

# Year-end report

SBAB Bank AB (publ)

January–December

**2025**

**SBAB!**

# The year in brief

## Q4 2025

(Q3 2025)

- Total lending increased 0.1% to SEK 544.9 billion (544.5).
- Total deposits posted a marginal decrease of 0.1% to SEK 264.7 billion (264.8).
- Operating profit declined to SEK 676 million (707), primarily due to increased costs and higher imposed fees in connection with the Riksbank's deposit requirement.
- Net interest income fell to SEK 1,270 million (1,278), mainly due to lower lending margins, which were partly offset by increased deposit margins.
- Expenses grew to SEK 520 million (453), primarily due to higher costs for consultants and marketing, an increase in non-recurring costs linked to staffing changes and, to a certain extent, to increased depreciation connected to IT-related projects.
- Net credit losses amounted to recoveries of SEK 17 million (recoveries: 20) and confirmed credit losses amounted to SEK 8 million (6).
- The return on equity amounted to 9.0% (9.6) and the C/I ratio was 38.7% (35.3).
- The Common Equity Tier 1 (CET1) capital ratio was 14.2% (14.8).
- In December, the Board of Directors adopted updated financial targets pursuant to the new ownership policy.

## January–December 2025

(January–December 2024)

- Total lending increased 1.3% to SEK 544.9 billion (537.8).
- Total deposits increased 3.4% to SEK 264.7 billion (255.9).
- Operating profit decreased to SEK 2,764 million (2,900), primarily due to lower net interest income.
- Net interest income declined to SEK 5,141 million (5,288), mainly due to lower lending and deposit margins due to falling market interest rates. Higher deposit volumes positively impacted the item.
- Costs grew to SEK 1,927 million (1,907), primarily due to an increased share of personnel-related expenses.
- Net credit losses resulted in recoveries of SEK 57 million (0), primarily attributable to the reversal of previous provisions. Confirmed credit losses totalled SEK 29 million (14).
- The return on equity amounted to 9.5% (10.4) and the C/I ratio was 36.8% (35.5).
- The Common Equity Tier 1 (CET1) capital ratio was 14.2% (12.7).
- The Board intends to propose to the Annual General Meeting that a dividend of SEK 2,175 million be distributed for 2025, corresponding to 100% of the net profit for the year.

## Selected key metrics

	GROUP					
	2025	2025	Change	2025	2024	Change
	Q4	Q3		Jan–Dec	Jan–Dec	
Total lending, SEK bn	544.9	544.5	+0.1%	544.9	537.8	+1.3%
Total deposits, SEK bn	264.7	264.8	–0.1%	264.7	255.9	+3.4%
Net interest income, SEK mn	1,270	1,278	–0.6%	5,141	5,288	–2.8%
Net commission, SEK mn	–12	–5	–7 mn	–45	–54	+9 mn
Net result of financial transactions, SEK mn	69	–6	+63 mn	66	86	–20 mn
Expenses, SEK mn	–520	–453	+14.8%	–1,927	–1,907	+1.0%
Net credit losses, SEK mn	17	20	–3 mn	57	0	+57 mn
Imposed fees: Risk tax and resolution fee, etc., SEK mn	–165	–144	–21 mn	–596	–570	–26 mn
Operating profit, SEK mn	676	707	–4.4%	2,764	2,900	–4.7%
Return on equity, %	9.0	9.6	–0.6 pp	9.5	10.4	–0.9 pp
C/I ratio, %	38.7	35.3	+3.4 pp	36.8	35.5	+1.3 pp
CET1 capital ratio, %	14.2	14.8	–0.6 pp	14.2	12.7	+1.5 pp

# This is SBAB

Our business idea is to be innovative and considerate in our offering of loans and savings products and other services for better housing and household finances to private individuals, tenant-owners' associations and property companies in Sweden.

## Vision

To enable tomorrow's homes and housing

## Mission

The considerate bank with the best offering in housing and household finances

## Business Area Private

Business Area Private offers services within housing and household finances, such as savings and loan products, insurance mediation, and housing search and real estate agent services. The core product is residential mortgages complemented with savings accounts. Activities are operated under the SBAB, Booli and HittaMäklare brands. We meet our customers and users digitally or by telephone. Our market share in terms of residential mortgages amounted to 8.80% on 31 December 2025, which makes us the fifth-largest residential mortgage bank in Sweden. Booli.se has Sweden's largest offering of homes for sale.

→ Read more on page 12

**SBAB!**

**hittamäklare!**  
A service by SBAB

**booli!**  
A service by SBAB

## Business Area Corporates & Associations

Business Area Corporates & Associations (tenant-owners' associations) offers savings and property financing solutions to property companies, housing developers and tenant-owners' associations as well as savings to companies and organisations. We finance multi-family dwellings, existing as well as new construction. We offer personal service to our customers, who are concentrated in growth regions surrounding our offices in Stockholm, Gothenburg and Malmö. The market share for lending to companies (multi-family dwellings) was 18.24% on 31 December 2025. At the same time, the market share for lending to tenant-owners' associations was 10.57%.

→ Read more on page 13



**SBAB assigns priority to four Sustainable Development Goals**



**Read more about our sustainability agenda in SBAB's Annual Report 2024**

# Statement from the CEO

**Successes and challenges characterised 2025. We welcomed many new customers, our business volumes are up and customer satisfaction remains the highest for the sector – a fact that makes us both proud and happy. On the other side, achieving our long-term profitability target has become more challenging due to fierce competition in the residential mortgage market and continued mortgage margin pressure. For these reasons, we have intensified focus on cost efficiency and implemented measures to strengthen our position going forward.**

The past year was dominated by considerable uncertainty in the operating environment, with trade and geopolitical tensions impacting the global economy. After a promising start, the recovery of Sweden's economy slowed in conjunction with the US tariff war and its consequent effects on world trade. Despite these circumstances, Sweden's economy ended the year with a relatively robust growth rate. This performance was supported by a combination of factors: strong domestic demand, falling inflation, rising real disposable incomes and lower interest rates, in combination with continued expansionary fiscal policies.

Over the year, housing market activity has gradually improved. Annual credit growth in the residential mortgage market totalled 2.8% at year end, compared with 1.4% last year. While growth is up on last year, it remains below historical levels, which continues to affect market competition and margins. However, the trend is clearly ticking upward and we expect further strengthening of economic growth and the housing market in 2026, with continued low interest rates and changed mortgage rules expected to contribute to the latter.

## **Higher lending volumes and Sweden's most satisfied customers**

I am proud of how we, as a company, have taken on and overcome the current challenges in our operating environment.

During the year, we increased our mortgage market share to 8.80% compared with 8.76% for last year, clearly demonstrating our strength and capacity to grow even in a challenging market. Our total lending increased to SEK 544.9 billion during the year, corresponding to lending portfolio growth in 2025 of 1.3%.

According to Swedish Quality Index (Swe: Svenskt Kvalitetsindex (SKI)), for the seventh and eighth consecutive years, SBAB had Sweden's most satisfied customers in residential mortgages to private individuals and in property loans to tenant-owners' associations and property companies, respectively. Naturally, customer satisfaction is a very high priority for SBAB and we are extremely pleased and proud to have maintained such high outcomes over time. I attribute this success to the commitment, care and competence of my colleagues, who meet our customers every day and do a fantastic job. SKI confirmed these attributes and stated that mortgages and property loans are highly complex products of considerable financial importance, which means that security and simplicity are crucial for a positive customer experience.

## **Dip in earnings triggers increased focus on costs**

For some time now, we have been investing in our operations to ensure our long-term competitiveness. One central initia-

tive has been replacing our core banking platform – a major undertaking that has largely been completed. The new, modernised platform not only reduces operational risks, it also creates entirely new opportunities for further development that were not previously possible, for example through parallel development. We have also strengthened the organisation through the recruitment of many new employees with the aim of meeting a growing customer base, enhancing the customer experience and increasing our internal development capacity.

When conditions change, we will need to be flexible and adapt. Increased pressure on revenues, mainly due to persistently low mortgage margins, triggered increased focus during the year on reviewing our costs and the pace of our cost increases. As part of these efforts, we reduced the number of roles in the development organisation in the fourth quarter. At the same time, we are adapting our ways of working and organizational structure to ensure future delivery capacity and the ability to capture growth opportunities. The changes entailed some non-recurring costs in the fourth quarter, but together with other measures, they are expected to reduce the pace of cost increases going forward. Our total costs increased 1.0% during the year to a total of SEK 1,927 million, compared with an increase of 14.7% for 2024.



We have laid a strong foundation and are continuing to build for the future. With our strong finances and a competitive market position, we stand ready and have the capacity to handle increased customer flows and volumes as market activity gradually normalises.

#### **A stable financial performance**

Despite slightly more challenging market conditions, we posted stable full-year earnings, with a return on equity of 9.5%. Our strong deposit growth in recent years has been a key factor in our overall earnings performance, not least as a way to offset the effects of mortgage margin pressure. In 2025, our deposit volumes increased 3.4%. While savings accounts have lost some appeal in pace with falling interest rates, they remain an important focus area for us going forward. Net interest income for the year totalled SEK 5,141 million, down 2.8% on 2024.

In the fourth quarter, Finansinspektionen (the Swedish FSA) announced that it was closing the investigation it started slightly more than one year ago in connection with our growth in corporate business and, accordingly, the case is now closed. The investigation has required a great deal of time and internal resources. Regulatory compliance and risk management are highly prioritised issues at SBAB and we are positive to our operations having been reviewed by the Swedish FSA in its role as supervisory authority.

We continuously develop and refine our internal processes and we appreciate the input and suggested improvements that we have received from the Swedish FSA during this process.

#### **Updated financial targets pursuant to the new ownership policy**

In December, the Board of Directors adopted updated financial targets for SBAB pursuant to the new ownership policy from 2025. In practice, the revised targets entail no major changes compared with their predecessors, and our approach to governance remains firm. While the profitability target is unchanged, we are making minor adjustments and calibrations of the targets for capitalisation and dividends. The new targets enter force on 1 January 2026 and are presented later in this report.

Our overall capital situation improved significantly in conjunction with implementation of the new Banking Package (Capital Requirements Regulations III) at the start of 2025, which has meant that during the year we have been significantly above the capital targets we use to manage the business. Accordingly, the Board intends to propose to the Annual General Meeting that a dividend of SEK 2,175 million be distributed, corresponding to 100% of the net profit for the year.

#### **Thank you to all of our employees**

I would like to take this opportunity to pass on my sincere appreciation to all employees for always working, no matter the circumstances, to improve SBAB as a company – and for always keeping our values and customers' best interests in focus. It is inspiring to be part of the culture we have built together and, on a daily basis, to experience the commitment, innovation and care that characterises our organisation. As one of our greatest strengths, it is important to continue promoting and protecting our corporate culture. Now we look forward to a new year with new and exciting challenges and opportunities.

Mikael Inglander  
CEO of SBAB

## Updated financial targets

In February 2025, the government decided on a new policy for state-owned enterprises ("ownership policy"). The Ownership Policy tasks the Board with setting the company's strategic goals for sustainable value creation, including formally deciding financial targets. On 17 December, in accordance with the ownership policy, SBAB's Board of Directors adopted updated financial targets for the SBAB Group, which are presented below. The new targets apply from 1 January 2026.

### Updated financial targets:

- **Profitability:** A return on equity of no less than 10% over time.
- **Capitalisation:** CET1 capital ratio of 1–3 percentage points above the communicated regulatory requirement.
- **Dividend:** Ordinary dividend of 20–40% of profit for the year after tax.

### Previous financial targets:

- **Profitability:** A return on equity of no less than 10% over a business cycle.
- **Capitalisation:** The CET1 capital ratio and total capital ratio should be at least 0.6 percentage points higher than the requirements communicated by the Swedish FSA.
- **Dividend:** Ordinary dividend of at least 40% of profit for the year after tax, taking the Group's capital structure into account.

## Target areas and long-term strategic goals until 2030

SBAB has decided on five target areas and seven long-term strategic goals extending to 2030. Together, these are expected to help SBAB conduct sustainable operations that generate long-term

value for the company's stakeholders and that respond to the changes and challenges the company has identified in its operating environment.

Target areas	2030 goals	
Long-term value creation	Return on equity	≥10%
Customer satisfaction	Market Share Residential Mortgages	10%
	Market share Corporate Clients	20%
	Market share Tenant-owners' associations	15%
Sustainable Society	Reduced emissions	-50%
Efficient Operations	C/I ratio	<30%
Attractive Workplace	Engagement Index (scale from 1 to 5)	≥4



# Market overview

## Swedish economy

The economic recovery halted in the first quarter of 2025, when GDP declined 0.1% compared with Q4 2024. However, an upturn of 0.8% was noted for Q2 2025 and continued with a further 1.1% for Q3. Looking at the GDP indicator for October and November, it is reasonable to expect a continued good performance for Q4. For the full-year 2025, we expect a year-on-year increase in GDP of well above 1%, but not quite 2%. However, the Swedish economy overall has experienced a protracted economic recovery, with unemployment rising to around 9% of the labour force at the end of 2025. While households remained inclined to save, a strong financial position indicates a quick economic recovery when the willingness to consume returns. Household mobility and housing turnover are also expected to follow the economic upturn.

Developments in the Swedish housing market impact SBAB's lending and profitability. In turn, developments in the housing market are affected by the general state of the Swedish economy. Sweden is a small, heavily export-dependent economy that is highly influenced by international economic developments.

Read more about the forecasts for Sweden's economy in the latest edition of SBAB Bomarknadsnytt (in Swedish), available [here](#).

## Fixed-income market

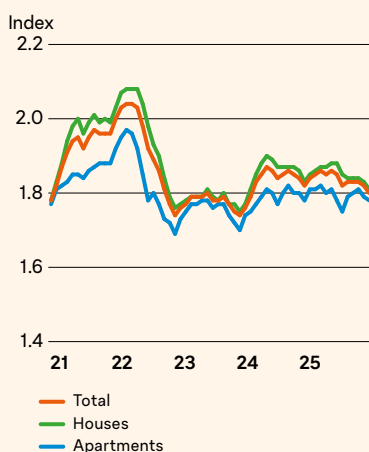
In September 2025, the Riksbank decided on a policy rate cut from 2% to 1.75%. This means that since May 2024, the policy rate has more than halved from the previous 4%. The motivation for the Riksbank's decision included balancing between temporarily increased inflation and a weak economy. Thereafter, inflation outcomes confirmed the expected decline, and the Riksbank has essentially repeated its previous forecast and assessment that the policy rate will remain unchanged until the beginning of 2027, when it is expected to be raised to the neutral level. In addition, the Riksbank continued to reduce its holdings of SEK-denominated securities, which decreased from SEK 435 billion to SEK 219 billion during the year. The current policy rate means that the monetary policy can be considered mildly expansionary, even if reduced securities holdings lead to some tightening.

Over the year, short-term market interest rates have tracked the policy rate downward and fallen just under 0.6 percentage points. Long-term market interest rates were highly volatile in the first half of the year, but have moved clearly upward since mid-year. Overall during the year, long-term market interest rates rose 0.2–0.3 percentage points depending on maturities.

For households, variable mortgage rates have fallen and in December were 0.7 percentage points below the January level, but remained broadly unchanged for fixed-interest periods of 4–5 years. Compared with the trends for market interest rates, changes in households' mortgage rates have been less volatile in the last few years. One reason for this was the impact of banks' deposit rates for current and savings accounts on residential mortgage rates. The differences between mortgage interest rates and market interest rates contracted in 2022, when market rates rose rapidly, but have thereafter trended upward. To date in 2025, the difference for short-term interest rates has shrunk slightly, concurrent with the difference for long-term interest rates widening slightly.

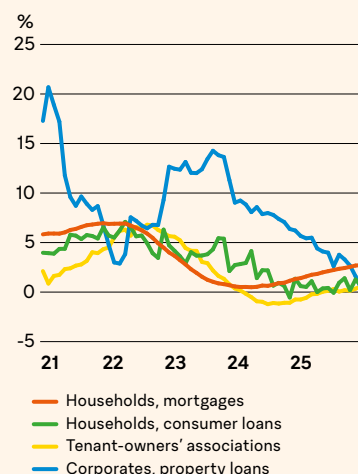
## Housing price trend

(SBAB Booli HPI, 2013.01 = 1)



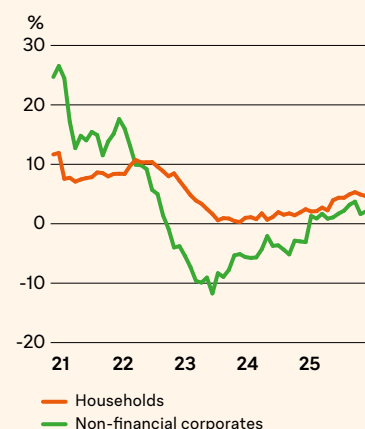
## Lending growth

(Percentage, 12-month change)



## Deposit growth

(Percentage, 12-month change)



Sources: Macrobond, Statistics Sweden, Booli and SBAB

Read about forecasts of the mortgage rate trends in the latest edition of SBAB Boräntnytt (in Swedish), available [here](#).

### Housing market

The housing market temperature rose in the fourth quarter but remained cool. The main factors holding back the housing market are long selling times and many re-published advertisements. Moreover, while numbers of bidders and bid premiums remained lower than normal, such deviations from the norm are starting to be erased. The temperature is slightly higher in the market for houses than in the market for apartments. However, the temperature is highest in the market for apartments in central city locations and is quite normal in Stockholm and Gothenburg. The temperature assessment is based on how six key factors, including supply, selling times, number of bidders and bid premiums, relate to their respective historic averages.

After rising in the first three quarters of the year, housing prices dipped in the fourth quarter by 1% for apartments and by 2% for houses. This means that for the full year, while apartment prices remained stable, house prices fell around 1%.

For houses, turnover recovered fully in 2024 before falling back marginally in the fourth quarter of 2025. The situation is different for apartments, where the recovery in 2024 was half-hearted. Following a decline in the first quarter of 2025, turnover for apartments has risen, including in the fourth quarter, but remained 10% below the expected norm at the end of the year. Housing turnover is cyclical, which largely explains the current low level for apartments. However, other factors may have contributed to the low turnover, such as uncertainty for buyers as to whether tenant-owners' associations have adjusted their fees to reflect long-term costs.

The market for new housing production differs from the market for existing housing. To begin with, it is impossible to identify any general decline in prices in the wake of the 2022 and 2023 interest rates hikes, even if reduced prices have become slightly more commonplace. On the other hand, sales, which fell sharply already in 2022, remained very low from the third quarter of 2022 until the fourth quarter of 2025. Nevertheless, rather than increasing compared with 2022, the supply of new housing decreased.

This was attributable to a lower inflow of newly built housing.

For Sweden as a whole, the SBAB Booli Housing Market Index (HMI, [available here](#)) indicates that conditions for building housing continued to improve in the third quarter of 2025. In general, the indices are below 1 and in many cases around 0.5, which implies that the potential demand of households for new housing exceeds supply. Accordingly, the significantly lower pace of construction compared with a few years earlier does not really correspond to potential household demand for new housing. However, due to the uncertain economic conditions, the potential demand is assessed as being temporarily higher than actual demand. Moreover, local surpluses or shortages for specific forms of housing can arise.

Read more about housing price trends in the latest edition of SBAB Bomarknadsnytt (in Swedish), available [here](#).

### Market for deposits and lending

The rate of growth for retail loans continued to increase in the fourth quarter of 2025. On an annualised basis, the seasonally adjusted trend showed an increased growth rate for household mortgages from an average of 3.0% per month in Q3 2025 to an average of 3.3% per month for October and November 2025. In terms of 12-month figures, the growth rate was 2.7% for November 2025, up from 1.3% for the same month in the previous year. While the increase was slightly larger for loans on houses, the growth rate for lending on tenant-owner apartments has increased marginally more since mid-2025. The mortgage lending growth rate is expected to continue to increase in 2026 as the economy improves, employment increases and apartment turnover normalises.

