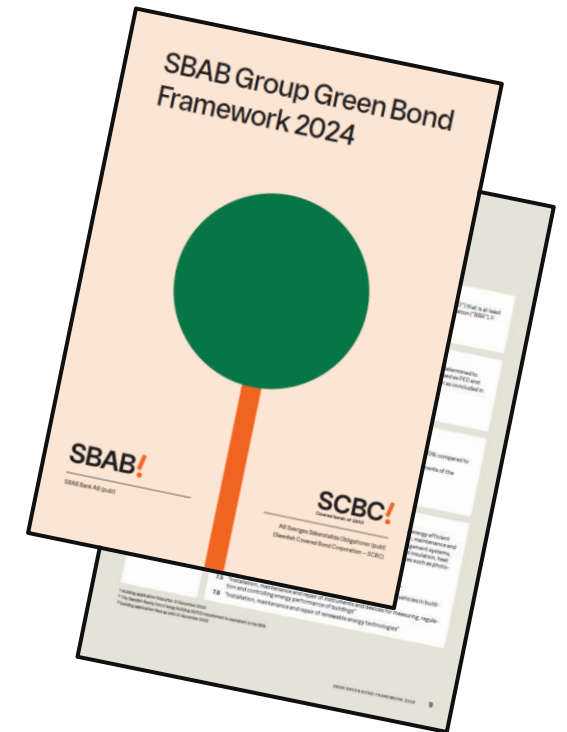


Overview of updated framework

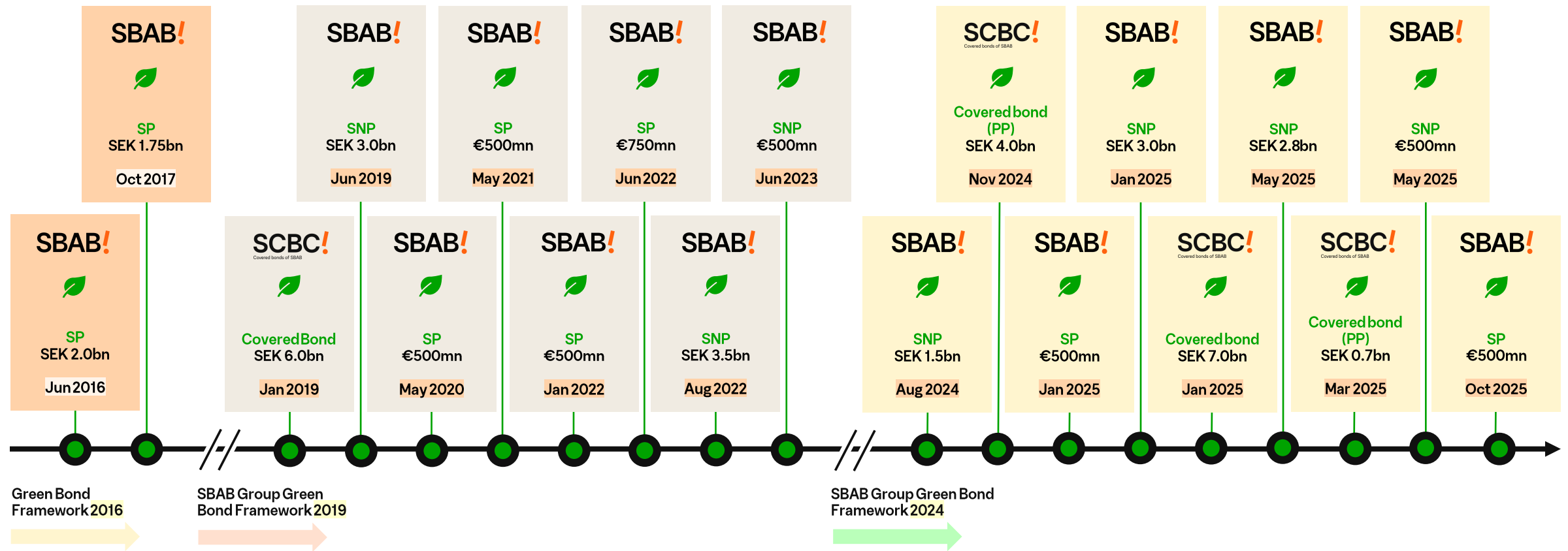
– Updated framework (SBAB Group Green Bond Framework 2024) to align with best market practices as well as regulatory developments

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



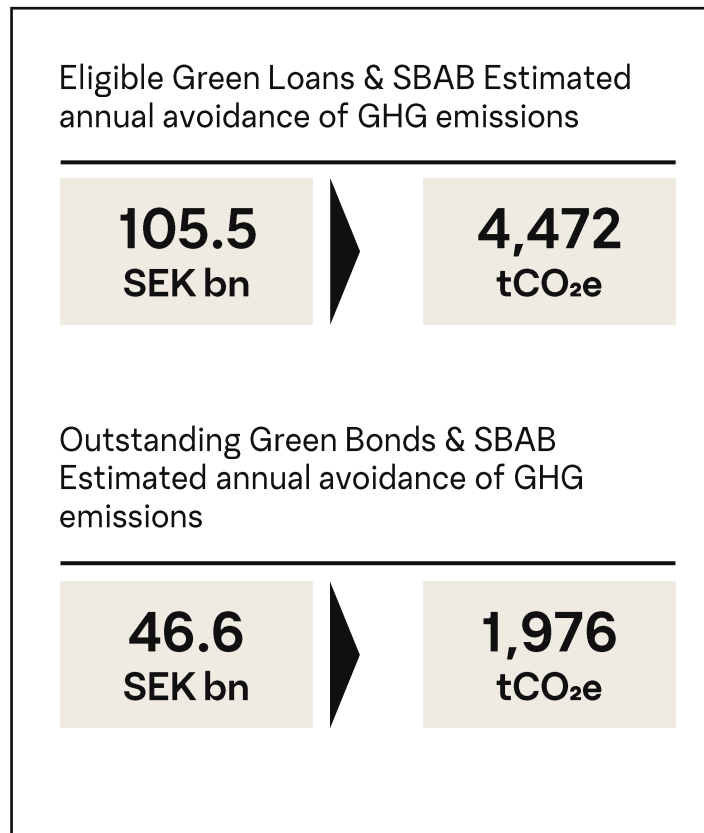
Recurrent issuer since the inaugural Green Bond back in 2016



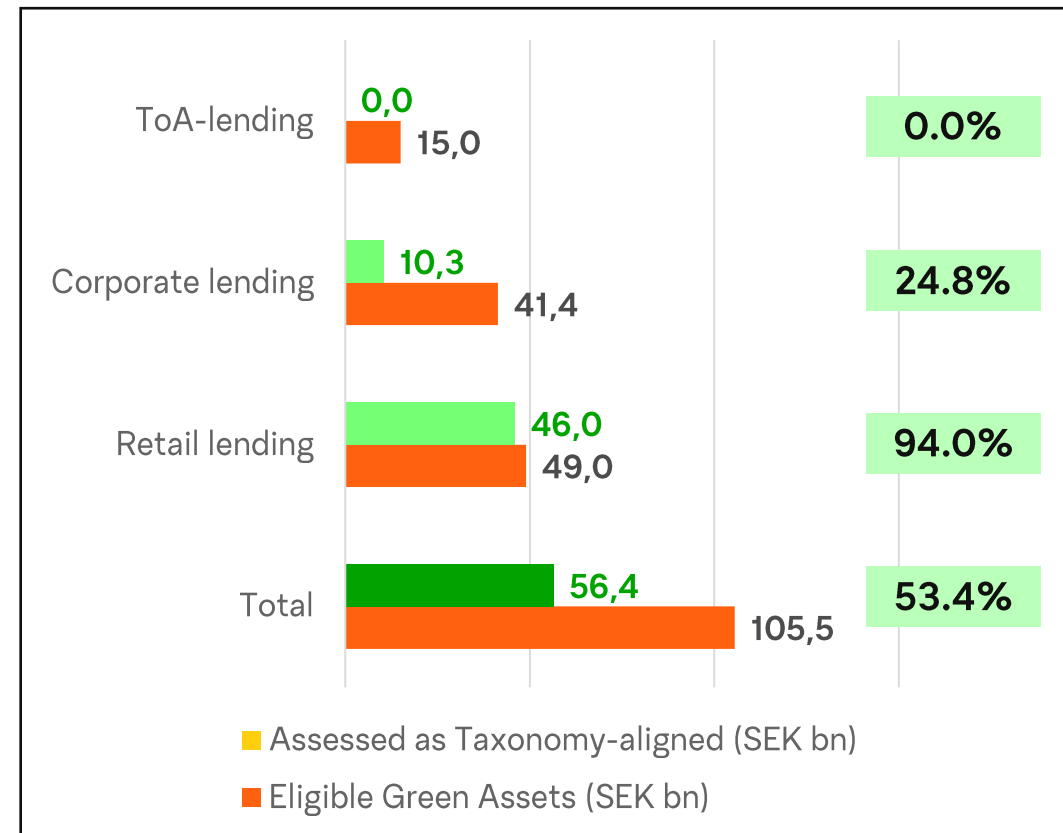
Summary of Green Bond Impact Report 2025



