

Landshypotek Bank AB

Interim report Q3 2025

January – September 2025

Johan Ericson, CEO of Landshypotek Bank, comments on the third quarter of 2025

Landshypotek's strong financial performance continues despite a weak economy with challenging market conditions. Operating profit improved quarter-on-quarter as well as year-on-year. Lending continues to grow, which is particularly evident on a year-on-year basis, despite a weak market. Net interest income is stable and deposit volumes remain at high levels. We remain of high interest to the market and all of our customer segments. Having performed well for many years, the bank is once again demonstrating the strength of our business model in all economic conditions. This protects what we do here and now, and fuels our continued work in development and strategy.

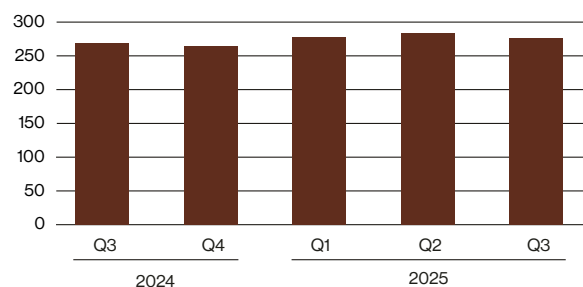
January – September 2025

compared with January – September 2024

- Operating profit amounted to SEK 399 million (392).
- Net interest income amounted to SEK 836 million (811).
- Costs totalled SEK 453 million (436).
- Net credit losses impacted earnings with SEK 10 million (recoveries: 4).
- Loans to the public amounted to SEK 116.5 billion (107.1).
- Deposits from the public amounted to SEK 26.6 billion (28.0).

Net interest income

SEK million



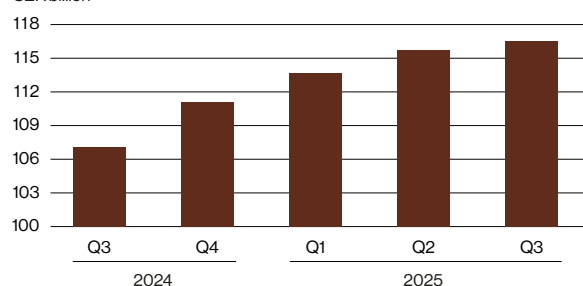
July – September 2025

compared with April – June 2025

- Operating profit amounted to SEK 148 million (128).
- Net interest income amounted to SEK 276 million (283).
- Costs totalled SEK 134 million (165).
- Net credit losses impacted earnings with SEK 3 million (0).
- Loans to the public amounted to SEK 116.5 billion (115.7).
- Deposits from the public amounted to SEK 26.6 billion (27.0).

Lending to the public

SEK billion





CEO's Statement

Improved performance despite a challenging market

During the quarter, despite continued uncertainty and the economic downturn, Landshypotek Bank continued to grow lending and improve its financial performance. This is still a clear sign of strength even if we would have preferred activity in the economy and in the market to have picked up more.

This interim report shows that we continue to improve operating profit, both year-on-year and quarter-on-quarter. Operating profit for the first three quarters amounted to SEK 399 million (392), and to SEK 148 million (128) for the most recent quarter.

One key factor behind this improvement is that we have become a larger bank. Lending has increased SEK 9.4 billion year-on-year, totalling SEK 116.5 billion. While growth in the most recent quarter was more modest, despite a sluggish lending market, we continue to grow.

Net interest income improved to SEK 836 million (811), up SEK 25 million year-on-year. While there was a slight dip to SEK 276 million (283) between quarters, the level remains stable. We are also maintaining deposit volumes, with deposits totalling close to SEK 27 billion. This has an important role in our financial performance. Deposits are also a priority going forward.

The cost trend is developing according to plan and credit losses remain marginal.

Stable business development

Activity was high in early autumn, with a strong market presence and good customer contact. As expected,

growth in savings as well as loans was lower, which reflected the market conditions.

Interest rates have continued downward from the peaks noted in spring 2024, and we have lowered our lending interest rates several times to maintain a strong competitive edge.

We are still standing strong in farming and forestry, with stable inflows from new as well as existing customers. The market for housing on agricultural properties, which behaves much like the mortgage market, has seen high levels of activity. Customers appreciate our high levels of availability, making it one of our strengths. Our home-owner mortgages continue to attract considerable interest and, in a slowly growing and competitive market, have been further bolstered by extending lending to include tenant-owner apartments.