Households' interest in consumer loans remained cool in 2025. Due to the phase-out of interest tax deductions for these loans, the growth rate is expected to remain relatively low next year despite a gradually improving economy.

Lending to tenant-owners' associations shrank in 2024, with the full-year trend standing at a negative 0.7%. However, the trend for lending, which is admittedly difficult to assess, had ticked up much earlier and was already positive at the start of 2025. After summer 2025, the average trend was 1.1% on an annualised basis. A general explanation for the

weak performance was attributable to higher operating expenses and interest rates pressuring many tenant-owners' associations to delay certain investments.

While the growth rate for lending to rental property owners trended just below the norm in summer 2025, it has since fallen and turned negative. In October and November, the average trend was negative 4.7% on an annualised basis. The downturn was partly attributable to the completion of fewer rental apartments compared with previous years.

In 12-month terms, deposits from households grew 5.0% in November 2025. This represented a continued uptick from growth of around 2% in 2024. The current level is close to the expected growth rate norm.

Deposit growth from companies collapsed in 2022 and 2023, but turned positive in 2024. In 12-month terms, deposits increased 1.3% for the full-year 2024. The twelve-month figures have remained positive in 2025, and were 2.1% for November. The uptick in corporate saving could be attributable to increased profitability and to deferments of major investments until there is less uncertainty in the external environment and/or the economy has improved. In the near term, SBAB expects continued increases in deposit growth for companies before levelling off toward the end of 2026.



# Risks and uncertainties

## Risks and uncertainties related to the Swedish economy and SBAB's lending

The Swedish economy is susceptible to global economic developments and to conditions in the international financial markets. A deteriorated economic trend in Sweden is the primary risk factor for SBAB's future earnings capacity, and the quality of our assets is mainly exposed to credit risks in the Swedish housing market. The management of interest-rate and currency risks entails some exposure to price risks.

Population growth has long outpaced housing construction, which has contributed to high demand for housing and a housing shortage. Recent years' high construction rates and lower population growth since 2020 have reduced the housing shortage, though some shortages remain. The high rate of construction and an increasing proportion of homeowners, in combination with rising housing prices, have led to higher levels of private indebtedness, including some highly indebted households. However, housing costs as a percentage of household income are generally low, especially among homeowners, which is attributable to relatively higher incomes. Gradually rising interest rates from 2022 led to higher housing costs in 2023 and 2024 for many households. However, gradually falling interest rates from 2024 mean that interest expenses in 2025 are assessed as being at the long-term norm.

Since the majority of households in Sweden own their own home and due to many mortgages being subject to variable interest, the Swedish economy is sensitive to interest rate changes. While this is positive for the monetary policy's impact, there is a risk that indebted households with tight margins experience temporary difficulty coping with ongoing payments on their mortgages in periods with high interest rates. However, stress tests of Swedish households, by instances including the Swedish FSA, indicate that risks are low in the event of moderately rising interest rates. Moreover, higher interest rates in 2023 and 2024 did not lead to any significant increase in the share of households with mortgage payment problems.

The gradual reduction in the policy rate from May 2024 has led to falling short-term market interest rates and floating mortgage rates. While lower inflation and interest rates have led to a stronger economic trend, the recovery lost momentum in early 2025 in conjunction with the US tariff war. Since then, however, they have gained renewed momentum. In terms of the one-month trend, inflation exceeded the Riksbank's target in the beginning of the year before falling below the target toward the year end. The downturn coincided with the Riksbank's decision to cut the policy rate from 2.50% to 1.75%. The Riksbank foresees no further cuts. Prevailing interest rate levels and future trends are important variables for SBAB, since they impact strongly on net interest income and operating profit.

Falling mortgage rates may have contributed to higher housing prices, albeit not on a par with the housing price decline triggered by the earlier rise in interest rates. In December 2025, house and apartment prices still remained 13% and 10% respectively below their spring 2022 peaks. At present, price developments are being held back by a weak labour market and high unemployment as well as by considerable uncertainty about the development of the economy. Looking ahead, housing prices are expected to rise moderately in pace with rising employment and growth in household incomes. Risks linked to rising interest rates could be increased by falling housing prices and rapidly rising unemployment. The risk largely pertains to the degree to which a fundamental downturn in prices leads to behaviour changes that trigger a larger price downturn, and how uncertainty over future housing prices impacts turnover for existing housing as well as building new housing units.

Many property companies have loans, and higher interest rates lower their profits and the value of their properties. Higher interest rates can also put pressure on property companies with tight margins. This can include problems maintaining a sufficiently high cash flow to meet current interest expenses or to refinance maturing bonds. In 2025, however, falling interest rates contributed to lower risk.

## Risks and uncertainties related to the global economy and international financial markets

Any disruption in the international financial markets or in the global economy entails a risk for SBAB both as a participant in the Swedish market and as an issuer in the international capital market. These disruptions could be caused, for example, by global political and macro-economic events, changes in the monetary policies of central banks, sovereign debt crises or extraordinary events such as pandemics, wars and acts of terrorism. This could lead to rapidly widening credit spreads on interest-bearing assets and higher fixed-income market volatility among other impacts.

Above all, armed conflict leads to a great deal of human suffering. However, it also affects economic performance and the financial markets, not just locally but often globally. Russia's war with Ukraine has led to extensive sanctions against Russia, which has impacted gas and oil supplies to Europe. It has also led to higher public spending on defence, which is expected to increase further going forward. To date, conflicts in Venezuela and the Middle East have had no clear consequences for the global economy, but they risk, in addition to raising uncertainty, leading to higher oil prices. Although SBAB has no presence in the war- or sanction-affected areas, the company is indirectly affected by the unrest through its impact on the global economy. War can lead to high inflation, for example through extensive public borrowing, uncertainty about the future and volatility in the financial markets.

For more general information about risks and risk management, please refer to SBAB's 2024 Annual Report.

# Mortgages and household finances without the hassle

We want to enable and facilitate every phase of home-owner life – be it buying, selling or living in a home – with our services within housing and household finances.

<p><b>SBAB! booli!</b> A service by SBAB</p> <h2>Buying</h2> <ul style="list-style-type: none"> <li>✓ Residential mortgages &amp; housing financing</li> <li>✓ Housing valuations</li> <li>✓ Search service for homes for sale</li> </ul> <p>Business partner services:</p> <ul style="list-style-type: none"> <li>• Home insurance</li> <li>• Mortgage insurance</li> <li>• Legal advice</li> </ul> 	<p><b>booli! hittamäklare!</b> A service by SBAB</p> <h2>Selling</h2> <ul style="list-style-type: none"> <li>✓ Estate agent recommendations</li> <li>✓ Housing valuations</li> <li>✓ Search service for homes for sale</li> </ul> <p>Business partner services:</p> <ul style="list-style-type: none"> <li>• Tax declaration help</li> </ul> 	<p><b>SBAB!</b></p> <h2>Living</h2> <ul style="list-style-type: none"> <li>✓ Refinancing</li> <li>✓ Saving</li> <li>✓ Consumer loans</li> </ul> <p>Business partner services:</p> <ul style="list-style-type: none"> <li>• Construction advice</li> </ul> 
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## Building blocks for our offering

### Financial capital & lending

We receive our financial capital from three different sources: equity from owners, funding via the capital market and deposits from the public. In return, we pay interest and dividends. We convert this financial capital to different types of loans and financing for our customers.

### Data

In our operations, we collect and process large amounts of information and data about housing and household finances, which we transparently and responsibly convert to knowledge and services for improving the customer offering and experience.

# Business development

## Volume trends

	GROUP				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan-Dec	Jan-Dec
New lending for the period, SEK bn	21.6	20.0	23.5	81.1	86.0
Net change in lending for the period, SEK bn	0.4	3.6	2.8	7.1	20.6
<b>Total lending, SEK bn</b>	<b>544.9</b>	<b>544.5</b>	<b>537.8</b>	<b>544.9</b>	<b>537.8</b>
No. of deposit accounts, thousand	1,093	1,080	996	1,093	996
Net change in deposits, SEK bn	-0.1	2.5	7.8	8.8	40.7
<b>Total deposits, SEK bn</b>	<b>264.7</b>	<b>264.8</b>	<b>255.9</b>	<b>264.7</b>	<b>255.9</b>
Deposits/lending, %	48.6	48.6	47.6	48.6	47.6
<b>Business Area Private</b>					
No. of mortgage customers, thousand	302	301	298	302	298
No. of mortgage objects financed, thousand	195	194	192	195	192
New lending, SEK bn	16.8	17.8	19.8	69.1	69.3
Net change in lending for the period, SEK bn	2.2	4.1	5.4	11.8	19.6
<b>Total lending, Private, SEK bn</b>	<b>379.5</b>	<b>377.3</b>	<b>367.7</b>	<b>379.5</b>	<b>367.7</b>
Residential mortgages, SEK bn	377.6	375.5	366.0	377.6	366.0
Consumer loans, SEK bn	1.8	1.8	1.7	1.8	1.7
Market share, Residential mortgages, % <sup>1)</sup>	8.80	8.83	8.76	8.80	8.76
Market share, Consumer loans, % <sup>1)</sup>	0.57	0.54	0.52	0.57	0.52
<b>Total deposits, Private, SEK bn</b>	<b>207.2</b>	<b>207.3</b>	<b>202.0</b>	<b>207.2</b>	<b>202.0</b>
No. of retail customers with savings accounts, thousand	716	709	679	716	679
Market share deposits, Private, % <sup>1)</sup>	7.50	7.53	7.65	7.50	7.65
<b>Business Area Corporates &amp; Associations</b>					
No. of housing financing customers	3,072	3,075	3,114	3,072	3,114
New lending, SEK bn	4.8	2.3	3.7	12.0	16.7
Net change in lending for the period, SEK bn	-1.8	-0.5	-2.6	-4.7	0.8
<b>Total lending, Corporates &amp; Associations, SEK bn</b>	<b>165.4</b>	<b>167.2</b>	<b>170.1</b>	<b>165.4</b>	<b>170.1</b>
Lending, Corporate clients, SEK bn	104.6	105.3	105.3	104.6	105.3
Lending, Tenant-owners' associations, SEK bn	60.8	61.9	64.8	60.8	64.8
Market Share Corporate Clients (multi-family dwellings), % <sup>1)</sup>	18.24	18.02	18.00	18.24	18.00
Market share, Tenant-owners' associations, % <sup>1)</sup>	10.57	10.90	11.15	10.57	11.15
<b>Total deposits, Corporates &amp; Associations, SEK bn</b>	<b>57.5</b>	<b>57.5</b>	<b>53.9</b>	<b>57.5</b>	<b>53.9</b>
No. of customers with savings accounts, Corp. & Assoc.	20,100	19,800	18,400	20,100	18,400
Market share deposits, Corp. & Assoc., % <sup>1)</sup>	3.95	4.10	3.73	3.95	3.73

1) Source: Statistics Sweden. The figures in the columns for Q4 2025 and Jan-Dec 2025 correspond with the market shares as of 31 December 2025. The figures in the column for Q3 2025 correspond with the market shares as of 31 August 2025. The figures in the columns for Q4 2024 and Jan-Dec 2024 correspond with the market shares as of 31 December 2024.

# Business Area Private

## Trend for Q4 2025 compared with Q3 2025

Business Area Private offers services within housing and household finances, such as savings and loan products, insurance mediation, and housing search and real estate agent services. The core product is residential mortgages complemented with savings accounts. Activities are operated under the SBAB, Booli and HittaMäklare brands. We meet our customers and users digitally or by telephone.

### Lending

In early 2024, the annual rate of credit growth in the residential mortgage market reached a low of around 0.5% before gradually rising thereafter. At the end of 2025, growth amounted to around 2.8%. Competition in the market remains intense, with several players actively working to maintain or increase market shares. During the quarter, the Riksbank chose to leave the policy rate unchanged at 1.75%. Interest rates remained broadly stable on variable rate mortgages (three-month fixed-interest periods), whereas rates for loans with longer terms increased in many cases. This trend was due to higher market interest rates and thus higher borrowing costs for banks.

SBAB offers simple and straightforward terms and conditions, transparent interest rates, high availability through digital services and telephone as well as

quick and mindful service. New lending remained healthy and totalled SEK 16.8 billion (17.8) for the quarter. Total lending to private individuals amounted to SEK 379.5 billion (377.3) at the end of the quarter, of which SEK 377.6 billion (375.5) comprised residential mortgages and SEK 1.8 billion (1.8) consumer loans. At the same date, the number of residential mortgage customers amounted to 302,000 (301,000) across 195,000 (194,000) mortgage objects. The share of customers with variable mortgage rates amounted to 87.6% (86.7) at the end of the quarter.

The market share of retail mortgages was 8.80% on 31 December 2025 (8.83% on 31 August 2025). At the same date, the market share for consumer loans was 0.57% (0.54% on 31 August 2025).

For more information on credit losses and credit quality, please refer to [pages 15–16](#), and [Note 4](#) and [Note 5](#).

### Savings accounts (deposit)

SBAB's retail savings accounts are characterised by competitive savings rates and simple and transparent product terms and conditions. Over an extended period, SBAB has implemented investments in savings-focused marketing to raise the visibility of the savings offering in the market.

Retail deposits declined marginally and amounted to SEK 207.2 billion (207.3) at the end of the quarter. At the same date, approximately 716,000

(709,000) retail customers held a savings account with SBAB. On 31 December 2025, the market share of retail deposits was 7.50% (7.53% on 31 August 2025).

At the end of the quarter, the share of deposits with fixed-interest periods amounted to about 38% (38). The share of retail deposits that was covered by the national deposit guarantee amounted to 77.5% at the end of the quarter, corresponding to approximately SEK 160.6 billion. The national deposit guarantee in Sweden will be raised from 1 January 2026. This means that savers will receive compensation up to SEK 1,150,000 per person and institution, compared with SEK 1,050,000 previously, in the event of any bank or credit institution entering into insolvency. The national deposit guarantee covers both the amount deposited and the accrued interest, and is administered by the Swedish National Debt Office.

## Sweden's most satisfied residential mortgage customers

In 2025, for the seventh consecutive year, SBAB had Sweden's most satisfied residential mortgage customers according to Swedish Quality Index (Swe: Svenskt Kvalitetsindex (SKI)), which measures customer satisfaction in the banking and finance sector each year. SBAB received a customer satisfaction score of 72.3 out of 100, compared with the industry average of 64.9.



# Business Area Corporates & Associations

## Trend for Q4 2025 compared with Q3 2025

Business Area Corporates & Associations (tenant-owners' associations) offers savings and property financing solutions to property companies, housing developers and tenant-owners' associations as well as savings and investment accounts to companies and organisations. We finance multi-family dwellings, existing as well as under construction. We offer personal service to our customers, who are concentrated in growth regions surrounding our offices in Stockholm, Gothenburg and Malmö.

### Housing financing (lending)

While the Swedish property market is still recovering, it is displaying signs of increased stability and confidence even if a full turnaround remains some way off. Following an uncertain and hesitant start to the year, transaction activity has gradually picked up, driven by more stable economic conditions and lower interest rates. Despite the above, market participants remain cautiously optimistic.

The new production market has performed weakly, albeit with a slight uptick in the number of construction starts in the quarter, mainly in major metropolitan regions. Construction costs have stabilised, albeit at a high level, at the same time as households' willingness to invest is assessed as low, resulting in construction and development companies continue to struggle to make cost calculations feasible. The Swedish National Board of Housing, Building and Planning estimates that construction starts will increase slightly in 2026 compared with 2025.

Property management companies in general continue to post healthy operational results. While the focus is predominantly on efficient management and investment in existing portfolios, financially stronger players are increasing their growth focus to some extent. In parallel, a few companies with weaker finances are pursuing structural measures, such as divestments, to reduce debt and strengthen balance sheets.

SBAB's business focuses on lending on residential properties with good collateral in areas with strong demand. The primary target group is larger corporate customers with diversified revenue streams and good liquidity. During the quarter, new lending to corporates amounted to SEK 3.7 billion (1.5).

The market for lending to tenant-owners' associations is characterised by a low level of risk. This, in combination with increased loan repayments in a weakly growing market, results in fierce competition. During the quarter, new lending to tenant-owners' associations amounted to SEK 1.1 billion (0.8).

The credit portfolio for financing new production performed largely as forecast, with planned projects being completed according to previously agreed-upon financing, but where demand for new building credits is low. At the end of the quarter, building credits outstanding amounted to SEK 7.4 billion (6.1). At the same date, SEK 3.4 billion (3.7) of this volume had been disbursed.

Total lending to corporates and tenant-owners' associations amounted to SEK 165.4 billion (167.2) at the end of

the quarter, of which SEK 104.6 billion (105.3) comprised lending to corporates and SEK 60.8 billion (61.9) lending to tenant-owners' associations.

SBAB's lending on commercial properties, which, pursuant to the Covered Bonds (Issuance) Act (2003:1223), are not regarded as residential properties, amounted to SEK 11.7 billion (12.7) at the end of the quarter.

The market share of lending to property companies (multi-family dwellings) was 18.24% on 31 December 2025 (18.02% on 31 August 2025). At the same date, the market share for lending to tenant-owners' associations was 10.57% (10.90% on 31 August 2025). The number of housing financing customers was 3,072 (3,075) at the end of the quarter.

For more information on credit losses and credit quality, please refer to [pages 15–16](#), and [Note 4](#) and [Note 5](#).

### Savings accounts (deposit)

Deposits from corporates and organisations totalled SEK 57.5 billion (57.5) at the end of the quarter. At the same time, approximately 20,100 (19,800) customers held savings accounts with SBAB. On 31 December 2025, the market share of deposits from corporate clients and organisations was 3.95% (4.10% on 31 August 2025). The share of deposits from companies and organisations that was covered by the national deposit guarantee amounted to 22.1% at the end of the quarter, corresponding to approximately SEK 13 billion.

## Sweden's most satisfied corporate customers

In 2025, for the eighth consecutive year, SBAB had Sweden's most satisfied property loan customers according to SKI. SBAB received a customer satisfaction score of 74.5 out of 100, compared with the industry average of 70.9.



# Financial performance

## Income statement overview

SEK million	GROUP						
	2025 Q4	2025 Q3	2025 Q2	2025 Q1	2024 Q4	2025 Jan-Dec	2024 Jan-Dec
Net interest income	1,270	1,278	1,258	1,335	1,339	5,141	5,288
Net commission	-12	-5	-12	-16	-13	-45	-54
Net result of financial transactions (Note 3)	69	-6	6	-3	73	66	86
Other operating income	17	17	16	18	15	68	57
<b>Total operating income</b>	<b>1,344</b>	<b>1,284</b>	<b>1,268</b>	<b>1,334</b>	<b>1,414</b>	<b>5,230</b>	<b>5,377</b>
Expenses	-520	-453	-482	-472	-545	-1,927	-1,907
<b>Profit before credit losses and imposed fees</b>	<b>824</b>	<b>831</b>	<b>786</b>	<b>862</b>	<b>869</b>	<b>3,303</b>	<b>3,470</b>
Net credit losses (Note 4) <sup>1)</sup>	17	20	26	-6	5	57	0
Imposed fees: Risk tax, res. fee, interest-free lending to the Riksbank <sup>2)</sup>	-165	-144	-141	-146	-143	-596	-570
<b>Operating profit</b>	<b>676</b>	<b>707</b>	<b>671</b>	<b>710</b>	<b>731</b>	<b>2,764</b>	<b>2,900</b>
Tax	-144	-150	-144	-151	-156	-589	-618
<b>Net profit for the period</b>	<b>532</b>	<b>557</b>	<b>527</b>	<b>559</b>	<b>575</b>	<b>2,175</b>	<b>2,282</b>
Return on equity, % <sup>3)</sup>	9.0	9.6	9.3	10.1	10.1	9.5	10.4
Return on assets, %	0.3	0.3	0.3	0.3	0.3	0.3	0.3
C/I ratio, %	38.7	35.3	38.0	35.4	38.5	36.8	35.5
Credit loss ratio, %	0.01	0.01	0.02	0.00	0.00	0.01	0.00
Share of credit stage loans 3, gross, % <sup>4)</sup>	0.16	0.12	0.13	0.16	0.16	0.16	0.16
Net interest margin, %	0.75	0.76	0.72	0.79	0.81	0.78	0.81
Number of employees (FTEs)	1,077	1,095	1,132	1,100	1,082	1,077	1,082

1) Including impairment and reversals of impairment of financial assets.