Impact reporting



Alignment with the EU Taxonomy¹⁾



¹⁾ Corporate clients not subject to CSRD, as well as tenant-owners' associations, fall outside the scope of the EU Taxonomy. Consequently, even assets with a known use of proceeds that meet the technical screening criteria cannot be classified as Taxonomy-aligned. SBAB nevertheless has substantial loan volumes to these counterparties that meet the technical screening criteria.




Excerpts from the Sustainability Report



11.37%

At the end of 2025, SBAB's green asset ratio (GAR) amounted to 11.37% (Turnover KPI) and 11.34% (CapEx KPI)

Page 77



Climate stress tests

The overall stressed outcome for flood risk assessed as limited


Page 60



Transition plan for climate change mitigation adopted

Short-term actions and long-term direction. Designed in line with CRD VI and EBA ESG risk guidelines. Integrated into SBAB's governance model and annual business planning

Page 96



Counteracting 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 105



Sustainability ratings



20.1
("Medium Risk")

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

** Latest update in 2025 (July)*



A

CCC	B	BB	BBB	A	AA	AAA
-----	---	----	-----	----------	----	-----

** Latest update in 2025 (April)*



Contents

- 1 Business update
- 2 Credit portfolio and asset quality
- 3 Financial update
- 4 Capital, funding & liquidity
- 5 SBAB's commitment to sustainability
- 6 Macro development**



The Swedish economy

Forecast key figures Sweden

	2025	2026	2027	2028
Real GDP, actual	1.5 (1.4)	2.4 (2.8)	2.7 (2.5)	2.2 (1.9)
Household consumption	1.6 (1.3)	2.5 (2.7)	3.2 (2.8)	2.8 (2.3)
Public consumption	0.7 (0.6)	2.6 (2.2)	1.4 (1.9)	0.8 (0.9)
Investments	2.8 (1.1)	3.2 (3.7)	4.8 (4.6)	2.7 (2.8)
Net export, GDP-contribution (pp)	-0.1 (-0.4)	-0.2 (0.1)	-0.4 (-0.5)	-0.0 (-0.2)
Employment	0.4 (0.3)	1.2 (1.2)	0.9 (1.3)	1.0 (0.6)
Unemployment rate (%)	8.8 (8.8)	8.4 (8.5)	7.9 (7.6)	7.3 (7.2)
Inflation, CPIF growth	2.1 (2.1)	1.9 (1.5)	1.8 (2.0)	2.6 (2.7)
Policy rate, yearly average (%)	2.08 (2.08)	1.75 (1.75)	1.95 (1.95)	2.00 (2.00)
KIX-index, yearly average (-)	119.7 (119.7)	119.5 (119.5)	119.0 (119.0)	118.6 (118.6)

Note: Annual percentage growth unless indicated otherwise. Light orange background indicates SBAB Q2 forecast in March 2026. Figures in brackets are SBAB Q1 forecast in February 2026

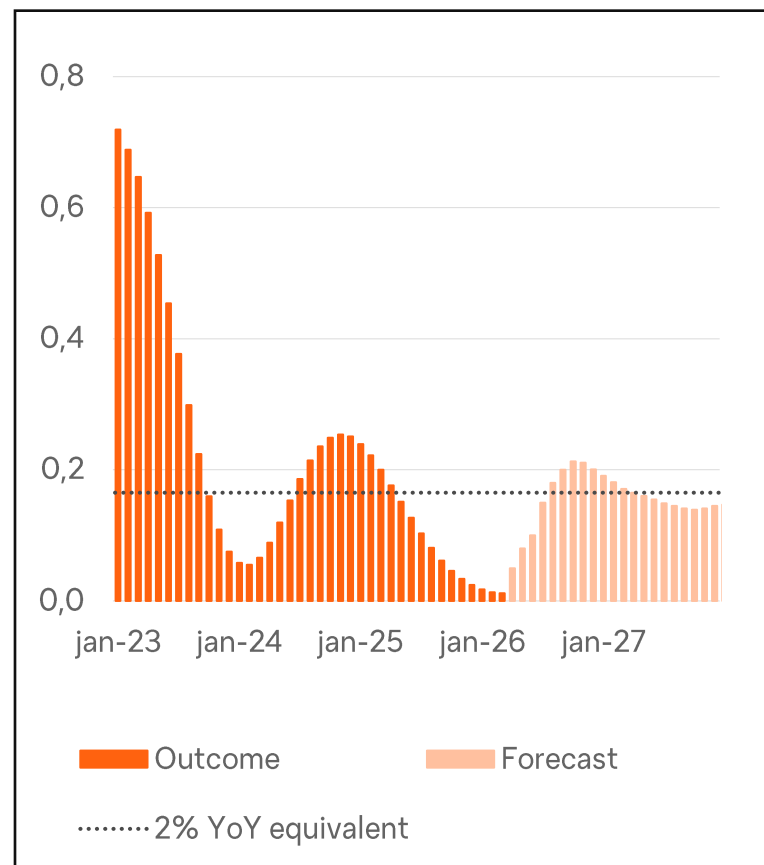
Comments

- The Swedish GDP-growth recovered in 2025 and is supposed to increase in both 2026 and 2027, driven initially by increased household consumption
- Inflation was largely in line with the Riksbank target at the end of 2025, and is supposed to stay under 2% in 2026
- The Riksbank lowered its policy rate in September to 1.75%. It is expected to remain at this level until around early 2027
- Some characteristics of the Swedish economy are a growing population, strained housing markets in metropolitan areas and households with large mortgages but also high savings. Public finances are sound and central government debt is low