Pioneering new initiative with green framework

Perhaps the most important steps we took during the quarter are those we took to link the capital market with financing for farming and forestry. Sustainability initiatives within farming are now included in our updated green bond framework – an important step for us and for

Swedish farming. The framework was reviewed by S&P Global Ratings.

We have previously demonstrated how initiatives from private forest owners can form the basis for green bonds. We are now taking the next step and including farming in a new way in a green bond – a pioneering new initiative!

Secure position in a changing operating environment

We are currently in a time where uncertainty is restraining investments as well as consumption. Corporates and households are cautious. While cautious optimism among business owners is reflected in some surveys, no clear engine has emerged for the global economy.

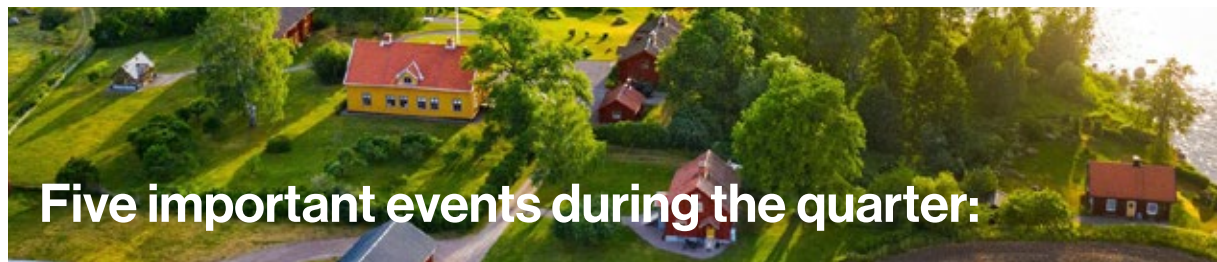
Policymakers and central banks are trying to stimulate the economy, where the increased offering of government bonds has caused concern and triggered rising long-term interest rates. Growth remains weak in Sweden, where unemployment is high and households

are under pressure. The government's autumn budget includes SEK 80 billion in initiatives; however the effects will take some time. The Riksbank cut the policy rate to 1.75 percent on 1 October, while signalling that no additional cuts can be expected in the near future.

The question is whether households will prioritise use of their increased disposable income to increase consumption or to strengthen buffers.

While our customers are impacted by the economic uncertainty, we have not noted any general credit difficulties. Our lending with collateral in immovable property and tenant-owner apartments in combination with our robust credit processes generates security. The provisions we make are small and pertain to individual commitments, and are not part of broader macro-economic trends.

Landshypotek remains stable, with strong capitalisation, good liquidity and – through deposits – secure financing.



Five important events during the quarter:

Pioneering new initiative

– green framework now also includes farming

Previously, Landshypotek Bank has successfully issued green bonds based on sustainable Swedish forestry. Investments in farming are now being included as well, in a new way. The updated green bond framework includes investments in climate adaptation, reduced climate impact and increased biodiversity within farming. The framework was reviewed by S&P Global Ratings, the world's leading assessor of green bond frameworks.

Two new members of the bank's Board of Directors

At an Extraordinary Annual Association Meeting, Marita Odélius and Elisabeth Beskow were elected to the Board of Landshypotek Bank. They both have extensive operational and board experience from leading roles within banking, finance and insurance. The Board is appointed by the bank's owner, Landshypotek Ekonomisk Förening.

Participation in new TV series about Swedish farmers

This winter, the series Svenska bönder (Eng: Swedish Farmers) will launch on Viaplay and TV3. It follows five farmers in their everyday lives and work, and is the result of a joint investment by several agricultural organisations during the quarter, including Landshypotek.

The series aims to provide an intimate and realistic look at life on a farm. It highlights the importance of farming and addresses the public's growing interest in Swedish food production and the countryside.

Survey shows: Savers risk losing thousands

A new survey from Landshypotek Bank, based on data from Compricer, shows that the savings interest rate at major banks has fallen drastically – in some cases approaching zero. Passive savers thus risk losing thousands of kronor every year. Landshypotek continues to offer a competitive savings rate from the first krona – with no minimum amount or lock-in – despite having also adjusted its interest rates.