2) Interest-free lending to the Riksbank included as of the fourth quarter of 2025 under the item imposed fees. Reported comparative figures are not affected.

3) When calculating the return on equity for Q2 2025, Q1 2025 and Jan-Dec 2025, average equity has been adjusted for the dividend for 2024 of SEK 913 million. When calculating the return on equity for Jan-Dec 2024, average equity has been adjusted for the dividend of SEK 963 million for 2023.

4) A negative figure indicates a negative net contribution in the income statement. Similarly, a positive figure indicates a positive net contribution in the income statement.

### Trend for Q4 2025 compared with Q3 2025

Operating profit declined to SEK 676 million (707), primarily due to increased costs and higher imposed fees in connection with the Riksbank's deposit requirement. This was partly offset by a higher net result of financial transactions. The return on equity amounted to 9.0% (9.6) and the C/I ratio was 38.7% (35.3).

### Net interest income

Net interest income declined marginally to SEK 1,270 million (1,278), primarily due to lower lending margins, which were partly offset by increased deposit margins. The fee for the national deposit guarantee amounted to SEK 23 million (23).

### Net commission

Net commission income fell to an expense of SEK 12 million (expense: 5), primarily as a result of lower commission income from mediating insurance.

### Net result of financial transactions

The net result of financial transactions increased to income of SEK 69 million (expense: 6), mainly due to differences in value changes in hedging instruments and hedged items. For more information, please refer to [Note 3](#).

### Expenses

Expenses grew to SEK 520 million (454), primarily due to higher costs for consultants and marketing, an increase in non-recurring costs linked to staffing changes and, to a certain extent, to increased depreciation connected to IT-related projects. At the end of the quarter, the number of FTEs was 1,077 (1,095).

### Credit quality and credit losses

Total net credit losses amounted to recoveries of SEK 17 million (recoveries: 20) for the quarter. Confirmed credit losses totalled SEK 7 million (loss: 6) and recoveries for previous confirmed credit losses amounted to SEK 1 million (recoveries: 1).

Total loss provisions decreased SEK 24 million (decrease: 26). Provisions for loans in credit stage 1 decreased SEK 5 million (unchanged), while provisions for loans in credit stage 2 and credit stage 3 decreased SEK 14 million (decrease: 5) and SEK 6 million (decrease: 21) respectively.

During the quarter, credit stage 3 exposures in the Private business area decreased in part due to recoveries and write-offs of defaulted exposures, and in part due to fewer new defaults. Rating grade migrations in the Private business area were positive in the quarter, mainly due to new credit reference information.

In December, an individual provision was decided for one exposure in the Business Area Corporates & Associations, leading to the exposure migrating to credit stage 3 and thus an increased loss provision. In parallel, a recovery was made by another individual exposure in the same business area, triggering its migration to credit stage 1 and thus reducing loss provisions. The forward-looking information applied in the impairment model (ECL model) was updated in the quarter, including marginal downward revisions to forecasts for interest rates, which led to an increase in loss provisions. The management overlay of SEK 30 million to the ECL implemented on 31 December 2024 (attributable to credit stages 1 and 2 in the Private business area) was adjusted downward to SEK 20 million in the quarter.

Provisions for loan commitments and undrawn building credits increased SEK 1 million in the quarter (unchanged). Guar-

antees available to cover credit losses also remained unchanged for the quarter (unchanged).

SBAB's credit granting to private individuals, tenant-owners' associations and property companies is based on a sound credit approval process that determines whether customers have the financial capacities required to meet their commitments. Lending in each business area is deemed to continue to be of good credit quality and low credit risk.

For more information on credit loss allowances and changes in the ECL model, please refer to [Note 4](#).

### Imposed fees

Imposed fees include the Swedish risk tax, the resolution fee and the interest-free lending to the Riksbank as of the fourth quarter of 2025.

The possibility of the Riksbank to decide on interest-free deposits from Swedish banks and other credit institutions with operations in Sweden was enacted on 1 January 2025, through an amendment to the Sveriges Riksbank Act. The deposit requirement is determined through an annual process. Each credit institution's interest-free deposits are determined based on its deposit base at the end of the most recent year and each institution has been assigned an account at the Riksbank where the interest-free deposits are to be held. During the quarter, the SBAB Group deposited the equivalent of approximately SEK 1.8 billion pursuant to the Riksbank's decision. Lost interest on this amount is reported under imposed fees in accordance with IFRIC 21.

Imposed fees totalled SEK 165 million (144) for the quarter, of which the risk tax amounted to SEK 92 million (92), the resolution fee to SEK 52 million (52) and interest-free lending to the Riksbank to SEK 21 million (-).



### January–December 2025 compared with January–December 2024

Operating profit decreased to SEK 2,764 million (2,900), primarily due to lower net interest income. This was partially offset by a positive outcome for net credit losses. The return on equity amounted to 9.5% (10.4) and the C/I ratio was 36.8% (35.5).

Net interest income declined to SEK 5,141 million (5,288), mainly due to lower lending and deposit margins due to falling market interest rates. Higher deposit volumes positively impacted the item. The fee for the national deposit guarantee amounted to SEK 93 million (79) for the period.

Net commission expenses increased to SEK 45 million (expense: 54) mainly due to increased revenue from insurance mediation.

The net result of financial transactions decreased to income of SEK 66 million (income: 86), primarily due to the buy-back of issued debt. For more information, please refer to [Note 3](#).

Costs increased to SEK 1,927 million (1,907), mainly as a result of higher personnel-related expenses and were partly offset by lower costs for consultants. Although the number of FTEs decreased to 1,077 (1,082), the average number of employees for the period as a whole was up on the comparative period.

Net credit losses resulted in a recovery of SEK 57 million (loss: 0). Confirmed credit losses totalled SEK 29 million (loss: 14) and recoveries for previous confirmed credit losses amounted to SEK 5 million (recoveries: 4). The difference between the periods was mainly attributable to an increase in defaulted exposures in the Private business area in the comparative period, which led to an increase in credit stage 3 exposures and a consequent increase in loss provisions. This trend was observed for most of 2024 due to higher interest rates. Credit stage 3 exposures stabilised toward the end of 2024, before subsequently declining in 2025 in conjunction with the recovery and write-off of defaulted exposures, and fewer new defaults arising. The increase

in confirmed credit losses for the current period arose as a consequence of the increased number of defaulted exposures in the comparative period. For more information on credit losses, loss allowances and credit quality, please refer to [Note 4](#) and [Note 5](#).

Imposed fees totalled SEK 596 million (570), of which the risk tax amounted to SEK 367 million (362), the resolution fee to SEK 207 million (208) and interest-free lending to the Riksbank to SEK 21 million (–).

Other comprehensive income, recognised directly under equity, decreased to SEK 551 million (income: 806), primarily due to interest-rate-related value changes, whereby net profit for the period, compared with the preceding period, was negatively impacted by falling euro interest rates. For more information, please see below and refer to [page 24](#).

#### → Other comprehensive income

The Group's financial position and development is reflected primarily in the income statement and balance sheet. Moreover, the applied accounting policies give certain revaluation effects, among other effects, which are recognised in other comprehensive income. Other comprehensive income is recognised directly under equity in the balance sheet.

Other comprehensive income includes the line item changes in cash-flow hedges that consist of unrealised value changes from derivatives used for hedging cash flows in the Group's funding in foreign currencies. Borrowings in cash-flow hedges are measured at amortised cost, where value changes are not recognised while derivatives that hedge borrowing are marked to market. This means that changes in rates, primarily in euro, can lead to significant volatility during the term, even if the effect of the interest rates movements over time is marginal. The line item is normally affected positively by a decline in market interest rates and negatively by a rise in market interest rates.

The line item financial assets measured at FVTOCI consists of unrealised value changes in interest-bearing securities (classified according to certain principles) in the liquidity reserve. The line item is primarily affected by changes in credit spreads in bond holdings.

The item revaluation effects of defined-benefit pension plans includes actuarial gains and losses where changes in the discount rate is the assumption that has the strongest impact on the item.

For more information, refer to [page 24](#).

#### → Net result of financial transactions

Net result of financial transactions, recognised in profit or loss, mainly arises through SBAB's application of financial instruments, for example derivatives used to manage interest and currency risks in the Group's assets and liabilities.

Within the framework for applying financial instruments, certain accounting temporary ("unrealised") valuation effects arise, which are driven primarily by external market fluctuations. Changes in market interest rates affect, for example, the value of derivatives and interest-rate risk hedged assets and liabilities. The largest items in the net result of financial transactions consist of these types of effects. Over time, market fluctuations and associated valuation effects typically amount to zero for the instruments that remain on the balance sheet until maturity. The majority of SBAB's current financial instruments are held until maturity. Periods with negative earnings are therefore often followed by periods with positive earnings, and vice versa.

Otherwise, the net result of financial transactions is primarily affected by realised gains and losses on divestments and repurchases of financial instruments and by interest compensation.

For more information, please refer to [Note 3](#).



## Balance sheet overview

SEK million	GROUP		
	31 Dec 2025	30 Sep 2025	31 Dec 2024
<b>ASSETS</b>			
Cash and balances at central banks	1,910	50	3,039
Chargeable treasury bills, etc.	–	–	–
Lending to credit institutions	8,123	14,565	8,173
Lending to the public (Note 5)	544,911	544,525	537,836
Bonds and other interest-bearing securities	91,291	106,472	97,375
Total other assets in the balance sheet	9,166	10,690	13,463
<b>TOTAL ASSETS</b>	<b>655,401</b>	<b>676,302</b>	<b>659,886</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
Liabilities to credit institutions	1,145	2,638	7,249
Deposits from the public	264,686	264,826	255,873
Issued debt securities, etc. (funding)	343,003	362,112	351,926
Subordinated debt	1,996	1,995	1,999
Total other liabilities in the balance sheet	16,089	16,591	16,741
<b>Total liabilities</b>	<b>626,919</b>	<b>648,162</b>	<b>633,788</b>
<b>Total equity</b>	<b>28,482</b>	<b>28,140</b>	<b>26,098</b>
– of which reserves/fair value reserve	–2,380	–2,266	–2,931
– of which, Tier 1 capital instruments	7,000	7,000	6,100
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>655,401</b>	<b>676,302</b>	<b>659,886</b>
CET1 capital ratio, %	14.2	14.8	12.7
Tier 1 capital ratio, %	18.8	19.5	16.3
Total capital ratio, %	20.1	20.8	17.5
Leverage ratio, % <sup>1)</sup>	4.28	4.32	4.19
LCR, %	225	238	196
NSFR, %	128	133	126

1) Calculated pursuant to Article 429 in Regulation (EU) No. 575/2013 of the European Parliament and of the Council.

## Trend for Q4 2025 compared with Q3 2025

### Balance sheet comments

Cash and balances at central banks increased to SEK 1.9 billion (0.1), attributable to an increase in surplus liquidity deposited with the Riksbank at year end. Chargeable treasury bills were unchanged at SEK 0 billion (0). Lending to credit institutions decreased to SEK 8.1 billion (14.6), primarily attributable to lower repo volumes maturing within the scope of normal short-term liquidity management. Bonds and other interest-bearing securities decreased to SEK 91.3 billion (106.5), primarily driven by sales of securities within the framework of normal liquidity reserve management. Lending to the public increased to SEK 544.9 billion (544.5), of which SEK 377.6 billion comprised residential mortgages, SEK 1.8 billion consumer loans, SEK 104.6 billion lending to property companies and SEK 60.8 billion lending to tenant-owners' associations. For more information on lending to the public, please refer to [pages 12–13](#) and [Note 5](#).

Liabilities to credit institutions decreased to SEK 1.1 billion (2.6), primarily driven by inflows of securities connected to derivatives (CSAs). Deposits from the public decreased to SEK 264.7 billion (264.8), of which 86% comprised retail deposits and the remainder non-operational deposits pursuant to the liquidity coverage regulations (EU 2015/61). For more information on deposits from the public, please refer to [pages 12–13](#). For information about issued debt securities, please refer to the "Funding" section below. Equity increased to SEK 28.5 billion (28.1), primarily due to net profit for the period. Other comprehensive income, recognised directly under equity, decreased to an expense of SEK 114 million (income: 9), primarily due to the earnings impact of changed cross-currency basis spreads. For more information on this item, please refer to [page 24](#).

### Funding

The fourth quarter started with a US government shutdown, which only reopened in mid-November, and which resulted, inter alia, in the usual inflation and labour market data in the period not being published. Despite this, the US Federal Reserve (Fed) chose to cut the federal funds rate both in October and in December, thus ending the year with an upper

federal funds rate of 3.75%. The market continues to expect further rate cuts in 2026.

The European Central Bank (ECB) chose to leave the key interest rate unchanged after its last meeting of the year, while continuing to communicate that future decisions are highly dependent on future datapoints. While expectations for inflation and growth were revised slightly upward both for 2025 and for 2026, the market is not pricing in any near-term interest rate changes.

In Sweden, the Riksbank left the policy rate unchanged at 1.75% after its last meeting of the year in December, with the motivation that inflation was approaching the target. In connection with the announcement, the Riksbank's own growth forecast was revised upward slightly, at the same time as the policy rate path was left largely unchanged compared with the announcement in September, albeit slightly more hawkish. Swedish interest rates remained stable following the Riksbank's announcement, although they gradually rose across large parts of the curve over the quarter as a whole.

Swedish and European borrowing markets continue to function satisfactorily, although funding needs are normally seasonally lower during the latter part of the year. Credit spreads both in the SEK and in the EUR markets ended the quarter near the lowest levels for the year.

In addition to continuous issues in the Swedish covered bond market, SBAB issued a EUR 500 million public green senior preferred bond in the European market in October.

During the quarter as a whole, issued debt securities totalled SEK 12.2 billion (4.6). In parallel, securities were repurchased for SEK 12.6 billion (5.1) and securities amounting to SEK 15.8 billion (0.9) matured. Alongside changes in premiums/discounts and changes in SEK exchange rates, this resulted in a decrease in issued debt securities outstanding of SEK 19.1 billion to a total of SEK 343.0 billion (362.1). In total, the SBAB Group has issued bonds corresponding to SEK 91.3 billion in 2025 (of which SEK 68.8 billion comprised covered bond funding and SEK 22.4 billion unsecured funding), which can be compared with the total bonds maturing in 2025 of about SEK 84.4 billion. Total funding required in 2026 is expected to amount to about SEK 70 billion.

At the end of the quarter, unsecured funding amounted to SEK 45.1 billion (49.6), of which SEK 23.8 billion (24.0) comprised senior non-preferred bonds, SEK 21.3 billion (24.6) other senior unsecured bonds and SEK 0.0 billion (1.0) commercial paper.

Funding through the issue of covered bonds is conducted by the wholly-owned subsidiary, SCBC. Total covered bond funding amounted to SEK 297.7 billion (312.5) at the end of the quarter, of which SEK 230.9 billion was in SEK and SEK 67.0 billion was in foreign currencies.

According to SBAB's internal assessment, at the end of the quarter the minimum requirement for own funds and eligible liabilities (MREL) amounted to 26.5% of REA, corresponding to about SEK 40.0 billion. On the same date, the subordinated target level requirement was estimated to amount to 6% of LRE, corresponding to about SEK 39.7 billion. At the end of the quarter, SBAB's total MREL resources amounted to SEK 64 billion, of which SEK 50 billion consisted of subordinated MREL resources.

### Liquidity position

SBAB's liquidity reserve primarily comprises liquid, interest-bearing securities with high ratings<sup>1)</sup>. At the end of the quarter, the market value of the assets in the liquidity reserve amounted to SEK 90.4 billion (111.5). Taking the Riksbank's and the ECB's haircuts into account, the liquidity value of the assets was SEK 87.7 billion (106.1).

SBAB measures and stress-tests liquidity risk, for example, by calculating the survival horizon. The survival horizon at the end of the quarter totalled 524 days (545), which the company deems satisfactory.

According to the European Commission's Delegated Regulation with regard to liquidity coverage requirements, on 31 December 2025, the LCR was 225% (238) in all currencies combined, which exceeds the minimum requirement of 100%. Measured in SEK, the LCR was 187% (194). The net stable funding ratio (NSFR) amounted to 128% (133) according to Regulation (EU) 2019/876 of the European Parliament and the Council.

For more information on SBAB's liquidity, please refer to [Note 10](#).

1) Also encompasses non-HQLA (high quality liquid assets) classified assets included in the Riksbank's or the ECB's lists of assets eligible as collateral.

### Capital position

The risk exposure amount (REA) decreased to SEK 150.8 billion (150.9), partly due to reduced holdings of covered bonds in the liquidity portfolio. This development was largely offset by the annual recalculation of operational risk and higher outcomes from the risk-weight floor for mortgages. SBAB's CET1 capital decreased during the quarter to SEK 21.3 billion (22.4), primarily due to a larger deduction for the expected dividend, from 40% to 100% of net profit for the year<sup>1</sup>. At the end of the quarter, SBAB's CET1 capital ratio amounted to 14.2% (14.8) and the total capital ratio was 20.1% (20.8).

As per 31 December 2025, the Swedish FSA's collected capital requirements are estimated to correspond to a CET1 capital ratio of 10.0% and a total capital ratio of 14.3%. SBAB's capital targets thus corresponded to a CET1 capital ratio of not less than 11.0% and a total capital ratio of not less than 14.9%.

Application of the Banking Package started on 1 January 2025. The new output floor of 72.5% (with a phase-in from 50% over five years) for IRB exposures is not expected to be binding for SBAB in the near term. At the end of the quarter, SBAB's headroom to the capital floor amounted to SEK 59.2 billion.

Since the end of 2024, SBAB has had an ongoing application with the Swedish FSA for a new LGD model for retail exposures, which will be applied for private individuals with mortgages and unsecured consumer loans.

The Swedish FSA's decision on the supervisory review and evaluation process (SREP), notified on 30 September 2025, includes Pillar 2 guidance for SBAB of 0% on the risk-weighted capital requirement and 0.15% on the leverage ratio, compared with the previous requirements of 0% on the risk-weighted capital requirement and 0.5% on the leverage ratio. The total leverage ratio requirement encompasses the Pillar 2

guidance of 0.15% as well as a minimum requirement of 3%, which results in a total leverage ratio requirement of 3.15% of the exposure amount. The leverage ratio amounted to 4.28% (4.32) as of 31 December 2025.

For more information on SBAB's capital position, please refer to [Note 11](#) and [Note 12](#).

1) In a decision by the Swedish FSA, subject to the company's auditors being able to confirm the surplus and that deductions for any dividends and foreseeable costs have been conducted pursuant to the Regulation on Prudential Requirements for Credit Institutions and Investment Firms and that these calculations have been conducted in compliance with the Commission Delegated Regulation (EU) No 241/2014, SBAB received approval for using the surplus in own-funds calculations. Deloitte AB conducted the above review for 31 December 2025. This means that net profit for the year has been included in own funds and that expected dividends have reduced own funds.