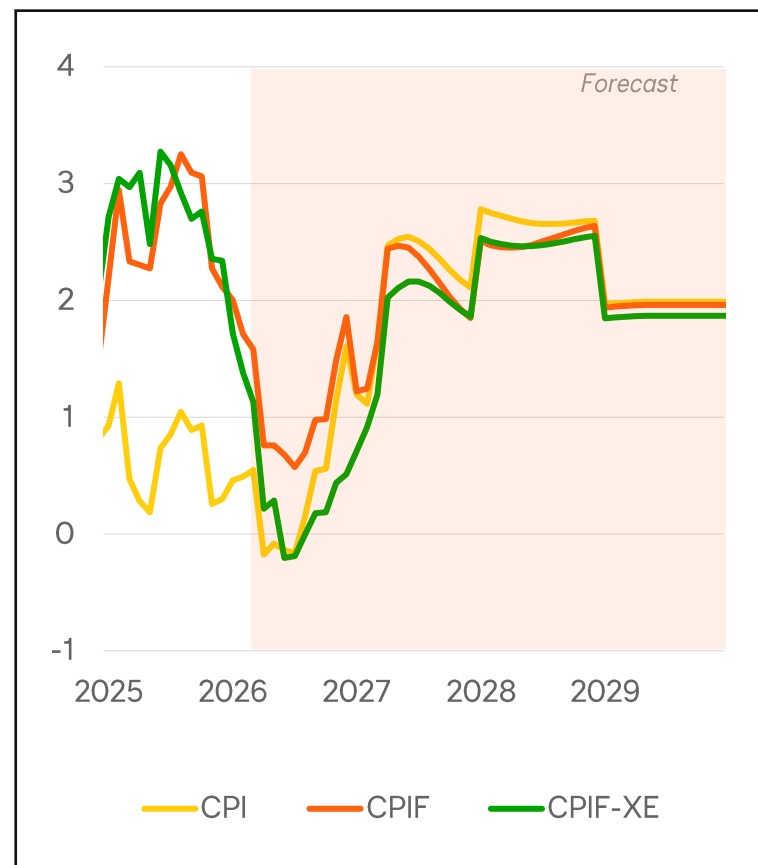


Coere inflation is well below 2%

Core inflation trend, MoM (%)



Different inflation measures, YoY (%)



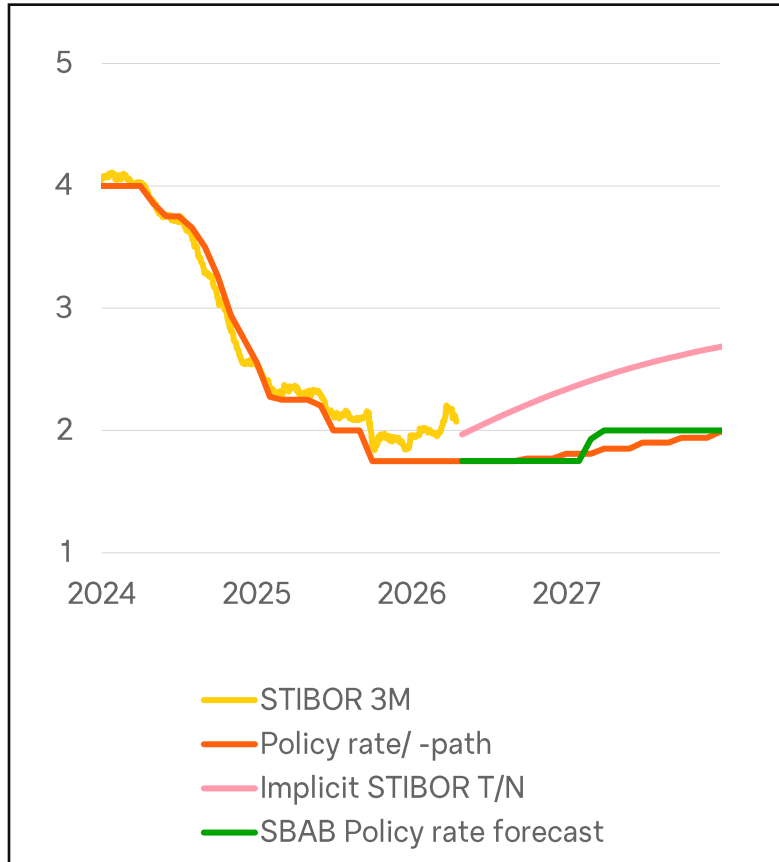
Very low core inflation

- Inflation, measured as 12-month figures for CPIF, exceeded the Riksbank's target at 2% during most of 2025
- Inflation is expected to stay below 2% until early 2027, partly because of temporarily lowering VAT on food
- Trend core inflation is currently at about 0,4%, but is expected to rise and be in line with the Riksbank target in a couple of years' time
- Higher oil and energy prices are expected to push up inflation by just over 0.4 percentage points this year and a little more next year



Interest rate development

Interbank rates and policy rate (%)



Mortgage rates (%)

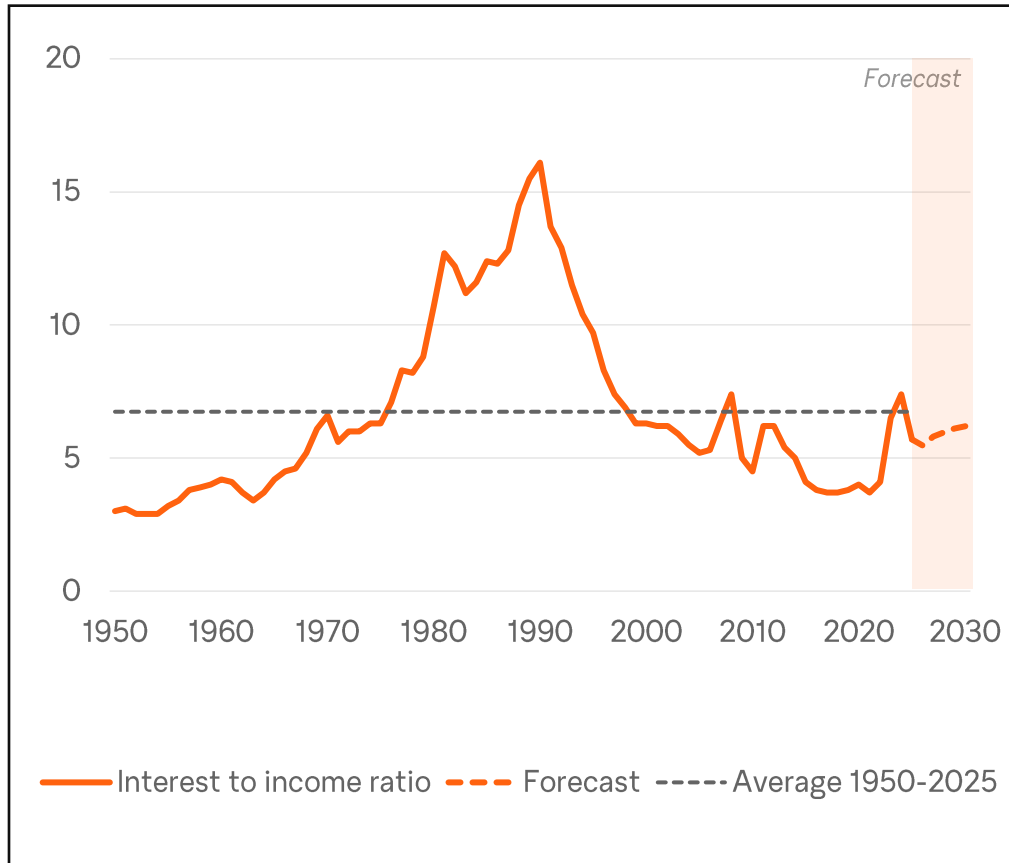
	Length of fixed interest period					
	3 Months	1 Year	2 Years	3 Years	4 Years	5 Years
May 2026	2.7%	2.9%	3.1%	3.3%	3.5%	3.5%
Jan 2027	2.8%	3.0%	3.3%	3.5%	3.7%	3.7%
Jan 2028	3.1%	3.3%	3.5%	3.6%	3.8%	3.9%
Jan 2029	3.2%	3.3%	3.5%	3.6%	3.8%	3.9%
Jan 2030	3.2%	3.3%	3.5%	3.7%	3.8%	3.9%

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



Interest expenditures at a normal level

Gross interest expenditure (% of disposable income)



Interest expenditures slightly below 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 a steep increase in mortgage interest rates in 2022 and 2023, household interest expenditures was moderate and largely in line with the historical average in both 2023 and 2024
- Interest expenditures in relation to disposable income stood at 6.5% in 2023, which is just below the historical average of 6.7%, increased to 7.4% in 2024, and fell back to 5.7% in 2025
- The interest-to-income ratio is projected to decline to around 5.4% before tax deductions in 2026, and then rise to 5.7% in 2027 (approximately 3.8% and 4.1%, respectively, 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