Interest rate cuts continue

– increased competition for customers

Landshypotek lowered its lending interest rates on several occasions in the third quarter. The lower, more stable interest rates provide better preconditions for farmers to plan their investments. The bank encourages increased customer activity in homeowner mortgages. Despite increasing competition and pressed margins, clear differences in interest rates remain between providers – something Finansinspektionen also highlighted in the autumn.

There is still considerable demand for our covered bonds and we have good access to the capital market.

We have also broadened our customer base and lowered our concentration risks over the past decade. Our services within savings and lending remain relevant regardless of economic conditions. We have strengthened our market positions in all business segments and, in a rapidly changing operating environment, our short decision-making paths are a strength.

Farmers want to invest

The economic conditions are affecting us and even though a more active housing market would benefit our mortgage operations and stronger household finances would create scope for better buffer savings, we are still standing strong. But even in these times, we remain a safe partner for our customers – no matter which way the wind blows.

Farmers are relatively optimistic about the near term and they continue to invest, although for many of them the autumn means their focus is entirely on autumn farming. Naturally, some concern exists about an uncertain operating environment and lower settlement prices. But after several good years with a prolonged strong forest economy – where many farmers have forests that bolster farm finances – and a good harvest, many are planning investments and improvements. In uncertain times, farmers tend to focus on making their farms more resilient.

Investments in farms are important, not only for the businesses themselves, but for all of Sweden. They contribute to increased food production, strengthen civil preparedness and are critical for flourishing rural areas. Society's interest in farming and its products has grown in recent years and farmers are ready to meet this growing enthusiasm. A recent survey we conducted shows that three out of four larger farm owners want to increase their production. The largest obstacles they face are profitability, access to arable land and the regulatory burden. Young farmers are particularly optimistic about future investments.

Positive conditions in many segments

As we see it, many farmers would describe the summer season and their operations positively so far. The conditions in a few segments are highlighted below.

Arable farmers: The harvest was much better than expected. Volumes were up both on last year and on the recent years' average, while there has been price pressure due to good harvests in the northern hemisphere. Many farmers with good liquidity and storage facilities have therefore chosen to defer selling cereal harvests in anticipation of better prices. This year's harvest also led more planning to increase storage capacity – not only for managing short harvest periods but also to be able to spread sales over time.

Livestock and dairy farmers: The good harvest and lower cereal prices were positive for livestock farmers. The good hay harvest in terms of volume and quality, together with lower feed costs has strengthened cash flows. Higher prices for slaughter animals and livestock – especially for pigmeat and beef – were also contributing factors. While prices increased due to reduced livestock numbers in Sweden and the EU, they were also impacted by uncertainty surrounding trade policy.

Market conditions have weakened for dairy farmers and settlement prices have declined, albeit from previously high levels. This was primarily due to increased production in major export countries. To date, lower feed costs and higher productivity have been able to offset the effects. According to our survey, livestock farmers are the group who have expressed the clearest desire to grow.

Forest owners: While demand for forest raw materials remains healthy, challenges within the industry have led to lower prices for pulp wood and timber. The US-imposed tariffs on wood products, paper and paperboard from the EU could press the market further. In parallel, lower inventory levels have helped cushion the price fall and harvests still attract a relatively good stumpage price. Many forest owners are now taking the opportunity to thin. There is a large underlying need for it, not least 20 years after Cyclone Gudrun, but also to leverage current price levels.

For the farming and forestry sectors in general, 2025 will likely be the best year of the 2020s in terms of finances.

Steady growth in the bank and positive outlook

Uncertainty and caution in the economy have become the new normal, even though we know that other times are coming. Landshypotek Bank has shown it stands firm even in challenging times. We continue to grow, develop and look forward.

It is easy to lose direction in an uncertain operating environment, but we have been rooted in lending to farming and forestry for nearly 200 years. We were built by our customers, for our customers – and are still owned by our customers. This leaves us uniquely secure. Our offering in lending and savings is the cornerstone of household finances, while its basis in lending for farming contributes both to food production and to forest raw materials.

This protects what we do here and now, and fuels our continued work in development and strategy.