### Capital adequacy (outcome Pillar 1)

SEK million	CONSOLIDATED SITUATION	
	31 Dec 2025	30 Sep 2025
Credit risk – IRB approach	42,647	42,614
– of which, retail exposures (IRBA)	8,935	9,533
– of which, corporate exposures (FIRB)	33,712	33,081
Credit risk – Standardised approach	8,682	9,862
– of which, counterparty risk	746	777
Credit valuation adjustment (CVA) risk	1,909	2,014
Market risk (standardised approach)	689	735
Operational risk	8,203	7,696
Additional requirements (risk-weight floor, Article 458 CRR)	88,638	87,935
<b>Total REA</b>	<b>150,768</b>	<b>150,856</b>
CET1 capital	21,335	22,381
Tier 1 capital	28,335	29,381
Total capital	30,333	31,388
CET1 capital ratio, %	14.2	14.8
Tier 1 capital ratio, %	18.8	19.5
Total capital ratio, %	20.1	20.8
Leverage ratio, %	4.28	4.32

### Components of the capital target

% of REA	CONSOLIDATED SITUATION	
	31 Dec 2025	30 Sep 2025
<b>Total capital requirements according to the Swedish FSA<sup>1</sup></b>	<b>14.3</b>	<b>14.3</b>
– of which, Pillar 1 minimum requirement <sup>2</sup>	8.0	8.0
– of which, Pillar 2 requirement (P2R)	1.8	1.8
– of which, Capital conservation buffer	2.5	2.5
– of which, Countercyclical buffer	2.0	2.0
– of which, Pillar 2 guidance (P2G)	–	–
<b>SBAB's capital target</b>	<b>14.9</b>	<b>14.9</b>
<b>CET1 capital requirements according to the Swedish FSA<sup>1</sup></b>	<b>10.0</b>	<b>10.0</b>
– of which, Pillar 1 minimum requirement <sup>2</sup>	4.5	4.5
– of which, Pillar 2 requirement (P2R)	1.0	1.0
– of which, Capital conservation buffer	2.5	2.5
– of which, Countercyclical buffer	2.0	2.0
– of which, Pillar 2 guidance (P2G)	–	–
<b>SBAB's capital target<sup>3</sup></b>	<b>11.0–13.0</b>	<b>11.0–13.0</b>

1) Pertains to the statutory requirements including the Swedish FSA's P2R and P2G.

2) Includes the Pillar 1 risk weight floor, Swedish mortgages (Article 458 of the CRR, Regulation (EU) No 575/2013)

3) Supplementary capital target for CET1 capital decided by the CEO, see page 20

# Other information

## SBAB's financial targets from the owner (until 31 December 2025)

- **Profitability:** A return on equity of no less than 10% over a business cycle.
- **Capitalisation:** The CET1 capital ratio and total capital ratio should be at least 0.6 percentage points higher than the requirements communicated by the Swedish FSA. The CEO has decided on a supplementary capital target for CET1 capital, which entails, under normal circumstances, SBAB maintaining a buffer equivalent to 1–3 percentage points above the Swedish FSA's communicated requirements over time. The target is a complement to the lower limit of 0.6 percentage points decided by the Board.
- **Dividend:** Ordinary dividend of at least 40% of profit for the year after tax, taking the Group's capital structure into account.

## Updated financial targets (from 1 January 2026)

In December, SBAB's Board of Directors adopted updated financial targets for the SBAB Group pursuant to the new ownership policy that was published in February 2025. The new targets apply from 1 January 2026. For more information, please refer to page 6.

## FI closes investigation of SBAB

In October 2024, the Swedish FSA started an investigation into SBAB's credit risk management, risk control and governance related to commercial lending on residential properties. On 17 December, the Swedish FSA announced the wind up of the investigation and that the case had been closed. For more information, refer to the Swedish FSA's website.

## Rating

In November, based on its updated view of default risk on certain hybrid instruments of European banks, Standard & Poor's (S&P) upgraded SBAB's Junior Subordinated Rating from BB to BB+. In December, SBAB's overall Issuer Credit Rating of A+ with a stable outlook was affirmed.

During the quarter, Moody's introduced changes to its bank rating methodology. In December, Moody's affirmed all of SBAB's credit ratings, including the overall Issuer Rating of A1 with a stable outlook.

## Dividend

The Board intends to propose to the Annual General Meeting that a dividend of SEK 2,175 million be distributed for 2025, corresponding to 100% of the Group's net profit.

## Events after the end of the period

### *Changes in the Board of Directors*

On 13 January, Rikard Josefson stepped down from his role as a Board member of SBAB.

## Auditors' review report

This report has been reviewed by the company's auditor in accordance with the International Standard on Review Engagements ISRE 2410. The review report can be found at the end of this report.

## Outcomes for owner's financial targets

	2025	2024	2023	2022	2021
Dividend, %	100 <sup>1)</sup>	40	40	40	40
Return on equity, %	9.5	10.4	11.5	10.5	11.1
CET1 capital ratio, above Swedish FSA requirement, %	4.2	2.6	2.2	2.6	4.3
Total capital ratio, above Swedish FSA requirement, %	5.8	3.1	2.6	3.0	4.2

<sup>1)</sup> The basis for the Board regarding appropriation of profits for 2025 is to propose a dividend of 100% of the Group's net profit for the year.

## Long-term climate goal for 2030

SBAB has adopted a long-term climate goal to reduce the company's total emissions intensity (kgCO<sub>2</sub>e per m<sup>2</sup>) for its lending portfolio (excluding building credits) 50% by 2030 compared with the base year 2022. The climate goal is a major and important step for SBAB in driving the green transition together with our customers. The goal is aligned with the Paris Agreement's goal of limiting the global temperature increase to 1.5 °C and is reported each year in our annual report (available here for [2024](#)).



Read more in  
SBAB's Annual  
Report 2024



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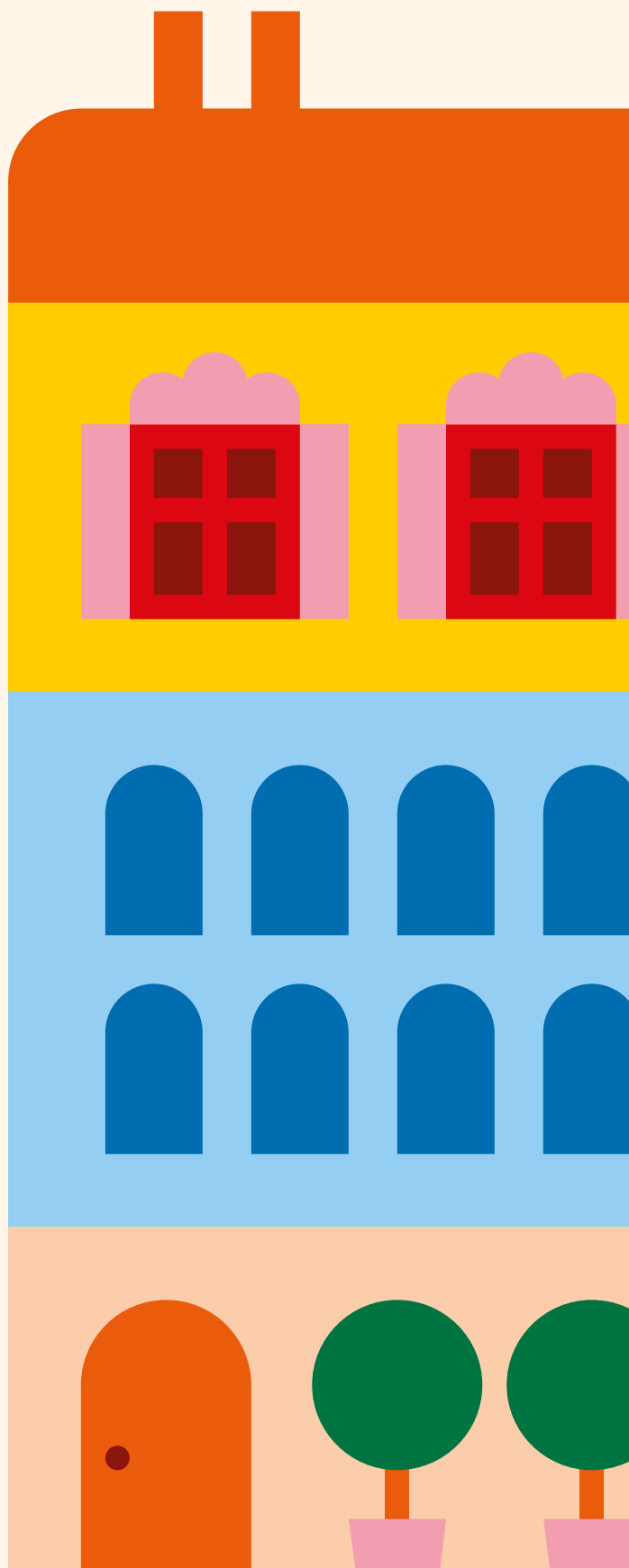
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# Condensed income statement

SEK million	GROUP				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan-Dec	Jan-Dec
Interest income <sup>1)</sup>	4,633	4,979	6,297	20,433	28,153
Interest expense	-3,363	-3,701	-4,958	-15,292	-22,865
<b>Net interest income</b>	<b>1,270</b>	<b>1,278</b>	<b>1,339</b>	<b>5,141</b>	<b>5,288</b>
Commission income	14	19	10	53	38
Commission expense	-26	-24	-23	-98	-92
Net result of financial transactions (Note 3)	69	-6	73	66	86
Other operating income	17	17	15	68	57
<b>Total operating income</b>	<b>1,344</b>	<b>1,284</b>	<b>1,414</b>	<b>5,230</b>	<b>5,377</b>
Personnel costs	-310	-289	-274	-1,167	-1,025
Other expenses	-160	-126	-176	-593	-671
Depreciation, amortisation and impairment of PPE and intangible assets	-50	-38	-95	-167	-211
<b>Total expenses before credit losses and imposed fees</b>	<b>-520</b>	<b>-453</b>	<b>-545</b>	<b>-1,927</b>	<b>-1,907</b>
<b>Profit before credit losses and imposed fees</b>	<b>824</b>	<b>831</b>	<b>869</b>	<b>3,303</b>	<b>3,470</b>
Net credit losses (Note 4)	17	20	5	57	0
Imposed fees: Risk tax, resolution fee and interest-free lending to Riksbank <sup>2)</sup>	-165	-144	-143	-596	-570
<b>Operating profit</b>	<b>676</b>	<b>707</b>	<b>731</b>	<b>2,764</b>	<b>2,900</b>
Tax	-144	-150	-156	-589	-618
<b>Net profit for the period/year</b>	<b>532</b>	<b>557</b>	<b>575</b>	<b>2,175</b>	<b>2,282</b>

<sup>1)</sup> In Q4 2025 interest income on financial assets measured at amortised cost, calculated using the effective-interest method, amounted to SEK 4,070 million and for the corresponding period the previous year to SEK 5,155 million for the Group.

<sup>2)</sup> Interest-free lending to Riksbanken does not effect the reported comparative.

# Condensed statement of comprehensive income

SEK million	GROUP				
	2025 Q4	2025 Q3	2024 Q4	2025 Jan-Dec	2024 Jan-Dec
<b>Net profit for the period/year</b>	<b>532</b>	<b>557</b>	<b>575</b>	<b>2,175</b>	<b>2,282</b>
<b>Other comprehensive income</b>					
<i>Components that will be reclassified to profit or loss</i>					
Financial assets measured at FVTOCI	25	49	-173	275	92
Changes related to cash-flow hedges	-165	-33	129	438	943
Other	-	-	-	1	-
Tax attributable to components that will be reclassified to profit or loss	29	-3	9	-147	-213
<i>Components that will not be reclassified to profit or loss</i>					
Revaluation effects of defined-benefit pension plans	-4	-5	2	-20	-20
Tax attributable to components that will not be reclassified to profit or loss	1	1	-	4	4
<b>Other comprehensive income/loss</b>	<b>-114</b>	<b>9</b>	<b>-34</b>	<b>551</b>	<b>806</b>
<b>Total comprehensive income/loss for the period/year</b>	<b>418</b>	<b>566</b>	<b>-541</b>	<b>2,726</b>	<b>3,088</b>

The Group's financial position and development is reflected in the income statement and balance sheet. Moreover, the applied accounting policies give certain revaluation effects, that are recognised in other comprehensive income.

Other comprehensive income includes changes in cash-flow hedges that consist of unrealised value changes from derivatives used for hedging cash flows in the Group's funding in foreign currencies. Funding in cash flow hedges is measured at amortised cost, where value changes are not recognised while derivatives that hedge borrowing are marked to market. This means that changes in rates, primarily in euro, can lead to volatility during the term, even if the long-term result is zero. The line item is normally affected positively by a decline in interest rates and negatively by a rise in interest rates.

Financial assets measured at FVTOCI consist of unrealised value changes in debt securities (classified according to certain principles) in the liquidity reserve. The line item is primarily affected by changes in credit spreads in bond holdings.

The item revaluation effects of defined-benefit pension plans includes actuarial gains and losses where change in the discount rate is the assumptions that have the strongest impact on the item.

For further information, refer to SBAB's 2025 Annual Report, [Note G 1](#). See also the Financial development section for comments on the outcome of the period.



# Condensed balance sheet

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
<b>ASSETS</b>		
Cash and balances at central banks	1,910	3,039
Chargeable treasury bills, etc.	–	–
Lending to credit institutions	8,123	8,173
Lending to the public (Note 5)	544,911	537,836
Value changes of interest-rate-risk hedged items in macro hedges	–121	–357
Bonds and other interest-bearing securities	91,291	97,375
Derivatives (Note 6)	6,717	11,296
Shares and participation in associated companies and joint ventures	7	6
Deferred tax assets	544	697
Intangible assets	497	453
Property, plant and equipment	190	221
Other assets	631	210
Prepaid expenses and accrued income	701	937
<b>TOTAL ASSETS</b>	<b>655,401</b>	<b>659,886</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Liabilities to credit institutions	1,145	7,249
Deposits from the public	264,686	255,873
Issued debt securities, etc.	343,003	351,926
Derivatives (Note 6)	10,224	10,848
Other liabilities	1,081	1,879
Accrued expenses and deferred income	4,781	4,012
Provisions	3	2
Subordinated debt	1,996	1,999
<b>Total liabilities</b>	<b>626,919</b>	<b>633,788</b>
<b>Equity</b>		
Share capital	1,958	1,958
Reserves/Fair value reserve	–2,380	–2,931
Additional Tier 1 instruments	7,000	6,100
Retained earnings	19,729	18,689
Net profit for the year	2,175	2,282
<b>Total equity</b>	<b>28,482</b>	<b>26,098</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>655,401</b>	<b>659,886</b>

# Condensed statement of changes in equity

SEK million	GROUP				Total equity
	Share capital	Reserves/Fair value reserve	Additional Tier 1 instruments	Retained earnings and net profit for the year <sup>1)</sup>	
<b>Opening balance, 1 January 2025</b>	<b>1,958</b>	<b>-2,931</b>	<b>6,100</b>	<b>20,971</b>	<b>26,098</b>
Additional Tier 1 instruments	-	-	900	-	900
Additional Tier 1 instruments, dividend	-	-	-	-329	-329
Dividend paid	-	-	-	-913	-913
Other comprehensive income	-	551	-	-	551
Net profit for the year	-	-	-	2,175	2,175
<b>Comprehensive income for the year</b>	<b>-</b>	<b>551</b>	<b>-</b>	<b>2,175</b>	<b>2,726</b>
<b>Closing balance, 31 December 2025</b>	<b>1,958</b>	<b>-2,380</b>	<b>7,000</b>	<b>21,904</b>	<b>28,482</b>
<b>Opening balance, 1 January 2024</b>	<b>1,958</b>	<b>-3,737</b>	<b>5,800</b>	<b>20,069</b>	<b>24,090</b>
Additional Tier 1 instruments	-	-	300	-	300
Additional Tier 1 instruments, dividend	-	-	-	-417	-417
Dividend paid	-	-	-	-963	-963
Other comprehensive income	-	806	-	-	806
Net profit for the year	-	-	-	2,282	2,282
<b>Comprehensive income for the year</b>	<b>-</b>	<b>806</b>	<b>-</b>	<b>2,282</b>	<b>3,088</b>
<b>Closing balance, 31 December 2024</b>	<b>1,958</b>	<b>-2,931</b>	<b>6,100</b>	<b>20,971</b>	<b>26,098</b>

1) Retained earnings includes the Parent Company's statutory reserve, which is not distributable.

# Condensed cash-flow statement

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Opening cash and cash equivalents	11,212	18,157
<b>OPERATING ACTIVITIES</b>		
Interest and commissions paid/received	6,104	5,946
Outflows to suppliers and employees	-2,356	-2,266
Taxes paid/refunded	-1,138	-951
Change in assets and liabilities of operating activities <sup>1)</sup>	-3,235	-8,395
<b>Cash flow from operating activities</b>	<b>-625</b>	<b>-5,666</b>
<b>INVESTING ACTIVITIES</b>		
Change in property, plant and equipment	-16	-24
Change in intangible assets	-141	-126
Acquisition of subsidiaries, participation in associated companies and joint ventures	-	-1
<b>Cash flow from investing activities</b>	<b>-157</b>	<b>-151</b>
<b>FINANCING ACTIVITIES</b>		
Dividend paid	-913	-963
Change in Tier 1 capital instrument	900	300
Dividend and costs referred to Tier 1 capital instrument <sup>1)</sup>	-330	-419
Change in subordinated loan	-	-
Repayment of lease liabilities	-48	-46
<b>Cash flow from financing activities</b>	<b>-391</b>	<b>-1,128</b>
<b>Increase/decrease in cash and cash equivalents</b>	<b>-1,179</b>	<b>-6,945</b>
<b>Closing cash and cash equivalents</b>	<b>10,033</b>	<b>11,212</b>

<sup>1)</sup> The cash flow statement as been change so that coupon payments for the Tier 1 capital instruments are reported as dividends with financing activities, in line with the instruments classification as equity.

Cash and cash equivalents are defined as cash and lending to credit institutions.

## Change in liabilities attributable to financing activities

SEK million	GROUP									
	Opening balance 1 Jan 2025	Cash flow	Non-cash items		Closing balance 31 Dec 2025	Opening balance 1 Jan 2024	Cash flow	Non-cash items		Closing balance 31 Dec 2024
			Fair value	Other				Fair value	Other	
Subordinated debt	1,999	-	-	-3	1,996	1,998	-	-	1	1,999
Lease liabilities	157	-48	-	24	133	183	-46	-	20	157
Additional Tier 1 instruments	6,100	900	-	-	7,000	5,800	300	-	-	6,100
<b>Total</b>	<b>8,256</b>	<b>852</b>	<b>-</b>	<b>21</b>	<b>9,129</b>	<b>7,981</b>	<b>254</b>	<b>-</b>	<b>21</b>	<b>8,256</b>

## Note 1 Accounting policies

The SBAB Group applies IFRS® Accounting Standards as adopted by the EU. In addition to these accounting standards, Finansinspektionen's (the Swedish FSA) regulations and general guidelines on annual accounts for credit institutions and securities companies (FFFS 2008:25), the Swedish Annual Accounts Act for Credit Institutions and Securities Companies, and the Swedish Financial Reporting Board's recommendation RFR 1 Supplementary Accounting Rules for Groups were taken into consideration. The Group's interim report fulfils the requirements stipulated under IAS 34, Interim Financial Reporting.