Rising temperature on a cold housing market

SBAB Booli Housing market temperature, January (standard score)



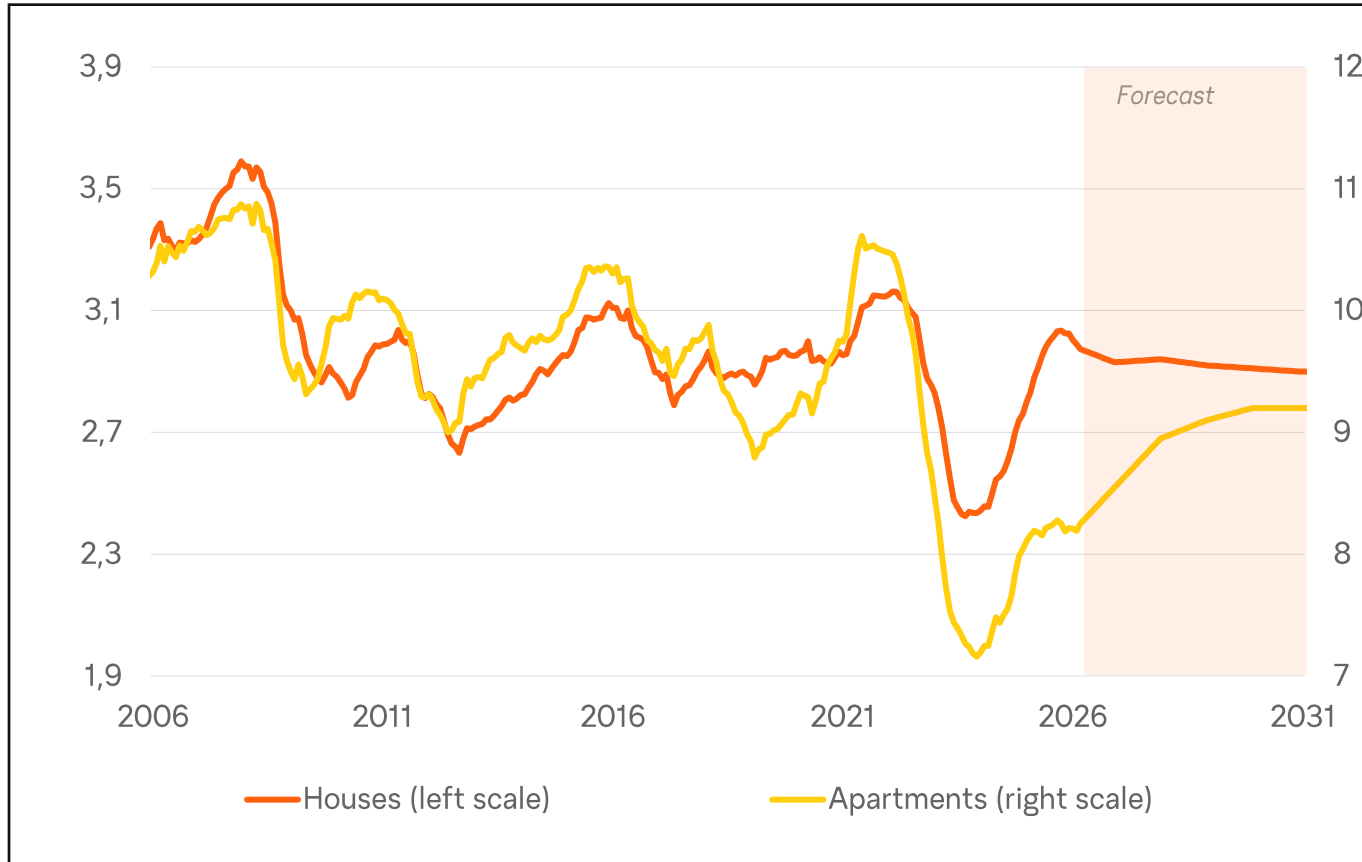
Steady improvement in the housing market

- Conditions for selling homes have been challenging since the autumn of 2022, largely due to higher living costs, including rising mortgage rates
- In both 2023 and 2024 the market showed signs of improvement, but each time the progress was followed by setbacks later in the year
- Since mid-2025, however, the foundations for a more sustained recovery appear to be stronger
- The housing market is slightly warm in Stockholm and Gothenburg inner cities
- 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



Low housing turnover on apartments

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



Prolonged low turnover rate for apartments

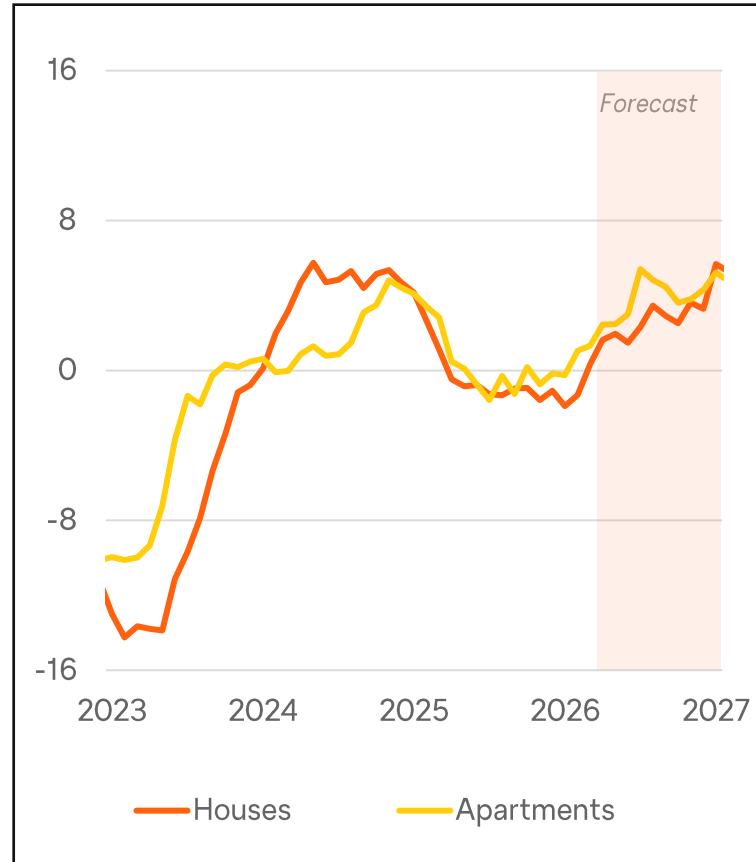
- Housing turnover increased steadily in 2024 following the sharp declines seen in 2022 and 2023, but momentum stalled again in 2025 for apartments
- In 2025, the turnover rate for houses reached 2.9%, which is in line with the estimated long-term/normal level. For apartments, the 2025 turnover rate was 7.9%, well below the estimated long-term/normal rate of around 9.2% per year
- The one-month trend for apartment turnover has improved in recent months and points to an increase toward approximately 8.6% for the full year
- The long-term or normal level is expected to be reached by 2028
- Historically, turnover has shown a clear cyclical pattern, with higher activity during economic upturns and lower activity during downturns



Housing prices will eventually rise

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

	Index Mar-26	Change since		
		1M	3M	12M
Sweden (HPI)	1.88	+1.7%	+3.6%	+0.7%
Flats	1.84	+0.7%	+3.9%	+1.3%
Stockholm	1.78	+0.4%	+5.1%	+2.7%
Gothenburg	1.74	-0.6%	+1.3%	-1.5%
Malmö	1.91	+2.1%	+1.8%	-1.6%
Houses	1.88	+2.2%	+3.4%	+0.3%
Stockholm	1.77	+0.5%	+2.6%	-2.0%
Gothenburg	1.78	-0.4%	+0.7%	+0.2%
Malmö	1.89	+1.3%	+3.1%	-0.2%



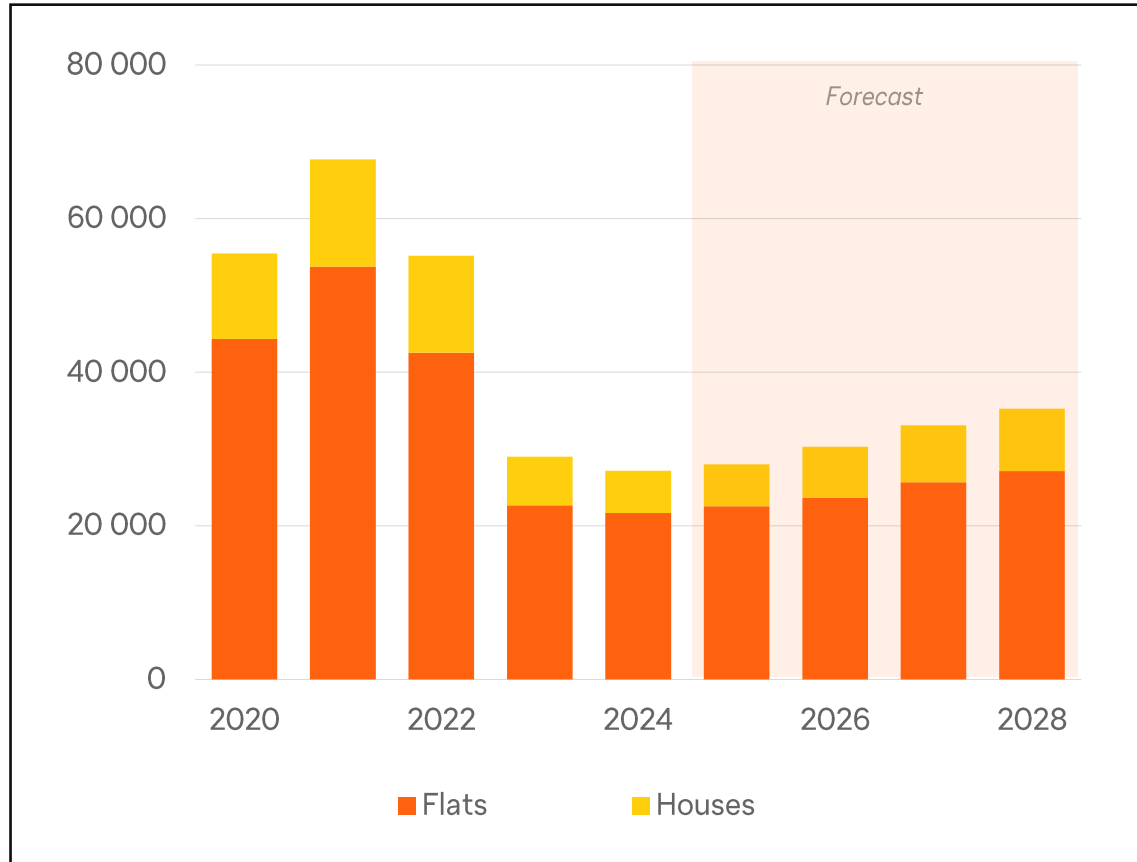
Steadily rising housing prices

- Housing prices have risen by an average of 3.1% per year over the past decade, including 2025
 - Historically, it is common to see peak years with price increases above 15% and trough years with declines exceeding -5%
 - The most recent downturn, however, has been notably deeper and more prolonged than usual.
- SBAB's preliminary forecast is that housing prices will increase by around 4% in 2026 and 5% in 2027, and in the long-term 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



Slowly increasing new housing construction

Housing construction (number of homes)



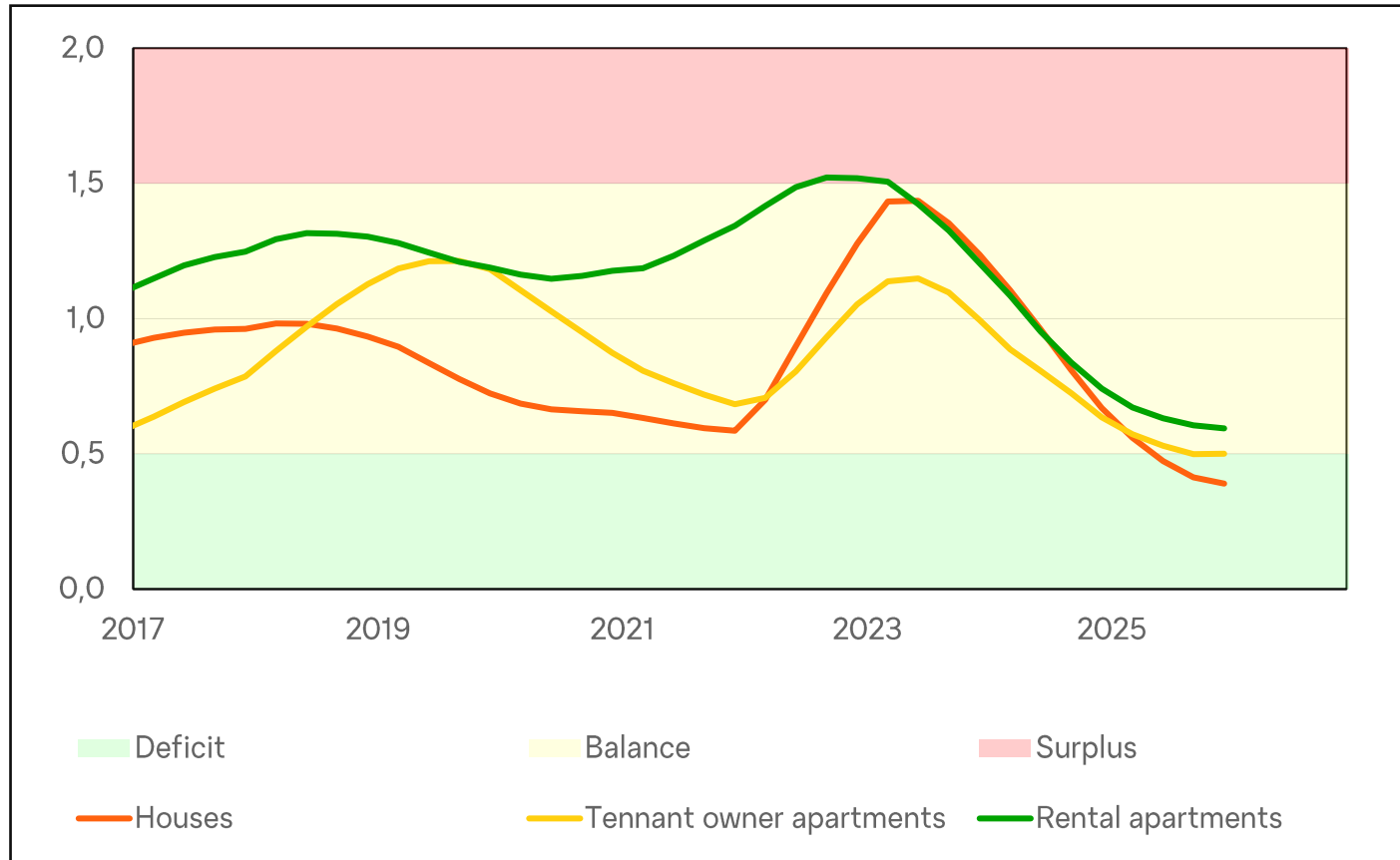
The pace of housing construction has turned around