Statutory IFRS is applied for the Parent Company, which means that this interim report has been prepared in compliance with IFRS subject to the additions and exceptions that ensue from the Swedish Financial Reporting Board's recommendation RFR 2 Accounting for Legal Entities, the Swedish FSA's regulations and general guidelines on annual accounts for credit institutions and securities companies (FFFS 2008:25), and the Swedish Annual Accounts Act for Credit Institutions and Securities Companies.

The amounts stated in the notes comprise carrying amounts in million Swedish krona (SEK million) unless stated otherwise. No adjustments are performed for rounding so differences in totals may arise.

### Interest-free deposits with the Riksbank

The Riksbank has decided that Swedish credit institutions are to hold deposits in an account at the Riksbank from 31 October 2025 until the Riksbank decides otherwise. However, the first period is estimated at eight months. The Riksbank has set the interest rate on these accounts at 0%. The deposit with the Riksbank is reported under Lending to credit institutions. Given that no agreement has been made between the credit institutions and the Riksbank, and due to

the fact that the deposit results from a law and that SBAB receives no consideration for this deposit, the lost interest is considered to be a state tax and, as such, is reported under the item "imposed fees." The imposed fee has been calculated based on the Riksbank's policy rate according to the interest rate prevailing at the time of the deposit and is reported directly without accrual accounting. To balance the imposed fee, a credit entry is reported in interest income under Net interest income. This has also been calculated based on the Riksbank's policy rate according to the interest rate prevailing at the time of the deposit.

### New and amended accounting principles that come into effect in 2025 or later

IFRS 18 Presentation and Disclosure in Financial Statements will replace IAS 1 Presentation of Financial Statements. The new standard will be effective for fiscal years beginning on or after 1 January 2027. Analysis is underway of the effect the new standard will have on the SBAB Group's financial report. The assessment is that the new standard will have limited impact on SBAB. The main changes introduced by the new standard entail slightly different presentation of the income statement as well as the addition of a new note disclosing Management-defined Performance Measures (MPMs).

Other amended accounting policies that enter force in 2025 or later, such as the IASB's published amendments regarding classification and measurement of financial instruments in IFRS 9 and IFRS 7, are assessed as having no material impact on the SBAB Group's accounting and financial statements.

The condensed interim reports are prepared on a going concern basis. The condensed interim reports were approved by the Board for publication on 12 February 2026.

## Note 2 Changes in risks

### Credit risk in lending operations

The credit risk in SBAB's lending portfolio remained low during the fourth quarter of 2025. The share of customers experiencing payment difficulties decreased during the quarter, mainly due to the currently lower interest rates. Within the Private business area, this has been observed through reduced exposure within credit stage 3 due to write offs and cures for defaulted customers and fewer new defaults. In addition, credit bureau information for all customers in the lending portfolio was updated, which led to positive rating grade migrations in the Private business area. Market values for houses and condominiums were updated resulting in lower market values, but not any significant changes in credit risk. Within the Corporates & Associations business area, a customer recovered from default and migrated to credit stage 1, while an individually assessed loss provision was set for a different customer resulting in a migration to credit stage 3, which in total led to increased loss provisions.

Total loss provisions for expected credit losses (ECL) amounted to SEK 214 million as of December 31, 2025, compared to SEK 238 million as of September 30, 2025.

The Loan-to-Value (LTV) ratio for private individuals, real estate companies, and tenant-owners' associations amounted to 60%, 59%, and 32% respectively per 31 December 2025, compared to 59%, 60%, and 32% respectively per 30 September 2025. For more information on credit losses, loss allowances, and credit quality, see [Note 4](#).

Since SBAB's business model is exclusively based on financing housing, flood risk within sustainability is identified as one of the primary climate risks in the lending operations. Climate risk within the lending portfolio is measured by a key risk indicator (KRI) that is defined as a value that indicate a change in climate risk profile. The KRI covers the acute physical risks regarding floods and monitors the share of capital linked to houses in zones with an elevated risk of flooding. During the fourth quarter of 2025 the results from the KRI does not indicate any significant changes in risk.

### Counterparty credit risk in treasury operations

SBAB models counterparty credit risk according to CRR II Standardised Approach (SA-CCR). Total exposure to SBAB's transactional counterparties decreased to SEK 4,705 million as of 31 December 2025 compared to SEK 6,287 million as of 30 September 2025.

### Liquidity risk

SBAB's liquidity position remained strong during the fourth quarter of 2025. LCR by end of the fourth quarter of 2025 decreased in comparison with the third quarter. The survival horizon decreased in comparison with the third quarter. The over collateralization level (OC-level) increased slightly in comparison with the third quarter. NSFR has decreased slightly in comparison with the third quarter. See [Note 10](#) and Balance sheet for more information.

### Market risk

The main market risks for SBAB are interest rate risk and credit spread risk. Interest rate risk (delta EVE) measured according to FI's pillar 2 method is 504 million as of 31 December compared to 355 on 30 September. The model's driving interest rate shock scenario is, as it was by 30 September, "short-term interest rate up." Credit spread risk, measured with stressed VaR, is 982 as of 31 December compared to 1,072 at 30 September. Currency risk remains low, according to SBAB's guidelines.

### Operational risk

The change of SBAB's core ICT-system, with end date in the first quarter of 2028, is ongoing and complex. Therefore, the project is still a source to exposure for operational risks.

### Business risk

Financial markets and the real economy continue to be impacted by the current geopolitical situation, as well as by the falling interest rates. The impact on SBAB's financial position is however moderate. Lower margins are assessed to affect Business risk. No material changes in the competitive landscape were observed during the last quarter and SBAB has not entered any new, or exited any existing, markets or segments.

### Concentration risk

The lending to the ten largest customer groups accounted for 8 percent of total lending volume, in line with the end of third quarter of 2025. SBAB has a limited lending on commercial property which amounted to 2 percent of lending to the public as of the fourth quarter of 2025, which is essentially unchanged compared to the third quarter of 2025. For more information on the geographical distribution of the lending portfolio, please refer to [Note 5](#). SBAB also evaluates the capital requirement for concentration risk on a regular basis and quantifies the risk with economic capital risk for credit risk exposures. For more information, please see [Note 12](#).

### Note 3 Net result of financial transactions

SEK million	GROUP				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan-Dec	Jan-Dec
<b>Gains/losses on interest-bearing financial instruments</b>					
– Change in value of hedged items in hedge accounting	56	142	375	–1,560	–1,599
– Derivatives in hedge accounting	–12	–158	–335	1,573	1,587
– Other derivatives	–102	2	–145	–134	–69
– Interest-bearing securities, Fair Value Option	0	0	–	0	2
– Interest-bearing securities at fair value through other comprehensive income	46	–4	3	25	–70
– Interest-bearing securities at amortised cost	–5	–6	–4	–13	–78
– Realised gain/loss from financial liabilities at amortised cost	26	9	170	88	284
– Loan receivables at amortised cost	60	9	6	90	22
Currency translation effects	0	0	3	–3	7
<b>Total</b>	<b>69</b>	<b>–6</b>	<b>73</b>	<b>66</b>	<b>86</b>

SBAB uses derivatives to manage interest-rate and currency risk in the Group's assets and liabilities. Derivatives are recognised at fair value in the balance sheet. SBAB's risk management and hedge accounting strategies entail that profit variations between periods may arise for individual items in the table

above, as a result of changes in market interest rates, but that they are in general offset by profit variations in other items. Profit variations not neutralised through risk management and hedge accounting are commented on in the income statement overview.

### Note 4 Net credit losses

SEK million	GROUP				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan-Dec	Jan-Dec
<b>Lending to the public</b>					
Confirmed credit losses	–7	–6	–4	–29	–14
Recoveries of previously confirmed credit losses	1	1	1	5	4
Adjustment of interest, written down loans	–1	–1	0	–1	4
Change in provision for the period – credit stage 1	5	0	–5	8	32
Change in provision for the period – credit stage 2	14	5	–4	22	15
Change in provision for the period – credit stage 3	6	21	16	53	–48
Guarantees <sup>1)</sup>	0	0	0	0	0
<b>Net credit losses for the period – lending to the public</b>	<b>18</b>	<b>20</b>	<b>4</b>	<b>58</b>	<b>–7</b>
<b>Loan commitments and building credits<sup>2)</sup></b>					
Change in provision for the period – credit stage 1	–1	0	0	–1	3
Change in provision for the period – credit stage 2	0	0	1	0	3
Change in provision for the period – credit stage 3	0	0	0	0	1
<b>Net credit losses for the period – loan commitments and building credits</b>	<b>–1</b>	<b>0</b>	<b>1</b>	<b>–1</b>	<b>7</b>
<b>Other financial instruments</b>					
Change in provision for the period – credit stage 1	0	0	0	0	0
<b>Net credit losses for the period – other financial instruments</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>17</b>	<b>20</b>	<b>5</b>	<b>57</b>	<b>0</b>

<sup>1)</sup> The item includes guarantees for loan commitments.

<sup>2)</sup> Credit provisions for loan commitments and building credits are included in the "Provisions" item in the balance sheet

## Note 4 Net credit losses, Cont.

During the fourth quarter of 2025, total credit losses amounted to positive SEK 17 million (positive 20). Confirmed credit losses amounted to SEK 7 million (6) and recoveries for previously confirmed credit losses amounted to SEK 1 million (1). Total loan loss provisions decreased by SEK 24 million (decrease by 26). Loss provisions decreased by SEK 5 million (unchanged) for loans in credit stage 1, decreased by SEK 14 million (decrease by 5) for loans in credit stage 2 and decreased by SEK 6 million (decrease by 21) for loans in credit stage 3.

During the quarter, exposures in credit stage 3 within the Private business area decreased due to write-offs and cures for defaulted exposures in combination with fewer new defaults. Rating grade migrations within the Private business area were positive, mainly due to updated credit bureau information. Within the Corporates & Associations business area, a customer recovered

from default and migrated to credit stage 1, while an individually assessed loss provision was set for a different customer resulting in a migration to credit stage 3, which in total led to increased loss provisions. The forward-looking information used in the impairment model was updated during the quarter and led to slightly increased loss provisions due to somewhat worse forecasts for interest rates.

Loss provisions for loan commitments and building credits increased by SEK 1 million (unchanged) for the fourth quarter of 2025. Guarantee amounts that can be utilised to cover credit losses remained unchanged (unchanged) during the quarter.

## Sensitivity analysis of forward-looking information

### Lending to the public and loan commitments

	Scenario 1 (40%)			Scenario 2 (10%)			Scenario 3 (25%)			Scenario 4 (25%)		
Factors	2026	2027	2028	2026	2027	2028	2026	2027	2028	2026	2027	2028
GDP <sup>1)</sup> , Δ	+2.7%	+2.0%	+2.0%	+3.6%	+3.6%	+2.9%	-4.1%	+2.5%	+3.3%	-1.5%	-2.3%	+1.1%
Repo rate	1.9%	2.1%	2.2%	1.7%	2.2%	2.4%	2.2%	2.5%	2.5%	2.6%	3.2%	3.2%
Unemployment	8.4%	7.8%	7.2%	8.2%	6.8%	6.1%	9.6%	10.9%	9.6%	8.9%	9.7%	10.0%
House prices, Δ	+5.0%	+4.2%	+3.7%	+5.4%	+4.2%	+4.3%	-6.3%	-2.1%	+1.0%	-10.3%	-12.2%	-3.9%
Prices of tenant-owners' rights, Δ	+5.7%	+4.7%	+4.2%	+6.7%	+3.7%	+4.7%	-8.8%	-3.4%	+0.6%	-12.1%	-15.3%	-3.2%
Property prices, Δ	+1.4%	+4.2%	+4.6%	+3.1%	+3.4%	+4.0%	-7.4%	-1.3%	-3.6%	-9.0%	-5.7%	-12.1%
ECL	SEK 144 million			SEK 139 million			SEK 224 million			SEK 345 million		
Weighted ECL <sup>2)</sup>	SEK 214 million											

1) Not included in the ECL calculation

2) Of which, SEK 211 million was attributable to lending to the public and SEK 3 million to off-balance-sheet items linked to loan commitments and building credits

### Impairment model and credit loss provisions

SBAB has evaluated the macroeconomic development during the fourth quarter of 2025 and received updated macroeconomic forecasts from SBAB's Chief Economist to revise the forward-looking information applied in the impairment model for calculating expected credit losses (ECL model) and thereby loan loss provisions. The forward-looking information comprises four scenarios: A base scenario and three alternative scenarios, where the base scenario (scenario 1) is currently positive and describes a normal recovery from the current recession and represents the bank's expectations for Sweden's economy. The three alternative scenarios comprise one positive (scenario 2) and two negative (scenarios 3 and 4) relative to the base scenario. The most recent forward-looking information indicates stable interest rates going forward and price increases for housing and properties in the positive scenarios, while price decreases for housing and properties and rising unemployment dominate the negative scenarios. Compared to the previous forward-looking information, the

forecast for interest rates is slightly worse while the forecasts for unemployment and housing prices are marginally changed. The revised forward-looking information contributed to increased loss provisions of SEK 3 million during the quarter. The table above depicts the forward-looking information, consisting of a weighting of the four scenarios with forecasts of the macroeconomic factors applied in the ECL model.

The management overlay implemented as of December 31, 2024, for credit stage 1 and 2 in the Private business area, for upcoming updates to the PD and LGD models, was revised from SEK 30 million to SEK 20 million. The change was implemented as of December 31, 2025, due to lower loan loss provisions for private individuals within credit stages 1 and 2 as of year-end, which lead to a lower impact on loss provisions when implementing the new models. As of December 31, 2025, the total loss provisions amount to SEK 214 million, compared to SEK 238 million as of September 30, 2025. The bank is comfortable with the scope of the loss allowances.

## Note 4 Net credit losses, Cont.

### Overall credit quality

The credit quality in SBAB's lending to private individuals remained strong during the fourth quarter of 2025. Lending within the Private business area is based on a sound credit approval process that determines whether customers have the financial capacity required to meet their obligations. The Swedish Financial Supervisory Authority's annual mortgage survey, with data from 2024, shows that the financial conditions for new customers have improved slightly over the past year, even though the general economic development is uncertain. The improvement can, among other things, be explained by the fact that interest rates have been lowered following reduced inflation. The average Loan-to-Value ratio (3) (LTV) in the mortgage portfolio at the end of the quarter was 60% (59), and the average mortgage at the same time was SEK 2.0 million (2.0). The LTV in new loans granted during the quarter was 71% (70), and the Debt-to-Income ratio was 3.6 (3.5). During the fourth quarter of 2025, the loss provisions within the Private business area decreased by SEK 3 million.

The credit quality in SBAB's lending to real estate companies, property developers, and tenant-owners' associations also remained strong during the fourth quarter of 2025. For real estate companies and tenant-owners' associations, the average LTV at the end of the quarter was 59% (60) and 32% (32), respectively. In the Corporates & Associations business area, the granting of loans is based on an assessment of the customers' ability to generate stable cash flows over time and whether adequate collateral can be provided. During the fourth quarter, an individually assessed loss provision was set for a customer within the Corporates & Associations business area.

3) The loan-to-value (LTV) ratio is defined as the size of a loan in relation to the market value of pledged collateral. The reported average is the exposure weighted average. Where applicable, the calculation takes into consideration contributory factors such as guarantees and the collateral's lien priority. SBAB verifies the market values on a regular basis. For residential properties and tenant-owners' rights, the market value is verified at least every third year.

## Note 5 Lending to the public

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
Opening balance, per year	537,836	517,400
New lending for the period	81,097	86,000
Amortisation, repayments	-74,076	-65,549
Confirmed credit losses	-29	-14
Change in provision for expected credit losses <sup>1)</sup>	83	-1
Closing balance, per year/period	544,911	537,836

<sup>1)</sup> For further information, please refer to Note 4 ("Change in provision for the period – credit stages 1, 2 and 3").

### Distribution of lending, including provisions

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
Lending, Residential mortgages	377,593	365,986
Lending, Corporate Clients & Tenant-Owners' Associations	165,490	170,195
Lending, Consumer loans	1,828	1,655
<b>Total</b>	<b>544,911</b>	<b>537,836</b>

### Geographical composition

	GROUP			
	Lending, Residential mortgages %		Lending, Corporate Clients & Tenant-Owners' Associations %	
	2025	2024	2025	2024
	Q4	Q4	Q4	Q4
Stockholm area	61.9	62.5	47.8	48.8
Öresund region	9.5	9.3	19.4	18.9
University cities and growth regions	10.6	10.3	15.5	15.3
Gothenburg area	10.9	10.9	8.9	8.9
Other regions	7.2	7.0	8.3	8.2

## Note 5 Lending to the public, Cont.

### Lending to the public by credit stage

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
<b>Credit stage 1</b>		
Gross lending	518,999	501,116
Provision	-27	-35
<b>Total</b>	<b>518,972</b>	<b>501,081</b>
<b>Credit stage 2</b>		
Gross lending	25,320	36,157
Provision	-44	-66
<b>Total</b>	<b>25,276</b>	<b>36,091</b>
<b>Credit stage 3</b>		
Gross lending	803	857
Provision	-140	-193
<b>Total</b>	<b>663</b>	<b>664</b>
<b>Total gross lending</b>	<b>545,122</b>	<b>538,130</b>
<b>Total provisions</b>	<b>-211</b>	<b>-294</b>
<b>Total</b>	<b>544,911</b>	<b>537,836</b>

### Lending to the public and provisions

SEK million	GROUP							
	Credit stage 1 Capital	Provision	Credit stage 2 Capital	Provision	Credit stage 3 Capital	Provision	Capital	Provision
<b>Opening balance, 1 January 2025</b>	<b>501,116</b>	<b>-35</b>	<b>36,157</b>	<b>-66</b>	<b>857</b>	<b>-193</b>	<b>538,130</b>	<b>-294</b>
Moved to credit stage 1	16,096	-54	-15,979	21	-117	33	0	0
Moved to credit stage 2	-12,410	2	12,616	-23	-206	21	0	0
Moved to credit stage 3	-84	0	-465	3	549	-3	0	0
Volume change*	9,271	2	-6,779	11	-241	46	2,251	59
Revaluation**	5,011	58	-230	10	-11	-68	4,770	0
Confirmed credit losses	-1	-	-	-	-28	24	-29	24
<b>Closing balance, 31 December 2025</b>	<b>518,999</b>	<b>-27</b>	<b>25,320</b>	<b>-44</b>	<b>803</b>	<b>-140</b>	<b>545,122</b>	<b>-211</b>

\*Refers to new lending, amortizations, redemptions and loan transfers between SBAB and SCBC.

\*\*Refers to revaluation of ECL as well as changes in transaction and modification costs.

For further information on changes in provision for the period – credit stages 1, 2 and 3, please refer to [Note 4](#).

SEK million	GROUP							
	Credit stage 1 Capital	Provision	Credit stage 2 Capital	Provision	Credit stage 3 Capital	Provision	Capital	Provision
<b>Opening balance, 1 January 2024</b>	<b>466,456</b>	<b>-66</b>	<b>50,501</b>	<b>-81</b>	<b>735</b>	<b>-145</b>	<b>517,692</b>	<b>-292</b>
Moved to credit stage 1	24,693	-44	-24,654	37	-39	7	0	0
Moved to credit stage 2	-19,774	7	19,888	-18	-114	11	0	0
Moved to credit stage 3	-201	0	-353	2	554	-3	0	0
Volume change*	28,019	9	-8,617	13	-255	38	19,147	60
Revaluation**	1,924	59	-608	-19	-11	-111	1,305	-72
Confirmed credit losses	-1	-	-	-	-13	10	-14	10
<b>Closing balance, 31 December 2024</b>	<b>501,116</b>	<b>-35</b>	<b>36,157</b>	<b>-66</b>	<b>857</b>	<b>-193</b>	<b>538,130</b>	<b>-294</b>

\*Refers to new lending, amortizations, redemptions and loan transfers between SBAB and SCBC.