- Housing construction has fallen sharply, from roughly 68,000 housing starts in 2021 to 28,000 in 2025
- Activity is expected to pick up slightly this year, reaching about 30,000 housing starts, and then continue rising gradually to above 35,000 starts per year in 2028 and beyond
 - Improvements in housing construction are anticipated as interest rates normalize and household demand strengthens
- Sweden is currently experiencing a housing shortage. The purchasing-power-based housing deficit is estimated at around 25,000 homes at the end of 2025
- The demand/need for housing increases by approximately 25,000–30,000 units per year following population growth



Some trends indicate a potential deficit

SBAB Booli Housing Market Index (HMI) 2025 Q4 (index)



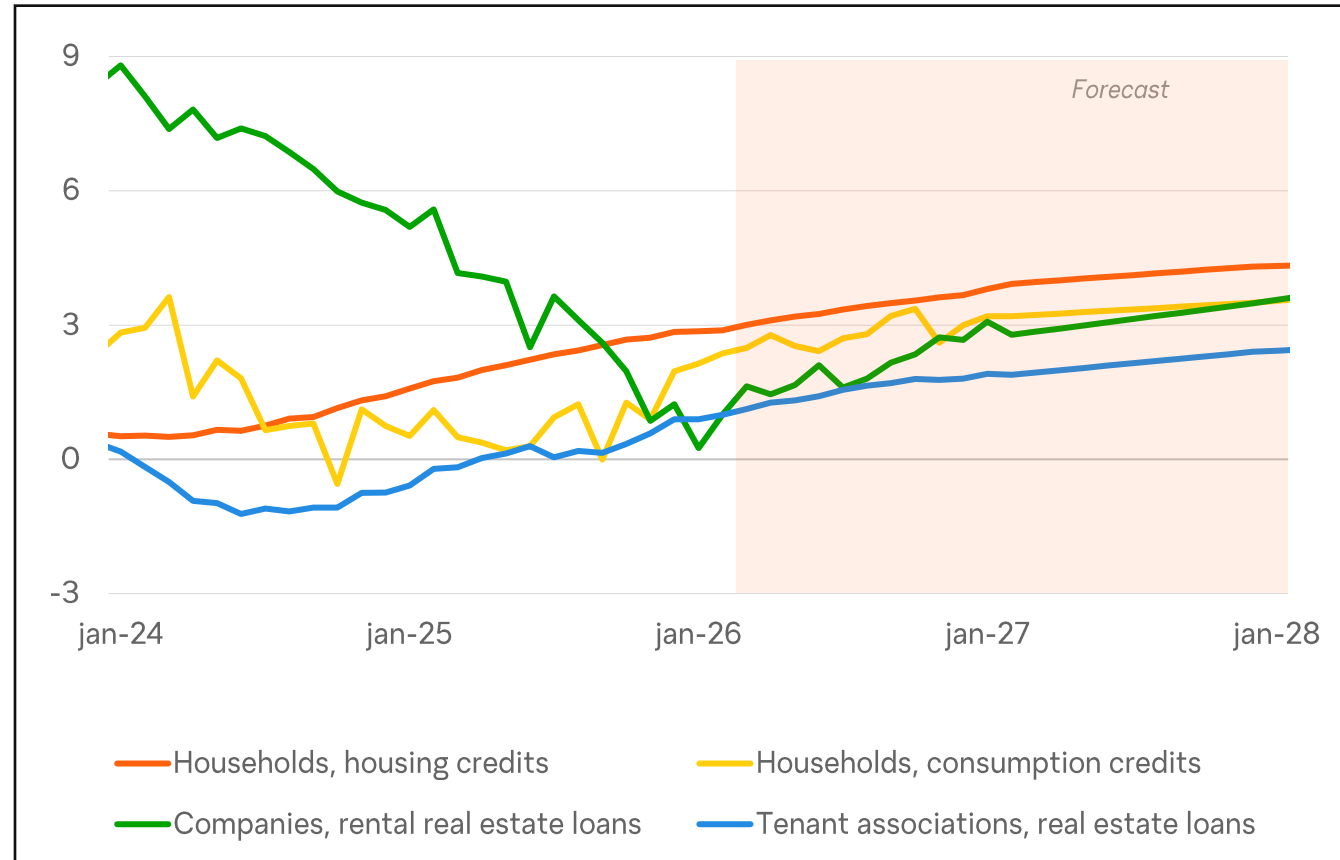
Trends still moving towards a deficit

- There is currently an overall balance in the market for newly built apartments in Sweden, while new single-family houses are facing a potential deficit
- Rising living costs and higher interest rates dampened housing demand and led to a rapid shift toward a surplus of newly produced homes in 2022. This was followed by a sharp decline in construction activity, which caused the overall trend to reverse in 2023 and move toward a deficit in 2024 and 2025
- The emerging shortage of new housing should be viewed in terms of potential demand, as actual demand is likely somewhat lower due to households postponing the actual purchase decisions
- Local market conditions vary, with both surpluses and deficits depending on the area



Credit growth development

Credit growth, YoY growth rates (%)



A steady recovery in credit growth to households

- The growth rate of household mortgages has averaged 4.7% per year over the last decade
- According to SBAB's forecast, household mortgage credit growth is expected to accelerate during 2026, reaching approximately 3.6% by the end of the year, and then continue rising to around 4.0% by the end of 2027. The forecast considers e.g. the developments of household income, mortgage rates, housing prices and turnover
- Credit growth for real estate loans to non-financial companies continued to slow throughout 2025, reflecting a gradual decrease in completed housing projects, as well as the fact that real estate companies increasingly returned to the wholesale funding market. The trend may have turned around after the turn of the year
- Credit growth for tenant-owners' associations has strengthened steadily, rising from -1.2% in August 2024 to 1.0% in February 2026



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

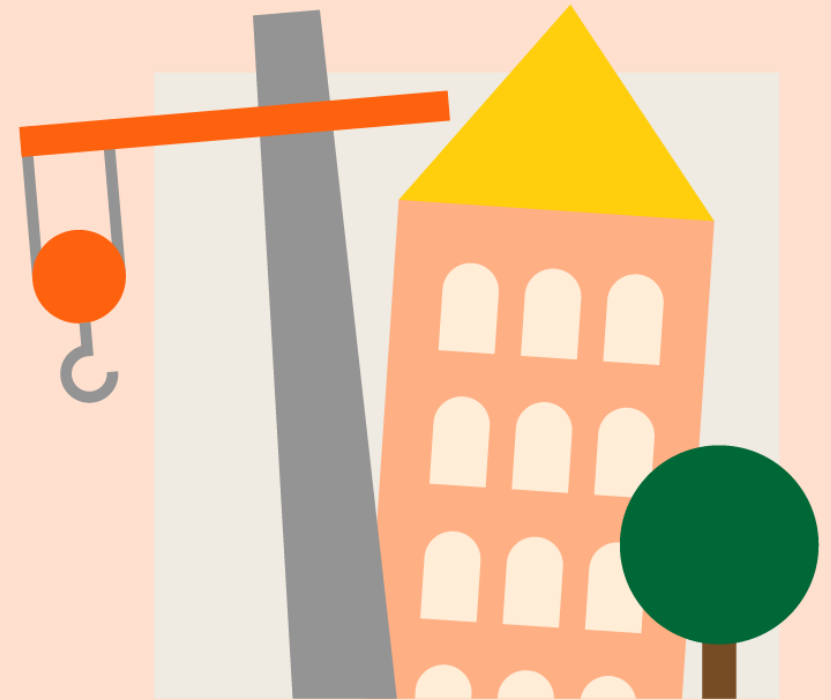
pontus.nilehn@sbab.se



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 2026

Comments

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	+2.5%	+2.2%	+1.7%	+3.5%	+3.3%	+2.0%	-6.5%	+5.8%	+2.7%	-2.5%	-1.8%	+1.1%
Repo rate	1.9%	2.2%	2.2%	1.8%	2.1%	2.4%	2.1%	2.6%	2.6%	2.4%	3.2%	3.2%
Unemployment	8.6%	7.8%	7.3%	8.5%	7.0%	6.1%	9.1%	11.0%	9.8%	8.8%	9.4%	9.9%
House prices, Δ	+0.5%	+4.4%	+2.4%	+1.5%	+3.4%	+2.3%	-8.1%	-3.4%	-0.9%	-9.6%	-13.0%	-8.0%
Prices of tenant-owners' rights, Δ	+3.5%	+4.5%	+2.9%	+5.4%	+2.6%	+2.6%	-7.8%	-5.3%	-1.4%	-9.2%	-16.6%	-7.1%
Property prices, Δ	-0.6%	+2.8%	+3.5%	+1.3%	+1.9%	+2.5%	-7.7%	-3.3%	-4.3%	-8.6%	-7.0%	-11.9%
ECL	SEK 145 million (144)			SEK 140 million (139)			SEK 232 million (224)			SEK 343 million (345)		
Weighted ECL²⁾	SEK 216 million (214)											

- 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 Q1 2026, total weighted ECL stood at SEK 216 mn, compared with SEK 214 mn at year-end 2025

1) Not included in the ECL calculation

2) Of which, SEK 212 million was attributable to lending to the public and SEK 4 million to off-balance-sheet items linked to loan commitments and building credits



Overview of mortgage lending

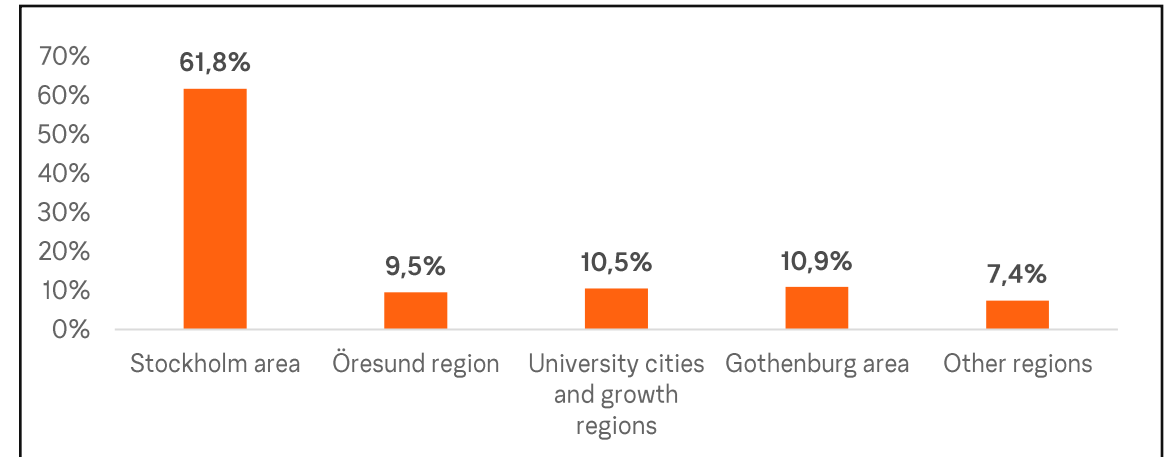
New mortgage rules (effective as of 1 April 2026):

- Maximum LTV of 90% (previously 85%)
- Regulatory amortization requirements remains (amortization of 2% per year if LTV = 70-85% and 1% per year if LTV = 50-70%)
- The extra 1% amortisation for borrowers with mortgages exceeding 4.5x gross annual income removed
- A property may only be revalued every five years for the purpose of lowering amortisation or increasing loan amounts

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 Q1 2026, the average LTV ratio in the mortgage portfolio amounted to 60%. At the same date, the average residential mortgage loan amounted to SEK 2.0 million. LTV and DTI for new lending during Q1 2026 was 70% and 3.6x respectively

Geographical distribution of lending (%)



60%

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)

=

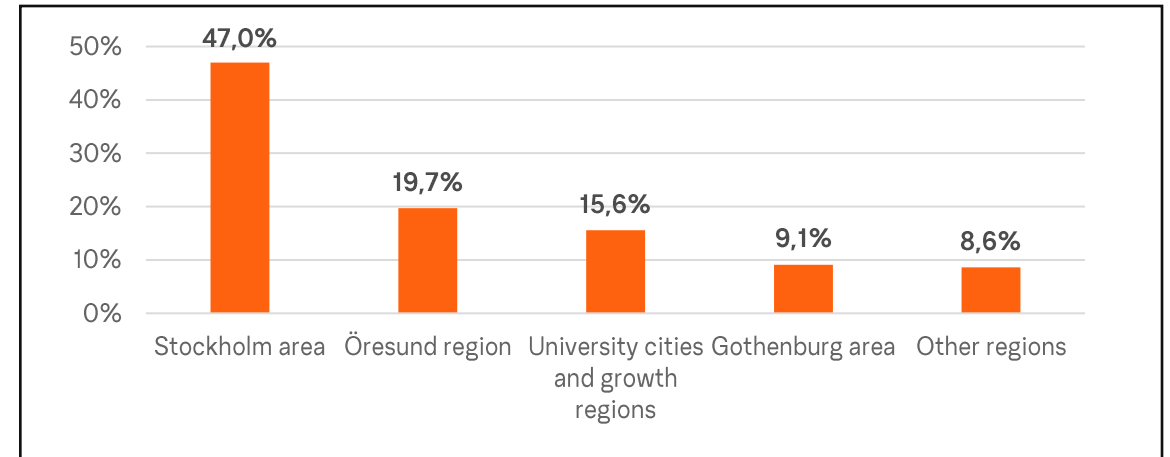
Actual rate



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
- Internal limits for construction loans (Sw "kreditiv") vs. total lending and commercial lending vs. total lending
- Strong volume growth, especially during 2020-2023, 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 of lending (%)



59%

Average
LTV
(Corporate)

31%

Average
LTV
(ToA)