\*\*Refers to revaluation of ECL as well as changes in transaction and modification costs.

For further information on changes in provision for the period – credit stages 1, 2 and 3, please refer to [Note 4](#).



## Note 6 Derivatives

SEK million	GROUP					
	31 Dec 2025			31 Dec 2024		
	Assets measured at fair value	Liabilities measured at fair value	Total nominal value	Assets measured at fair value	Liabilities measured at fair value	Total nominal value
Interest-rate-related	4,502	8,668	531,536	4,374	10,844	491,935
Currency-related	2,215	1,556	78,689	6,922	4	86,552
<b>Total</b>	<b>6,717</b>	<b>10,224</b>	<b>610,225</b>	<b>11,296</b>	<b>10,848</b>	<b>578,487</b>

Cross-currency interest-rate swaps are classified as currency-related derivatives.

## Note 7 Operating segments

SEK million	GROUP					
	Jan-Dec 2025					
	Follow-up of operations			Reconciliation against the legal income statement		
	Retail	Corporate Clients & Tenant-Owners' Associations	Total	Administrative consultants	IFRS 16 Leasing <sup>1)</sup>	Statutory profit
Net interest income	3,273	1,868	5,141	-	-	5,141
Commission income	52	1	53	-	-	53
Commission expense	-76	-22	-98	-	-	-98
Net result of financial transactions	28	38	66	-	-	66
Other operating income	67	1	68	-	-	68
<b>Total operating income</b>	<b>3,344</b>	<b>1,886</b>	<b>5,230</b>	<b>-</b>	<b>-</b>	<b>5,230</b>
Salaries and remuneration	-524	-220	-744	-	-	-744
Other personnel costs	-293	-135	-428	5	-	-423
Other expenses	-471	-162	-633	-5	45	-593
Depreciation, amortisation and impairment of PPE and intangible assets	-85	-37	-122	-	-45	-167
Net credit losses	61	-4	57	-	-	57
Imposed fees: Risk tax, resolution fee and notional fee Riksbanken <sup>3)</sup>	-405	-191	-596	-	-	-596
<b>Operating profit<sup>2)</sup></b>	<b>1,627</b>	<b>1,137</b>	<b>2,764</b>	<b>0</b>	<b>0</b>	<b>2,764</b>
Tax	-347	-242	-589	-	-	-589
<b>Profit after standardised tax</b>	<b>1,280</b>	<b>895</b>	<b>2,175</b>	<b>0</b>	<b>0</b>	<b>2,175</b>
Return on equity, %	7.7	14.0	9.5	-	-	9.5

<sup>1)</sup> Depreciation charge for right-of-use assets of office premises.

<sup>2)</sup> Segment performance.

<sup>3)</sup> Notional fee Riksbanken does not effect the reported comparative.

**Note 7** Operating segments, Cont.

SEK million	GROUP					
	Jan-Dec 2024					
	Follow-up of operations			Reconciliation against the legal income statement		
	Retail	Corporate Clients & Tenant-Owners' Associations	Total	Administrative consultants	IFRS 16 Leasing	Statutory profit
Net interest income	3,150	2,138	5,288	-	-	5,288
Commission income	37	1	38	-	-	38
Commission expense	-64	-28	-92	-	-	-92
Net result of financial transactions	51	35	86	-	-	86
Other operating income	56	1	57	-	-	57
<b>Total operating income</b>	<b>3,230</b>	<b>2,147</b>	<b>5,377</b>	<b>-</b>	<b>-</b>	<b>5,377</b>
Salaries and remuneration	-470	-175	-645	-	-	-645
Other personnel costs	-291	-118	-409	29	-	-380
Other expenses	-526	-160	-686	-29	44	-671
Depreciation, amortisation and impairment of PPE and intangible assets	-124	-43	-167	-	-44	-211
Net credit loss	-69	69	0	-	-	0
Imposed fees: Risk tax and resolution fee	-379	-191	-570	-	-	-570
<b>Operating profit</b>	<b>1,371</b>	<b>1,529</b>	<b>2,900</b>	<b>0</b>	<b>0</b>	<b>2,900</b>
Tax	-292	-326	-618	-	-	-618
<b>Profit after standardised tax</b>	<b>1,079</b>	<b>1,203</b>	<b>2,282</b>	<b>0</b>	<b>0</b>	<b>2,282</b>
Return on equity, %	8.1	13.9	10.4	-	-	10.4

**Business volumes**

SEK million	GROUP							
	Jan-Dec 2025				Jan-Dec 2024			
	Retail	Corporate Clients & Tenant-Owners' Associations	Total	Reconciliation against legal balance sheet	Retail	Corporate Clients & Tenant-Owners' Associations	Total	Reconciliation against legal balance sheet
<b>Lending to the public</b>								
Residential mortgages	377,058	-	377,058	377,058	365,427	-	365,427	365,427
Service loans	683	-	683	683	788	-	788	788
Consumer loans	1,838	-	1,838	1,838	1,670	-	1,670	1,670
Real estate loans	-	162,197	162,197	162,197	-	164,001	164,001	164,001
Building credits	-	3,384	3,384	3,384	-	6,282	6,282	6,282
ECL	-	-	-	-211	-	-	-	-294
Transaction costs, fees etc	-	-	-	-38	-	-	-	-38
<b>Total</b>	<b>379,579</b>	<b>165,581</b>	<b>545,160</b>	<b>544,911</b>	<b>367,885</b>	<b>170,283</b>	<b>538,168</b>	<b>537,836</b>
<b>Deposits from the public</b>								
Savings accounts	127,543	26,397	153,940	153,940	137,467	29,917	167,384	167,384
Fixed interest accounts	79,626	-	79,626	79,626	64,531	-	64,531	64,531
Investment accounts	-	31,120	31,120	31,120	-	23,958	23,958	23,958
Special deposits	-	-	-	-	-	-	-	-
<b>Total</b>	<b>207,169</b>	<b>57,717</b>	<b>264,886</b>	<b>264,686</b>	<b>201,998</b>	<b>53,875</b>	<b>255,873</b>	<b>255,873</b>

## Note 7 Operating segments, Cont.

All expenses and revenues are fully allocated to the segments Retail and Corporate Clients & Tenant-Owners' Associations. In relation to the statutory income statement, an expense of SEK –5 million (–29) was transferred between the rows "Other expenses" and "Other personnel costs." The cost refers to administrative consultants, which pertain to "Other personnel costs" in the internal monitoring. IFRS 16 is not taken into account in the follow-up of

operations. All expenses identified in IFRS 16, with the exception of the interest component, are to be considered as costs for premises. The effect of IFRS 16 on the Group is recognised in the reconciliation against the statutory income statement. For more information on IFRS 16, please refer to **Note G 1** in SBAB's 2025 Annual Report.

## Note 8 Classification of financial instruments

### Financial assets

	GROUP						
	31 Dec 2025						
	Financial assets measured at FVTPL			Financial assets measured at FVTOCI	Financial assets measured at amortised cost	Total	Total fair value
SEK million	Fair value option	Derivatives in hedge accounting	Other (Obligatory) classification				
Cash and balances at central banks	–	–	–	–	1,910	1,910	1,910
Lending to credit institutions	–	–	–	–	6,309	6,309	6,309
Lending to the public	–	–	–	–	544,911	544,911	543,420
Value changes of interest-rate-risk hedged items in macro hedges	–	–	–	–	–121	–121	–
Bonds and other interest-bearing securities	–	–	–	89,346	1,945	91,291	91,290
Derivatives	–	6,447	270	–	–	6,717	6,717
Other assets	–	–	–	–	492	492	492
Prepaid expenses and accrued income	555	–	–	0	56	611	611
<b>Total financial assets</b>	<b>555</b>	<b>6,447</b>	<b>270</b>	<b>89,346</b>	<b>555,501</b>	<b>652,119</b>	<b>650,748</b>

### Financial liabilities

	GROUP				
	31 Dec 2025				
	Financial liabilities measured at FVTPL		Financial liabilities measured at amortised cost	Total	Total fair value
SEK million	Derivatives in hedge accounting	Held for trading			
Liabilities to credit institutions	–	–	1,145	1,145	1,145
Deposits from the public	–	–	264,686	264,686	264,686
Issued debt securities, etc.	–	–	343,003	343,003	340,470
Derivatives	9,769	455	–	10,224	10,224
Other liabilities	–	–	327	327	327
Accrued expenses and deferred income	–	–	4,712	4,712	4,712
Subordinated debt	–	–	1,996	1,996	2,124
<b>Total financial liabilities</b>	<b>9,769</b>	<b>455</b>	<b>615,869</b>	<b>626,092</b>	<b>623,687</b>

## Note 8 Classification of financial instruments, Cont.

### Financial assets

SEK million	GROUP						
	31 Dec 2024						
	Financial assets measured at FVTPL			Financial assets measured at FVTOCI	Financial assets measured at amortised cost	Total	Total fair value
	Fair value option	Derivatives in hedge accounting	Other (Obligatory) classification				
Cash and balances at central banks	-	-	-	-	3,039	3,039	3,039
Lending to credit institutions	-	-	-	-	8,173	8,173	8,173
Lending to the public	-	-	-	-	537,836	537,836	536,362
Value changes of interest-rate-risk hedged items in macro hedges	-	-	-	-	-357	-357	-
Bonds and other interest-bearing securities	-	-	-	92,073	5,302	97,375	97,363
Derivatives	-	10,798	498	-	-	11,296	11,296
Other assets	-	-	-	-	208	208	208
Prepaid expenses and accrued income	-	-	-	526	331	857	857
<b>Total financial assets</b>	<b>-</b>	<b>10,798</b>	<b>498</b>	<b>92,599</b>	<b>554,532</b>	<b>658,427</b>	<b>657,299</b>

### Financial liabilities

SEK million	GROUP				
	31 Dec 2024				
	Financial liabilities measured at FVTPL		Financial liabilities measured at amortised cost	Total	Total fair value
	Derivatives in hedge accounting	Held for trading			
Liabilities to credit institutions	-	-	7,249	7,249	7,249
Deposits from the public	-	-	255,873	255,873	255,873
Issued debt securities, etc.	-	-	351,926	351,926	347,901
Derivatives	10,435	413	-	10,848	10,848
Other liabilities	-	-	350	350	350
Accrued expenses and deferred income	-	-	3,950	3,950	3,950
Subordinated debt	-	-	1,999	1,999	1,994
<b>Total financial liabilities</b>	<b>10,435</b>	<b>413</b>	<b>621,347</b>	<b>632,194</b>	<b>628,165</b>

#### Fair value measurement of financial instruments

The measurement policies for financial instruments recognised at fair value in the balance sheet are provided in [Note G 1](#) (Accounting Policies) in SBAB's 2024 Annual Report. In the "total fair value" column above, information is also provided on the fair value of financial instruments that are recognised at amortised cost in the balance sheet.

The carrying amounts for current receivables and liabilities have been assessed as equal to their fair values. Investments at amortised cost were measured at quoted prices, Level 1.

For Lending to the public, Issued debt securities and Subordinated debt, fair value is established based on generally accepted valuation techniques. As far as possible, calculations made in conjunction with measurement are based on observable market data. Mainly, the models used are based on discounted cash flows.

Issued debt securities and subordinated debt are measured at the Group's current borrowing rate, Level 2. For lending to the public, where no observable credit margin data is available at the time of measurement, the credit margin on the most recent stipulated date of expiry is applied to set the discount rate, Level 3.

## Note 9 Fair value disclosures

SEK million	GROUP							
	31 Dec 2025				31 Dec 2024			
	Quoted market prices (Level 1)	Other observable market data (Level 2)	Unobservable market data (Level 3)	Total	Quoted market prices (Level 1)	Other observable market data (Level 2)	Unobservable market data (Level 3)	Total
<b>Assets</b>								
Chargeable treasury bills, etc.	–	–	–	–	–	–	–	–
Bonds and other interest-bearing securities	89,346	–	–	89,346	92,073	–	–	92,073
Derivatives	–	6,717	–	6,717	–	11,296	–	11,296
Prepaid expenses and accrued income	555	–	–	555	526	–	–	526
<b>Total</b>	<b>89,901</b>	<b>6,717</b>	<b>–</b>	<b>96,618</b>	<b>92,599</b>	<b>11,296</b>	<b>–</b>	<b>103,895</b>
<b>Liabilities</b>								
Derivatives	–	10,224	–	10,224	–	10,848	–	10,848
<b>Total</b>	<b>–</b>	<b>10,224</b>	<b>–</b>	<b>10,224</b>	<b>–</b>	<b>10,848</b>	<b>–</b>	<b>10,848</b>

The measurement policies for financial instruments recognised at fair value in the balance sheet are provided in [Note G 1](#) (Accounting Policies) in SBAB's 2025 Annual Report. In the table, financial assets and liabilities recognised at fair value in the balance sheet are divided on the basis of the measurement levels used below. No transfers were made between levels in 2024 or 2025.

### Quoted market prices (Level 1)

Measurement at quoted prices in an active market for identical assets and liabilities. A market is deemed to be active if the price data is easily accessible and corresponds to actual regularly occurring transactions. The measurement method is used for holdings of quoted interest-bearing securities and for publicly quoted derivatives, primarily interest-rate futures.

### Measurement based on observable market data (Level 2)

Measurement aided by external market information other than quoted prices included in Level 1, such as quoted interest rates or prices for closely related instruments. The main tools used are models based on discounted cash flows. This group includes all non-quoted derivatives and certificates.

### Measurement based in part on unobservable data (Level 3)

Measurement whereby a material component of the model is based on estimates or assumptions that do not originate directly from the market. This method is currently not used on any asset or liability.

## Note 10 Liquidity reserve and liquidity risk

The assets in SBAB's liquidity reserve comprises liquid, interest-bearing securities with high ratings and form an integrated part of the Group's liquidity risk management. Securities holdings are limited by asset class and by country, respectively, and must have at least an AA-rating (as stated by Moody's Investors Service's ratings system) on acquisition. In addition to these collective limits, limits for individual issuers may also be set. The following table is reported according to the Swedish Bankers' Association's template for liquidity reserve disclosures and is based on the European Commission's Delegated Regulation EU (2015/61) with regard to liquidity coverage requirements.

### Calculation of survival horizon

SBAB measures and stress tests liquidity risk by calculating the survival horizon, which is an internal metric used to identify how long SBAB will be able to meet its payment obligations without access to capital market funding, and includes outflows from deposits under a stressed scenario. The survival horizon has been limited to a minimum of 180 days at the consolidated level at any given time.

The survival horizon is calculated by totalling the maximum need of liquidity for each coming day and comparing this to the size of the liquidity portfolio after applicable haircuts. The calculations are based on a crisis scenario in which all loans are assumed to be extended on maturity, meaning that no

liquidity is added through loan redemption, and where no funding is available and deposits decline. Accordingly, the maximum need for liquidity can be identified for every given future period, and the necessary liquidity reserve can be established. SBAB's survival horizon amounted to 524 days at 31 December (545 days at 30 September).

### Regulatory measures

The liquidity coverage ratio (LCR) is defined in accordance with the European Commission Delegated Regulation with regard to liquidity coverage requirements and calculates the degree to which a bank's liquid assets cover its net cash flows for the coming 30 days in a stressed scenario. Net cash flows comprise contractual inflows and outflows, and theoretical flows based on historical data, for example, withdrawals of the bank's deposits. At 31 December, the LCR was 225% (238% as of 30 September) in all currencies at the consolidated level.

The significant currencies for the bank are SEK and EUR, where LCR was 187% (194%) in SEK and 16 815% (819%) in EUR.

The net stable funding ratio (NSFR), amounted to 128% (133%) according to of Regulation (EU)2019/876 of the European Parliament and the Council.

		CONSOLIDATED SITUATION									
		31 Dec 2025					31 Dec 2024				
		Distribution by currency					Distribution by currency				
SEK billion		Total	SEK	EUR	USD	Other	Total	SEK	EUR	USD	Other
Level 1	Level 1 assets	86.0	73.2	12.8			92.0	73.8	17.8	0.4	-
	Cash and balances with central banks <sup>1)</sup>	12.2	12.2				10.3	10.3	-	-	-
	Securities issued or guaranteed by sovereigns, central banks, MDBs and international organisations	16.3	11.5	4.8			14.0	9.2	4.8	-	-
	Securities issued by municipalites and public sector entities	18.3	16.2	2.1			20.3	17.3	2.6	0.4	-
	Extremely high quality covered bonds	39.2	33.3	5.9			47.4	37.0	10.4	-	-
	Other assets	-	-	-			-	-	-	-	-
Level 2	Level 2 assets	3.8	3.8				5.8	5.8	-	-	-
	Level 2A assets	3.8	3.8				5.8	5.8	-	-	-
	Securities issued or guaranteed by sovereigns, central banks, municipalities and public sector entities	-	-	-			-	-	-	-	-
	High quality covered bonds	3.8	3.8				5.8	5.8	-	-	-
	Corporate debt securities (lowest rating AA-)	-	-	-			-	-	-	-	-
	Other assets	-	-	-			-	-	-	-	-
	Level 2B assets	-	-	-			-	-	-	-	-
	Asset-backed securities	-	-	-			-	-	-	-	-
	High quality covered bonds	-	-	-			-	-	-	-	-
	Corporate debt securities (rated A+ to BBB-)	-	-	-			-	-	-	-	-
	Shares (major stock index)	-	-	-			-	-	-	-	-
	Other assets	-	-	-			-	-	-	-	-
Liquidity reserve		89.8	77.0	12.8			97.8	79.6	17.8	0.4	-

1) Includes central bank facilities.

## Note 11 Capital adequacy, own funds and capital requirements

The capital adequacy is based on the consolidated version of the Capital Requirements Regulation (CRR) and the Capital Requirements Directive (CRD) Information in this note refers to the minimum capital requirements according to Pillar 1 and corresponds to the disclosure requirements in the CRR, part eight and the Swedish FSA regulation FFFS 2014:12.

In June 2024 changes in CRR and CRD were adopted and published in the Official Journal. The regulations contain amendments that improve the comparability of risk-based capital measures between banks within the EU. This reduces the scope for unjustified differences. The regulation includes changes to the standardised approach and the internal rating-based (IRB) approach used to calculate capital requirements for credit risk. For the calculation of capital requirement according to IRB a floor is introduced, where risk-weighted exposure amounts (REA) must not be less than 72.5% of what the standardised approach measures, with a transitional period during 2025 - 2030. The regulations are mainly to be applied from 1 January 2025, but for several years transitional rules will apply.

In September 2025, the Swedish FSA decided to extend the current risk weight floor of 25% for Swedish mortgages, 35% for Swedish corporate exposures secured by commercial property, and 25% for Swedish corporate exposures secured by residential property. The risk weight floor for Swedish mortgages is extended by two years until December 30, 2027 and the risk weight floors for commercial real estate is extended by two years until September 29, 2027.

The countercyclical buffer rate for Swedish exposures amounts to 2% as of 31 December 2025. The Swedish FSA has announced in the fourth quarter 2025 that the countercyclical buffer rate is left unchanged. The countercyclical buffer rates for Denmark and Norway are unchanged at 2.5% as of 31 December 2025.