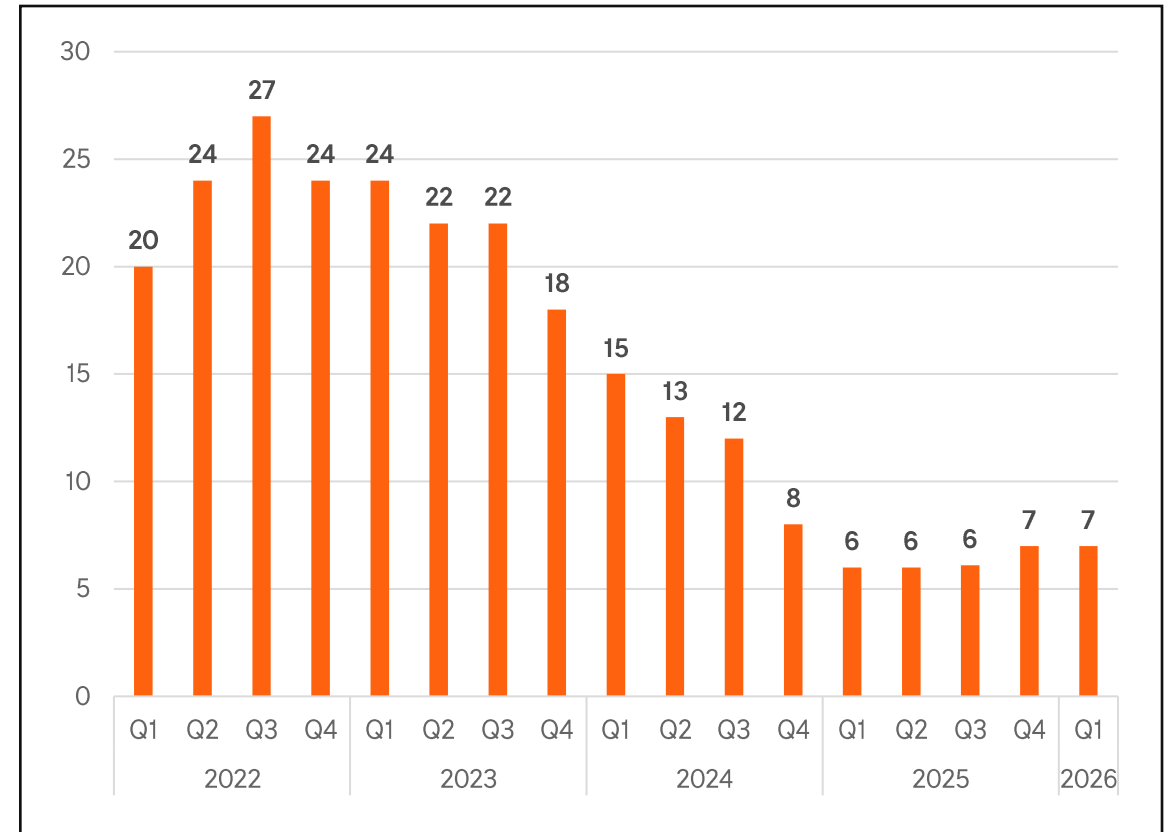


Construction loans

Comments

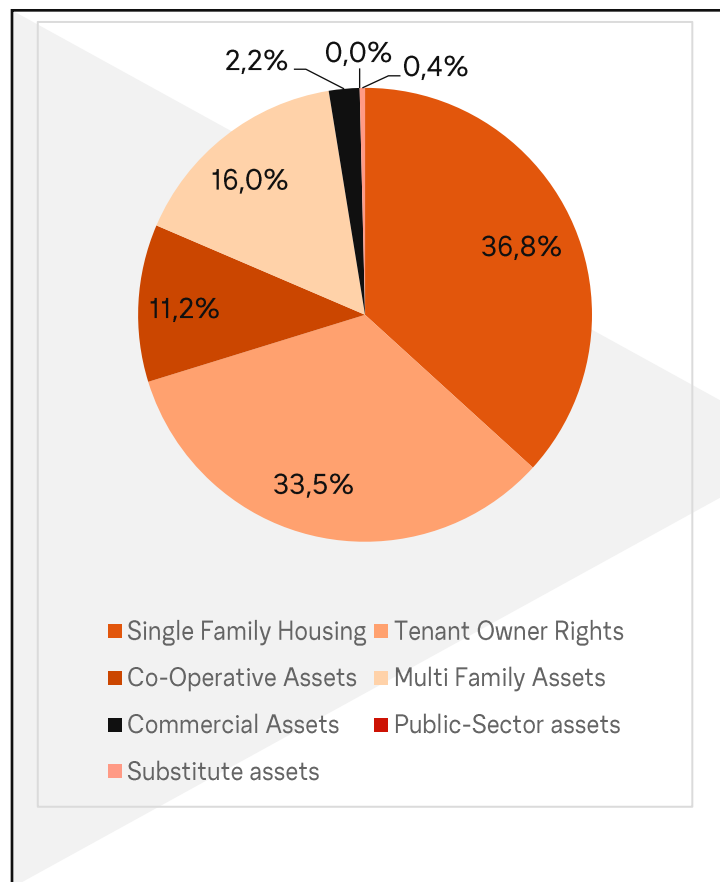
- Rapid fall in new construction (i.e. existing projects being finalised but low inflow of new projects)
- Approved outstanding construction loans totalling SEK 7,0 billion (of which SEK 3.8 billion disbursed)
- Focus on major residential developers and existing relationships with solid track records
- 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

Construction loan portfolio (SEK bn) (approved loans)

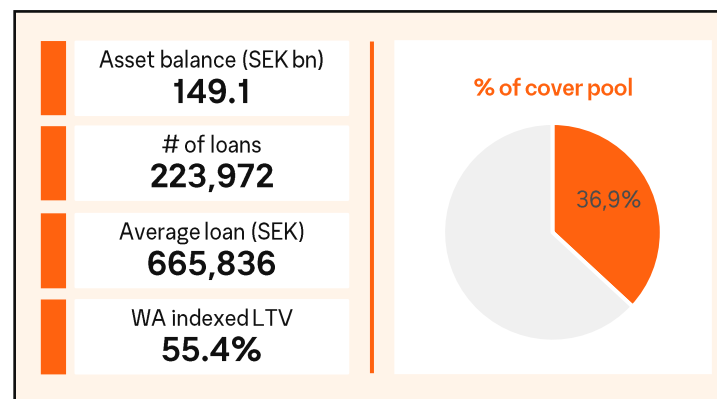


Cover Pool composition

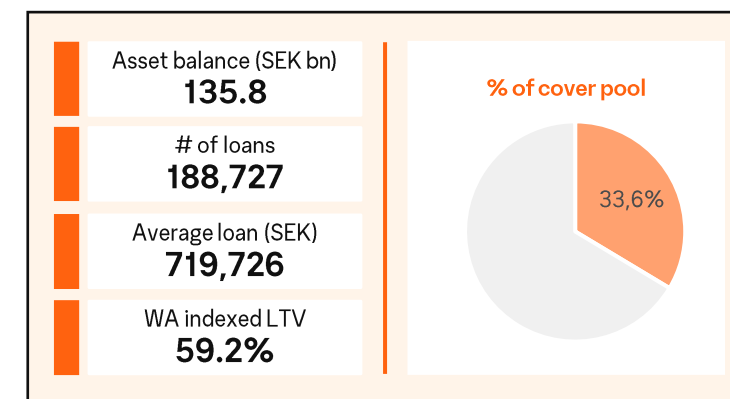
Asset types in cover pool



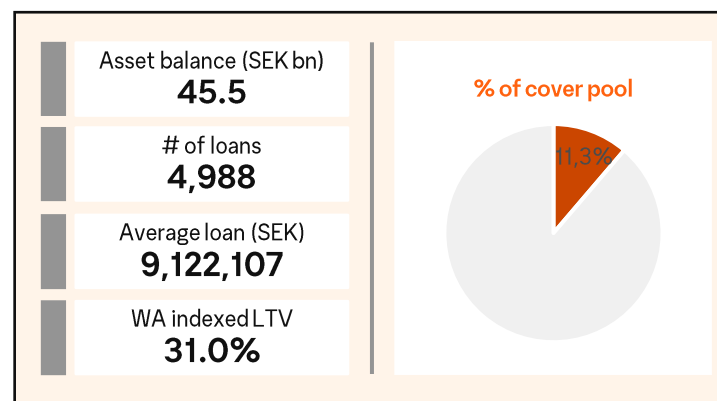
Cover Pool Information - Single Family Housing



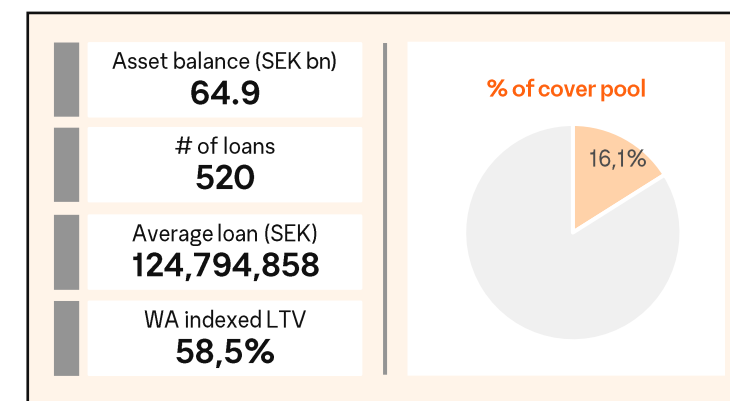
Cover Pool Information - Tenant Owner Rights



Cover Pool Information - Co-Operative Assets



Cover Pool Information - Multi Family Assets



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 adjustments	-1
	- Business and Geographic Diversification	-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.