### Capital adequacy

SEK million	CONSOLIDATED SITUATION				
	31 Dec 2025	30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024
<b>Available own funds (amounts)</b>					
Common Equity Tier 1 (CET1) capital	21,335	22,381	22,090	21,849	21,417
Tier 1 capital	28,335	29,381	27,790	27,549	27,517
Total capital	30,333	31,388	29,798	29,557	29,534
<b>Risk-weighted exposure amounts</b>					
Total risk exposure amount	150,768	150,856	152,135	151,267	168,889
Total risk exposure pre-floor	150,768	150,856	152,135	151,267	–
<b>Capital ratios (as a percentage of risk-weighted exposure amount)</b>					
Common Equity Tier 1 ratio (%)	14.2	14.8	14.5	14.4	12.7
Common Equity Tier 1 ratio considering unfloored TREA (%)	14.2	14.8	14.5	14.4	–
Tier 1 ratio (%)	18.8	19.5	18.3	18.2	16.3
Tier 1 ratio considering unfloored TREA (%)	18.8	19.5	18.3	18.2	–
Total capital ratio (%)	20.1	20.8	19.6	19.5	17.5
Total capital ratio considering unfloored TREA (%)	20.1	20.8	19.6	19.5	–
<b>Additional own funds requirements to address risks other than the risk of excessive leverage (as a percentage of risk-weighted exposure amount)</b>					
Additional own funds requirements to address risks other than the risk of excessive leverage (%)	1.8	1.8	1.9	1.9	1.9
of which: to be made up of CET1 capital (percentage points)	1.0	1.0	1.1	1.1	1.1
of which: to be made up of Tier 1 capital (percentage points)	1.3	1.3	1.4	1.4	1.4
Total SREP own funds requirements (%)	9.8	9.8	9.9	9.9	9.9

**Note 11** Capital adequacy, own funds and capital requirements, Cont.

SEK million	CONSOLIDATED SITUATION				
	31 Dec 2025	30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024
<b>Combined buffer and overall capital requirement (as a percentage of risk-weighted exposure amount)</b>					
Capital conservation buffer (%)	2.5	2.5	2.5	2.5	2.5
Conservation buffer due to macro-prudential or systemic risk identified at the level of a Member State (%)	-	-	-	-	-
Institution specific countercyclical capital buffer (%)	2.0	2.0	2.0	2.0	2.0
Systemic risk buffer (%)	-	-	-	-	-
Global Systemically Important Institution buffer (%)	-	-	-	-	-
Other Systemically Important Institution buffer (%)	-	-	-	-	-
Combined buffer requirement (%)	4.5	4.5	4.5	4.5	4.5
Overall capital requirements (%)	14.3	14.3	14.4	14.4	14.4
CET1 available after meeting the total SREP own funds requirements (%)	8.7	9.3	9.0	8.9	7.1
<b>Leverage ratio</b>					
Total exposure measure	651,550	679,723	679,093	698,779	656,664
Leverage ratio (%)	4.3	4.3	4.1	3.9	4.2
<b>Additional own funds requirements to address the risk of excessive leverage (as a percentage of total exposure measure)</b>					
Additional own funds requirements to address the risk of excessive leverage (%)	-	-	-	-	-
of which: to be made up of CET1 capital (percentage points)	-	-	-	-	-
Total SREP leverage ratio requirements (%)	3.0	3.0	3.0	3.0	3.0
<b>Leverage ratio buffer and overall leverage ratio requirement (as a percentage of total exposure measure)</b>					
Leverage ratio buffer requirement (%)	-	-	-	-	-
Overall leverage ratio requirement (%)	3.0	3.0	3.0	3.0	3.0
<b>Liquidity Coverage Ratio</b>					
Total high-quality liquid assets (HQLA) (Weighted value -average)	110,851	111,716	110,349	106,159	104,433
Cash outflows - Total weighted value	56,014	55,961	56,880	55,063	57,895
Cash inflows - Total weighted value	11,454	11,299	12,578	13,717	16,700
Total net cash outflows (adjusted value)	44,560	44,661	44,302	41,346	41,195
Liquidity coverage ratio (%) <sup>1)</sup>	253.9	255.5	254.4	259.9	258.4
<b>Net Stable Funding Ratio</b>					
Total available stable funding	557,222	578,569	579,917	579,796	530,349
Total required stable funding	434,714	434,467	432,506	438,094	419,976
NSFR ratio (%)	128.2	133.2	134.1	132.3	126.3

1) A reinterpretation of the calculation of historical average values was made as of 2025-06-30, and previous periods have therefore been adjusted accordingly.



## Note 11 Capital adequacy, own funds and capital requirements, Cont.

Disclosures in accordance with Article 4 of Commission Implementing Regulation (EU) No 637/2021, Annex VII.

### Own funds

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
<b>Common Equity Tier 1 (CET1) capital : Instruments and reserves</b>		
Capital instruments and the related share premium accounts	1,958	1,958
Retained earnings	19,690	18,651
Accumulated other comprehensive income (and other reserves)	-2,380	-2,930
Independently reviewed year-end profits net of any foreseeable charge or dividend <sup>1)</sup>	34	1,383
<b>Common Equity Tier 1 (CET1) capital before regulatory adjustments</b>	<b>19,302</b>	<b>19,062</b>
<b>Common Equity Tier 1 (CET1) capital: regulatory adjustments</b>		
Additional value adjustments (negative amount)	-99	-115
Intangible assets (net of related tax liability) (negative amount)	-273	-178
Fair value reserves related to gains or losses on cash-flow hedges of financial instruments that are not valued at fair value	2,661	3,009
Negative amounts resulting from the calculation of expected loss amounts	-242	-343
Gains or losses on liabilities valued at fair value resulting from changes in own credit standing	-	-
Other regulatory adjustments <sup>2)</sup>	-14	-18
<b>Total regulatory adjustments to Common Equity Tier 1 (CET1)</b>	<b>2,033</b>	<b>2,355</b>
<b>Common Equity Tier 1 (CET1) capital</b>	<b>21,335</b>	<b>21,417</b>
<b>Additional Tier 1 (AT1) capital: Instrument</b>		
Capital instruments and the related share premium accounts	7,000	6,100
– of which, classified as equity under applicable accounting standards	7,000	6,100
– of which, classified as liabilities under applicable accounting standards	-	-
Amount of qualifying items referred to in Article 484(4) CRR and the related share premium accounts subject to phase out from AT1	-	-
<b>Additional Tier 1 (AT1) capital before regulatory adjustments</b>	<b>7,000</b>	<b>6,100</b>
<b>Additional Tier 1 (AT1) capital: regulatory adjustments</b>		
<b>Total regulatory adjustments to Additional Tier 1 (AT1) capital</b>	<b>-</b>	<b>-</b>
<b>Additional Tier 1 capital (AT1) capital</b>	<b>7,000</b>	<b>6,100</b>
<b>Tier 1 capital (T1=CET1+AT1)</b>	<b>28,335</b>	<b>27,517</b>
<b>Tier 2 (T2) capital : instruments</b>		
Capital instruments and the related share premium accounts	1,998	2,012
Credit risk adjustments	0	5
<b>Tier 2 (T2) capital before regulatory adjustments</b>	<b>1,998</b>	<b>2,017</b>
<b>Tier 2 capital: regulatory adjustments</b>		
<b>Total regulatory adjustments to Tier 2 (T2) capital</b>	<b>-</b>	<b>-</b>
<b>Tier 2 (T2) capital</b>	<b>1,998</b>	<b>2,017</b>
<b>Total capital (TC=T1+T2)</b>	<b>30,333</b>	<b>29,534</b>
<b>Total risk-exposure amount</b>	<b>150,768</b>	<b>168,889</b>

**Note 11** Capital adequacy, own funds and capital requirements, Cont.

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
<b>Capital ratios and requirements including buffers %</b>		
Common Equity Tier 1 capital	14.2	12.7
Tier 1 capital	18.8	16.3
Total capital	20.1	17.5
Institution-CET1 overall capital requirements	10.0	10.1
– of which, capital conservation buffer requirement	2.5	2.5
– of which, countercyclical buffer requirement	2.0	2.0
– of which, systemic risk buffer requirement	–	–
– of which, G-SII buffer and O-SII buffer	–	–
– of which, additional own funds requirements to address the risk other than the risk of excessive leverage	1.0	1.1
Common Equity Tier 1 capital (as a percentage of risk exposure amount) available after meeting the minimum capital requirements	8.7	7.1

1) Net profits for the year-end were reduced by the expected dividend of SEK 2,175 million. The results have been verified by Deloitte AB pursuant to Article 26, Point 2a of the Capital Requirements Regulation.

2) A small deduction from CET1 capital has been made due to the NPL backstop, pursuant to Article 36, Point 1m of the Capital Requirements Regulation.

## Note 11 Capital adequacy, own funds and capital requirements, Cont.

### Risk exposure amounts and capital requirements

SEK million	CONSOLIDATED SITUATION			
	31 Dec 2025		31 Dec 2024	
	Risk exposure amount	Capital requirement	Risk exposure amount	Capital requirement
<b>Credit risk recognised in accordance with IRB approach</b>				
Exposures to corporates	33,712	2,697	56,774	4,542
Retail exposures	8,935	715	17,763	1,421
– of which, exposures to SMEs	–	–	–	–
– of which, retail exposures secured by immovable property	8,935	715	17,763	1,421
<b>Total exposures recognised with the IRB approach</b>	<b>42,647</b>	<b>3,412</b>	<b>74,537</b>	<b>5,963</b>
<b>Credit risk recognised with the standardised approach</b>				
Exposures to governments and central banks	0	0	0	0
Exposures to regional governments or local authorities or agencies	0	0	0	0
Exposures to multilateral development banks	0	0	0	0
Exposures to international organisations	0	0	0	0
Exposures to institutions <sup>1)</sup>	746	60	710	57
– of which, derivatives according to CRR, Appendix 2	722	58	672	54
– of which, repos	24	2	38	3
– of which, other	0	0	0	0
Retail exposures	2,527	202	2,057	165
Exposures in default	7	1	7	1
Exposures in the form of covered bonds	4,848	388	5,868	469
Exposures to institutions and corporates with a short-term credit rating	26	2	43	3
Equity exposures	108	9	107	9
Other items	420	33	455	36
<b>Total exposures recognised with standardised approach</b>	<b>8,682</b>	<b>695</b>	<b>9,247</b>	<b>740</b>
<b>Market risk</b>	<b>689</b>	<b>55</b>	<b>417</b>	<b>33</b>
– of which, position risk	–	–	–	–
– of which, currency risk	689	55	417	33
<b>Operational risk</b>	<b>8,203</b>	<b>656</b>	<b>7,603</b>	<b>608</b>
<b>Credit valuation adjustment risk (CVA risk)</b>	<b>1,909</b>	<b>153</b>	<b>1,119</b>	<b>90</b>
<b>Additional requirements under Article 458 of the CRR</b>	<b>88,638</b>	<b>7,091</b>	<b>75,966</b>	<b>6,077</b>
<b>Total risk exposure amount and minimum capital requirements</b>	<b>150,768</b>	<b>12,062</b>	<b>168,889</b>	<b>13,511</b>
<b>Capital requirements for capital conservation buffer</b>		<b>3,769</b>		<b>4,222</b>
<b>Capital requirements for countercyclical buffer</b>		<b>3,027</b>		<b>3,382</b>
<b>Total capital requirements</b>		<b>18,858</b>		<b>21,115</b>

1) The risk-weighted amount for counterparty risk according to the CRR, Article 92(3)(f), amounts to SEK 746 million (710).

## Note 12 Internally assessed capital requirement

The internal capital adequacy assessment aims to ensure that SBAB has sufficient capital to withstand a financial crisis. The internally assessed capital requirement for the SBAB Group amounted to SEK 8,903 million (SEK 10,631 million per 31 December 2024). The internal capital requirement is assessed using internal models for economic capital and is not fully comparable to the estimated capital requirement published by the Swedish FSA due to differences in both assumptions and methodologies. SBAB estimates that total capital

requirement as of 31 December 2025 according to Swedish FSA amount to SEK 21,496 million, of which SEK 2,638 million comprise capital requirement in Pillar 2. SBAB quantifies the internal capital requirement within the scope of the internal capital adequacy assessment process (ICAAP). Internal capital requirement is defined as the higher of the economic capital and the regulatory capital requirement based on Pillar 1 for each risk category.

	CONSOLIDATED SITUATION	
	31 Dec 2025	31 Dec 2024
	Internally assessed capital requirement	
	SEK million	SEK million
Credit risk	5,249	6,703
Market risk	1,709	1,591
Operational risk	656	608
Concentration risk	1,019	1,521
Sovereign risk	117	118
CVA	153	90
Other risks <sup>1)</sup>	0	0
<b>Total</b>	<b>8,903</b>	<b>10,631</b>
<b>Total Own funds</b>	<b>30,333</b>	<b>29,534</b>

1) This includes pension and business risk

# Parent Company

## Trend for January–December 2025 compared with January–December 2024

Profit before credit losses and imposed fees decreased to SEK 2,617 million (1,874), mainly attributable to increased anticipated dividend from the subsidiary AB Sveriges Säkerställda Obligationer (publ) (SCBC), which amounted to SEK 1,430 million. Net interest income decreased to SEK 1,382 million (1,617), mainly due to lower margins for both lending and deposits as well as decreasing lending volumes. Net commission decreased to an expense of SEK 9 million (expense 5), mainly due to lower income from SCBC for credit facility. Net result of financial transactions amounted to an income of SEK 124 million (income 58), mainly attributable to early repayment charges from cus-

tomers. Other operating income amounted to SEK 1,545 million (1,453) and mainly comprised fees from SCBC for administrative services in line with the applicable outsourcing agreements. Expenses increased to SEK 1,875 million (1,828), mainly due to higher costs for personnel, partly offset by lower costs for consultants. Net credit losses were positive and amounted to SEK 3 million (positive 46). Imposed fees increased to SEK 226 million (200), mainly attributable to interest-free lending to the Riksbank. Lending to the public amounted to SEK 13.6 billion (23.1) and deposits from the public to SEK 264.8 billion (248.1). The CET1 capital ratio amounted to 39.5% (34.7%) and the total capital ratio was 64.6% (54.5%). The internally assessed capital requirement was SEK 4,804 million (5,464).

## Consolidated income statement

SEK million	PARENT COMPANY				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan–Dec	Jan–Dec
Interest income	1,928	2,137	2,943	8,752	13,223
Interest expense	-1,572	-1,732	-2,558	-7,370	-11,606
<b>Net interest income</b>	<b>356</b>	<b>405</b>	<b>385</b>	<b>1,382</b>	<b>1,617</b>
Dividends received	1,450	–	579	1,450	579
Commission income	12	18	8	51	50
Commission expense	-16	-16	-15	-60	-55
Net result of financial transactions	59	44	29	124	58
Other operating income	419	365	413	1,545	1,453
<b>Total operating income</b>	<b>2,280</b>	<b>816</b>	<b>1,399</b>	<b>4,492</b>	<b>3,702</b>
Personnel costs	-309	-289	-280	-1,177	-1,046
Other expenses	-176	-139	-197	-665	-752
Depreciation, amortisation and impairment of PPE and intangible assets	-8	-8	-8	-33	-30
<b>Total expenses before credit losses and imposed fees</b>	<b>-493</b>	<b>-436</b>	<b>-485</b>	<b>-1,875</b>	<b>-1,828</b>
<b>Profit/loss before credit losses and imposed fees</b>	<b>1,787</b>	<b>380</b>	<b>914</b>	<b>2,617</b>	<b>1,874</b>
Net credit losses	-3	0	30	3	46
Imposed fees; Risk tax, resolution fee and interest-free lending Riksbanken	-65	-54	-50	-226	-200
<b>Operating profit</b>	<b>1,719</b>	<b>326</b>	<b>894</b>	<b>2,394</b>	<b>1,720</b>
Tax	-60	-72	-70	-214	-256
<b>Net profit for the period/year</b>	<b>1,659</b>	<b>254</b>	<b>824</b>	<b>2,180</b>	<b>1,464</b>

# Consolidated statement of comprehensive income

SEK million	PARENT COMPANY				
	2025	2025	2024	2025	2024
	Q4	Q3	Q4	Jan-Dec	Jan-Dec
<b>Net profit/loss for the period</b>	<b>1,659</b>	<b>254</b>	<b>824</b>	<b>2,180</b>	<b>1,464</b>
<b>Other comprehensive income</b>					
<i>Components that will be reclassified to profit or loss</i>					
Financial assets measured at FVTOCI	24	49	-174	275	92
Changes related to cash-flow hedges	-26	-19	12	49	42
Other	-	-	-	-	1
Tax attributable to components that will be reclassified to profit or loss	0	-6	33	-67	-28
<b>Other comprehensive income/loss, net of tax</b>	<b>-2</b>	<b>24</b>	<b>-129</b>	<b>257</b>	<b>107</b>
<b>Total comprehensive income for the period/year</b>	<b>1,657</b>	<b>278</b>	<b>695</b>	<b>2,437</b>	<b>1,571</b>

# Consolidated balance sheet

SEK million	PARENT COMPANY	
	31 Dec 2025	31 Dec 2024
<b>ASSETS</b>		
Cash and balances at central banks	1,910	3,039
Chargeable treasury bills, etc.	–	–
Lending to credit institutions (Note 13)	218,586	202,199
Lending to the public	10,957	17,066
Bonds and other interest-bearing securities	91,291	97,375
Derivatives	14,241	19,795
Shares and participations in associated companies and joint ventures	7	6
Shares and participations in Group companies	17,201	17,201
Intangible assets	27	12
Property, plant and equipment	47	57
Other assets	131	32
Prepaid expenses and accrued income	1,202	1,425
<b>TOTAL ASSETS</b>	<b>355,600</b>	<b>358,207</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Liabilities to credit institutions	2,654	8,776
Deposits from the public	264,686	255,873
Issued debt securities, etc.	45,121	46,716
Derivatives	15,489	20,357
Other liabilities	911	1,695
Accrued expenses and deferred income	1,210	1,421
Deferred tax liabilities	66	–
Provisions	3	2
Subordinated debt	1,996	1,999
<b>Total liabilities</b>	<b>332,136</b>	<b>336,839</b>
<b>Equity</b>		
<b>Restricted equity</b>		
Share capital	1,958	1,958
Statutory reserve	392	392
<b>Total restricted equity</b>	<b>2,350</b>	<b>2,350</b>
<b>Unrestricted equity</b>		
Fair value reserve	305	48
Additional Tier 1 instruments	7,000	6,100
Retained earnings	11,629	11,406
Net profit for the period	2,180	1,464
<b>Total unrestricted equity</b>	<b>21,114</b>	<b>19,018</b>
<b>Total equity</b>	<b>23,464</b>	<b>21,368</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>355,600</b>	<b>358,207</b>

## Note 13 Lending to credit institutions

Of the Parent Company's lending to credit institutions at 31 December, 2025, SEK 211,282 million relates to a receivable from the wholly owned subsidiary AB Sveriges S kerst llda Obligationer (publ) (Swedish Covered Bond Corporation, SCBC), compared with SEK 194,607 million at the end of 2024. This receivable is subordinated in the event of receivership or liquidation, which means that payment is received only after other creditors of the subsidiary have been paid.

Of the total receivable, SEK 24,000 million (24,000) comprises of internal Group debt instruments (senior non-preferred notes), issued by the subsidiary SCBC for the purpose of meeting the minimum requirement for own funds and eligible liabilities (MREL) announced by the Swedish National Debt Office.

## Note 14 Capital adequacy, own funds and capital requirements – Parent Company

The capital adequacy is based on the consolidated version of the Capital Requirements Regulation (CRR) and the Capital Requirements Directive (CRD). Information in this note refers to the minimum capital requirements according to Pillar 1 and corresponds to the disclosure requirements in the CRR, part eight and the Swedish FSA regulation FFFS 2014:12.

In June 2024 changes in CRR and CRD were adopted and published in the Official Journal. The regulations contain amendments that improve the comparability of risk-based capital measures between banks within the EU. This reduces the scope for unjustified differences. The regulation includes changes to the standardised approach and the internal rating-based (IRB) approach used to calculate capital requirements for credit risk. For the calculation of capital requirement according to IRB a floor is introduced, where risk-weighted exposure amounts (REA) must not be less than 72.5% of what the standardised approach measures, with a transitional period during 2025 - 2030. The regulations are mainly to be applied from 1 January 2025, but for several years transitional rules will apply.

In September 2025, the Swedish FSA decided to extend the current risk weight floor of 25% for Swedish mortgages, 35% for Swedish corporate exposures secured by commercial property, and 25% for Swedish corporate exposures secured by residential property. The risk weight floor for Swedish mortgages extended by two years until December 30, 2027 and the risk weight floors for commercial extended by two years until September 29, 2027.

The countercyclical buffer rate for Swedish exposures amounts to 2% as of 31 December 2025. The Swedish FSA has announced in the fourth quarter 2025 that the countercyclical buffer rate is left unchanged. The countercyclical buffer rates for Denmark and Norway are unchanged at 2.5% as of 31 December 2025.

### Capital adequacy

SEK million	PARENT COMPANY				
	31 Dec 2025	30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024
<b>Available own funds (amounts)</b>					
Common Equity Tier 1 (CET1) capital	14,184	14,077	14,039	14,089	14,208
Tier 1 capital	21,184	21,077	19,739	19,789	20,308
Total capital	23,182	23,074	21,736	21,786	22,320
<b>Risk-weighted exposure amounts</b>					
Total risk exposure amount	35,908	38,563	40,705	42,225	40,966
Total risk exposure pre-floor <sup>1)</sup>					
<b>Capital ratios (as a percentage of risk-weighted exposure amount)</b>					
Common Equity Tier 1 ratio (%)	39.5	36.5	34.5	33.4	34.7
Common Equity Tier 1 ratio considering unfloored TREA (%) <sup>1)</sup>					
Tier 1 ratio (%)	59.0	54.7	48.5	46.9	49.6
Tier 1 ratio considering unfloored TREA (%) <sup>1)</sup>					
Total capital ratio (%)	64.6	59.8	53.4	51.6	54.5
Total capital ratio considering unfloored TREA (%) <sup>1)</sup>					



**Note 14 Capital adequacy, own funds and capital requirements – Parent Company, Cont.**

SEK million	PARENT COMPANY				
	31 Dec 2025	30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024
<b>Additional own funds requirement to address risks other than the risk of excessive leverage (as a percentage of risk-weighted exposure amount)</b>					
Additional own funds requirement to address risks other than the risk of excessive leverage (%)	3.7	3.7	3.3	3.3	3.3
of which: to be made up of CET1 capital (percentage points)	2.1	2.1	1.9	1.9	1.9
of which: to be made up of Tier 1 capital (percentage points)	2.8	2.8	2.5	2.5	2.5
Total SREP own funds requirement (%)	11.7	11.7	11.3	11.3	11.3
<b>Combined buffer and overall capital requirement (as a percentage of risk-weighted exposure amount)</b>					
Capital conservation buffer (%)	2.5	2.5	2.5	2.5	2.5
Conservation buffer due to macro-prudential or systemic risk identified at the level of a Member State (%)	–	–	–	–	–
Institution specific countercyclical capital buffer (%)	2.0	2.0	2.0	2.0	2.0
Systemic risk buffer (%)	–	–	–	–	–
Global Systemically Important Institution buffer (%)	–	–	–	–	–
Other Systemically Important Institution buffer (%)	–	–	–	–	–
Combined buffer requirement (%)	4.5	4.5	4.5	4.5	4.5
Overall capital requirements (%)	16.2	16.2	15.8	15.8	15.8
CET1 available after meeting the total SREP own funds requirements (%)	32.9	29.9	28.1	27.0	28.3
<b>Leverage ratio</b>					
Total exposure measure	143,869	161,827	187,397	188,860	148,233
Leverage ratio (%)	14.7	13.0	10.5	10.5	13.7
<b>Additional own funds requirements to address the risk of excessive leverage (as a percentage of total exposure measure)</b>					
Additional own funds requirements to address the risk of excessive leverage (%)	–	–	–	–	–
of which: to be made up of CET1 capital (percentage points)	–	–	–	–	–
Total SREP leverage ratio requirements (%)	3.0	3.0	3.0	3.0	3.0
<b>Leverage ratio buffer and overall leverage ratio requirement (as a percentage of total exposure measure)</b>					
Leverage ratio buffer requirement (%)	–	–	–	–	–
Overall leverage ratio requirement (%)	3.0	3.0	3.0	3.0	3.0
<b>Liquidity Coverage Ratio<sup>2)</sup></b>					
Total high-quality liquid assets (HQLA) (Weighted value -average)					
Cash outflows - Total weighted value					
Cash inflows - Total weighted value					
Total net cash outflows (adjusted value)					
Liquidity coverage ratio (%)					
<b>Net Stable Funding Ratio<sup>2)</sup></b>					
Total available stable funding					
Total required stable funding					
NSFR ratio (%)					

1) Output floor is only calculated and reported on Group level, according to adopted Regulation amending the Regulation (2014/993) on Special Supervision and Capital Buffers.

2) SBAB Bank AB is treated as a single liquidity sub-group, together with AB Sveriges Säkerställda Obligationer (publ), according to Article 8 (CRR) and a decision by Swedish FSA. Therefore Liquidity information is only regarded material on a consolidated basis. For results at consolidated level, see Note 11.

## Note 14 Capital adequacy, own funds and capital requirements – Parent Company, Cont.

Disclosures in accordance with Article 4 of Commission Implementing Regulation (EU) No 637/2021, Annex VII.

### Own funds

SEK million	PARENT COMPANY	
	31 Dec 2025	31 Dec 2024
<b>Common Equity Tier 1 (CET1) capital instruments: Instruments and reserves</b>		
Capital instruments and the related share premium accounts	1,958	1,958
Retained earnings	12,021	11,797
Accumulated other comprehensive income (and other reserves)	305	48
Independently reviewed year-end profits net of any foreseeable charge or dividend <sup>1)</sup>	5	552
<b>Common Equity Tier 1 (CET1) capital before regulatory adjustments</b>	<b>14,289</b>	<b>14,355</b>
<b>Common Equity Tier 1 (CET1) capital: regulatory adjustments</b>		
Additional value adjustments (negative amount)	-93	-150
Intangible assets (net of related tax liability) (negative amount)	-4	-5
Fair value reserves related to gains or losses on cash-flow hedges of financial instruments that are not valued at fair value	16	55
Negative amounts resulting from the calculation of expected loss amounts	-11	-30
Gains or losses on liabilities valued at fair value resulting from changes in own credit standing	-	-
Other regulatory adjustments <sup>2)</sup>	-13	-17
<b>Total regulatory adjustments to Common Equity Tier 1 (CET1)</b>	<b>-105</b>	<b>-147</b>
<b>Common Equity Tier 1 (CET1) capital</b>	<b>14,184</b>	<b>14,208</b>
<b>Additional Tier 1 (AT1) capital: Instrument</b>		
Capital instruments and the related share premium accounts	7,000	6,100
– of which, classified as equity under applicable accounting standards	7,000	6,100
– of which, classified as liabilities under applicable accounting standards	-	-
Amount of qualifying items referred to in Article 484(4) CRR and the related share premium accounts subject to phase out from AT1	-	-
<b>Additional Tier 1 capital before regulatory adjustments</b>	<b>7,000</b>	<b>6,100</b>
<b>Additional Tier 1 (AT1) capital: regulatory adjustments</b>		
<b>Total regulatory adjustments to Additional Tier 1 (AT1) capital</b>	<b>-</b>	<b>-</b>
<b>Additional Tier 1 (AT1) capital</b>	<b>7,000</b>	<b>6,100</b>
<b>Tier 1 capital (T1= CET1+AT1)</b>	<b>21,184</b>	<b>20,308</b>
<b>Tier 2 (T2) capital: Instruments</b>		
Capital instruments and the related share premium accounts	1,998	2,012
Credit risk adjustments	0	0
<b>Tier 2 (T2) capital before regulatory adjustments</b>	<b>1,998</b>	<b>2,012</b>
<b>Tier 2 (T2) capital: regulatory adjustments</b>		
<b>Total regulatory adjustments to Tier 2 (T2) capital</b>	<b>-</b>	<b>-</b>
<b>Tier 2 (T2) capital</b>	<b>1,998</b>	<b>2,012</b>
<b>Total capital (TC= T1+T2)</b>	<b>1,998</b>	<b>22,320</b>
<b>Total risk-exposure amount</b>	<b>35,908</b>	<b>40,966</b>

**Note 14** Capital adequacy, own funds and capital requirements – Parent Company, Cont.

SEK million	PARENT COMPANY	
	31 Dec 2025	31 Dec 2024
<b>Capital ratio and requirements including buffers, %</b>		
Common Equity Tier 1 capital	39.5	34.7
Tier 1 capital	59.0	49.6
Total capital	64.6	54.5
Institution CET1 overall capital requirements	11.1	10.9
– of which, capital conservation buffer requirement	2.5	2.5
– of which, countercyclical buffer requirement	2.0	2.0
– of which, systemic risk buffer requirement	–	–
– of which, G-SII buffer and O-SII buffer	–	–
– of which, additional own funds requirements to address the risk other than the risk of excessive leverage	2.1	1.9
Common Equity Tier 1 capital ( as a percentage of risk exposure amount) available after meeting the minimum capital requirements	32.9	28.3

1) Net profits for the year-end were reduced by the expected dividend of SEK 2,175 million. The results have been verified by Deloitte AB pursuant to Article 26, Point 2a of the Capital Requirements Regulation.

2) A minor amount generated a deduction of NPL backstop, pursuant to Article 36, Point 1m of the Capital Requirements Regulation.

**Note 14** Capital adequacy, own funds and capital requirements – Parent Company, Cont.

**Risk exposure amounts and capital requirements**

SEK million	PARENT COMPANY			
	31 Dec 2025		31 Dec 2024	
	Risk exposure amount	Capital requirement	Risk exposure amount	Capital requirement
<b>Credit risk recognised in accordance with IRB approach</b>				
Exposures to corporates	3,757	301	7,306	584
Retail exposures	313	25	860	69
– of which, exposures to SMEs	–	–	–	–
– of which, retail exposures secured by immovable property	313	25	860	69
<b>Total exposures recognised with the IRB approach</b>	<b>4,070</b>	<b>326</b>	<b>8,166</b>	<b>653</b>
<b>Credit risk recognised with the standardised approach</b>				
Exposures to governments and central banks	0	0	0	0
Exposures to regional governments or local authorities or agencies	0	0	0	0
Exposures to multilateral development banks	0	0	0	0
Exposures to international organisations	0	0	0	0
Exposures to institutions <sup>1)</sup>	647	52	709	57
– of which, derivatives according to CRR, Appendix 2	539	43	551	44
– of which, repos	–	–	–	–
– of which, other	108	9	158	13
Retail exposures	2,527	202	2,057	165
Exposures in default	7	1	7	1
Exposures in the form of covered bonds	4,848	388	5,868	469
Exposures to institutions and corporates with a short-term credit rating	24	2	41	3
Equity exposures	17,208	1,377	17,207	1,377
Other items	249	19	178	13
<b>Total exposures recognised with standardised approach</b>	<b>25,510</b>	<b>2,041</b>	<b>26,067</b>	<b>2,085</b>
<b>Market risk</b>	<b>260</b>	<b>21</b>	<b>64</b>	<b>5</b>
– of which, position risk	–	–	–	–
– of which, currency risk	260	21	64	5
<b>Operational risk</b>	<b>2,612</b>	<b>209</b>	<b>3,835</b>	<b>307</b>
<b>Credit valuation adjustment risk (CVA risk)</b>	<b>955</b>	<b>76</b>	<b>634</b>	<b>51</b>
<b>Additional requirements under Article 458 of the CRR</b>	<b>2,501</b>	<b>200</b>	<b>2,200</b>	<b>176</b>
<b>Total risk exposure amount and minimum capital requirements</b>	<b>35,908</b>	<b>2,873</b>	<b>40,966</b>	<b>3,277</b>
<b>Capital requirements for capital conservation buffer</b>		<b>898</b>		<b>1,024</b>
<b>Capital requirements for countercyclical buffer</b>		<b>723</b>		<b>822</b>
<b>Total capital requirements</b>		<b>4,493</b>		<b>5,123</b>

<sup>1)</sup> The risk-weighted amount for counterparty risk according to the CRR, Article 92(3)(f), amounts to SEK 539 million (551).

# Alternative performance measures

Alternative performance measures (APMs) are financial metrics of historical or future performance, financial position or cash flows that are not defined in the applicable rules for financial reporting (such as IFRS and the Swedish Annual Accounts Act) or in the EU's Capital Requirements Directive (CRD IV)/Capital Requirements Regulation (CRR).

SBAB uses APMs when these are relevant for the presentation and follow-up of the Group's financial position and when these metrics are deemed to provide additional valuable information to readers of the financial reports. SBAB has also chosen to present the APMs as they are in common use within the industry. APMs can be calculated with various approaches and, accordingly, SBAB's metrics are not directly comparable with similar metrics presented by other companies.

## Deposits/lending

**Definition:** Ratio of total deposits from the public to total lending to the public (closing balances).

The APM aims to provide the reader with further information regarding the relative ratio of deposits to lending.

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
Deposits from the public	264,686	255,873
Lending to the public	544,911	537,836
<b>Deposits/lending, %</b>	<b>48.6</b>	<b>47.6</b>

## C/I ratio

**Definition:** Total expenses before credit losses and imposed fees for the period in relation to total operating income for the period.

The APM aims to provide the reader with further information regarding the Group's cost-efficiency.

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Expenses	-1,927	-1,907
Operating income	5,230	5,377
<b>C/I ratio, %</b>	<b>36.8</b>	<b>35.5</b>

## C/L ratio

**Definition:** Expenses for the period (annualised) before credit losses and imposed fees in relation to lending to the public (calculated using the opening and closing balances for the period).

The APM aims to provide the reader with further information regarding the Group's cost-efficiency.

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Expenses	-1,927	-1,907
Aver. lending to the public	541,374	527,618
<b>C/L ratio, %</b>	<b>0.36</b>	<b>0.36</b>

## Return on equity

**Definition:** Net profit for the period (annualised) in relation to average equity (calculated using the opening and closing balances for the reporting period), after adjustment for additional Tier 1 instruments and value changes in financial assets recognised in equity.

The APM aims to provide the reader with further information regarding the Group's profitability in relation to unrestricted equity.

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Net profit for the period	2,175	2,282
Average equity	22,939 <sup>1)</sup>	21,997 <sup>2)</sup>
<b>Return on equity, %</b>	<b>9.5</b>	<b>10.4</b>

1) Average equity has been adjusted for dividend of SEK 913 million for 2024.

2) Average equity has been adjusted for dividend of SEK 963 million for 2023.

## Net interest margin

**Definition:** Net interest income for the period (annualised) in relation to average (calculated using the opening and closing balances for the reporting period) total balance sheet.

The APM aims to provide the reader with further information regarding the Group's profitability.

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Net interest income	5 141	5,288
Average balance sheet total	657,644	661,864
<b>Net interest margin, %</b>	<b>0.78</b>	<b>0.81</b>

## Credit loss ratio

**Definition:** Credit losses for the period (annualised) in relation to total lending to the public (closing balance).

The APM aims to provide the reader with further information regarding the relative ratio of credit losses to total lending.

SEK million	GROUP	
	2025	2024
	Jan-Dec	Jan-Dec
Credit losses	57	0
Lending to the public	544,911	537,836
<b>Credit loss ratio, %</b>	<b>0.01</b>	<b>0.00</b>

## Share of Stage 3 loans, gross, %

**Definition:** Gross lending in credit stage 3 (closing balance) in relation to total lending to the public (closing balance).

The APM aims to provide the reader with further information regarding the proportion of non-performing loans pursuant to accepted accounting standards relative to the total loan portfolio.

SEK million	GROUP	
	31 Dec 2025	31 Dec 2024
Gross lending credit stage 3	803	857
Lending to the public	544,911	537,836
<b>Share of Stage 3 loans, %</b>	<b>0.15</b>	<b>0.16</b>

## New lending

**Definition:** Gross lending for the period.

The APM aims to provide the reader with an image of the inflow of new business during the reporting period.

## Definitions of other key performance indicators

<b>Number of employees (FTEs)</b>	Number of employees expressed as full-time equivalents (FTEs), adjusted for sick leave and leave of absence
<b>Return on assets</b>	Net profit in relation to balance sheet total
<b>CET1 capital ratio</b>	CET1 capital in relation to risk-weighted assets
<b>Total capital ratio</b>	Own funds in relation to risk-weighted assets
<b>Tier 1 capital ratio</b>	Tier 1 capital in relation to risk-weighted assets
<b>Leverage ratio</b>	Tier 1 capital in relation to total assets and off-balance sheet exposures restated with the application of credit conversion factors
<b>Liquidity coverage ratio, LCR</b>	Liquid assets in relation to net cash outflows over a 30-day stress scenario in accordance with the European Commission's Delegated Regulation EU (2015/61) with regard to liquidity coverage requirements
<b>Survival horizon</b>	The number of days that the need for liquidity can be met in a stress scenario before new liquidity is needed
<b>Net stable funding ratio, NSFR</b>	A liquidity risk metric of a structural nature that demonstrates the stability of the Group's funding in relation to its assets. From 30 September 2019, NSFR is calculated pursuant to Regulation (EU) 2019/876 of the European Parliament and the Council

# Auditors' review report

To the Board of Directors in SBAB Bank AB (publ), org.nr. 556253-7513

## Introduction

We have reviewed the condensed interim financial information (year-end report) of SBAB Bank AB (publ) for the period 1 January – 31 December 2025. The Board of Directors and the CEO are responsible for the preparation and presentation of this year-end report in accordance with IAS 34 and the Annual Accounts Act for Credit Institutions and Securities Companies. Our responsibility is to express a conclusion on this year-end report based on our review.

## Scope of review

We conducted our review in accordance with the International Standard on Review Engagements (ISRE) 2410 Review of Interim Financial Information performed by the company's auditors. A review

consists of making inquiries, primarily with persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with ISA and other generally accepted auditing practices. The procedures performed in a review do not enable us to obtain a level of assurance that would make us aware of all significant matters that might be identified in an audit. Therefore, the conclusion expressed based on a review does not give the same level of assurance as a conclusion expressed based on an audit.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the year-end report for the Group is not, in all material aspects, in accordance with IAS 34 and the Annual Accounts Act for Credit Institutions and Securities

Companies and as regards the parent company in accordance the Annual Accounts Act for Credit Institutions and Securities Companies.

Stockholm, February 12, 2026

Deloitte AB

*Signature on Swedish original*

Malin Lüning  
Auktoriserad revisor



The CEO affirms that this report provides an accurate overview of the operations, financial position and performance of the Parent Company and the Group, and describes the significant risks and uncertainties faced by the Parent Company and the companies in the Group.

Solna, February 12, 2026

Mikael Inglander  
CEO

## Financial calendar

Interim Report Jan–Mar 2026	<b>28 April 2026</b>
Interim Report Jan–Jun 2026	<b>17 July 2026</b>
Interim Report Jan–Sep 2026	<b>23 October 2026</b>
Year-end Report 2026	<b>3 February 2027</b>

*The Annual General Meeting will be held in Solna 29 April 2026*

## Credit ratings

	Moody's	Standard & Poor's
Long-term funding, SBAB	A1	A+
Long-term funding, SCBC	Aaa	–
Short-term funding, SBAB	P–1	A–1



## Contact

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This information was submitted  
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at 08:00 (CET).

SBAB Bank AB (publ)  
Corp. Reg. No.: 556253-7513

While every care has been taken in the translation of this report, readers are reminded that the original report, signed by the CEO, is in Swedish.