Johan Ericson
CEO of Landshypotek Bank

Summary

SEK million	Q3 2025	Q3 2024	Q2 2025	Full-year 2024
Net interest income	276	269	283	1,078
Operating profit	148	149	128	489
Profit after tax	116	117	100	381
Loans to the public	116,525	107,060	115,651	111,110
Change in loans to the public, %	0.8	1.4	1.7	6.1
Interest margin, LTM, %	0.99	1.05	0.99	1.01
Deposits from the public	26,644	27,989	26,970	27,090
Change in deposits from the public, %	-1.2	-1.9	1.2	-6.8
C/I ratio including financial transactions	0.47	0.46	0.56	0.55
C/I ratio excluding financial transactions	0.47	0.46	0.57	0.55
Credit loss level, % ¹⁾	0.00	–	–	0.00
Total capital ratio, %	23.7	20.4	23.6	19.6
Rating, long-term				
Standard & Poor's, covered bonds	AAA	AAA	AAA	AAA
Standard & Poor's	A	A	A	A
Fitch	A	A	A	A
Average number of employees, LTM	243	227	240	236

¹⁾ An outcome is only presented in the case of a negative earnings impact.



Our financial performance

For the first three quarters, Landshypotek Bank posted an operating profit of SEK 399 million, up some SEK 7 million year-on-year. The higher earnings are largely due to year-on-year higher net interest income connected to a higher lending volume as well as higher net commission income. Costs remain stable. Lending volumes increased SEK 9.4 billion year-on-year, while deposit volumes decreased slightly. Credit losses had a negative earnings impact of SEK 10 million, due to provisions for a small number of individual commitments. The bank continued to post extremely good credit quality.

Jan–Sep 2025 compared with Jan–Sep 2024

The bank's operating profit amounted to SEK 399 million (392). The change in earnings was primarily attributable to higher net interest income, which was largely explained by a higher lending volume and increased net commission income.

Net interest income

Net interest income amounted to SEK 836 million (811). Interest income totalled SEK 3,192 million (3,856), and interest expenses totalled SEK 2,357 million (3,045). Interest income and interest expenses both decreased as a result of lower interest rates.

Net commission income

Net commission income totalled SEK 21 million (12), up mainly due to a new fee introduced in Q3 2024.

Net result of financial transactions

The net result of financial transactions amounted to income of SEK 1 million (expense: 3), where the unrealised result amounted to SEK 0 million (expense: 2) and the realised result to SEK 1 million (expense: 1).

Costs

Costs amounted to SEK 453 million (436), up due to general increases in costs.

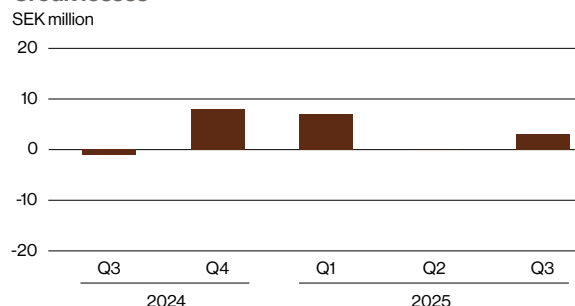
Credit losses and credit loss allowance

Overall the credit losses generated a negative net earnings impact of SEK 10 million (recoveries: 4) for the first three quarters, of which net credit losses for non-credit-impaired assets had an earnings impact of SEK 0 million (recoveries: 1) and credit-impaired assets had a negative earnings impact of SEK 10 million (recoveries: 3).

Gross non-credit-impaired assets amounted to SEK 115.7 billion (106.3) and the credit loss allowance to SEK 12 million (9). Gross credit-impaired assets amounted to SEK 1 billion (1) and the credit loss allowance to SEK 19 million (5). The provisions for credit-impaired assets pertained to individual counterparties within varying types of farming and geographic locations.

The bank continued to post extremely good credit quality. For more information, refer to Note 3 and Note 4.

Credit losses



Operating profit

SEK million	Jan–Sep 2025	Jan–Sep 2024	Full-year 2024
Net interest income	836	811	1,078
Net commission income	21	12	19
Other operating income	5	1	-2
Of which net result of financial transactions	1	-3	-7
Costs	-453	-436	-603
C/I ratio including financial transactions	0.53	0.56	0.56
Net recognised credit losses	-10	4	-4
Credit loss level, % ¹⁾	0.00	–	0.03
Operating profit	399	392	489
Operating profit excluding the net result of financial transactions	398	395	496

¹⁾ An outcome is only presented in the case of a negative earnings impact.

Balance Sheet

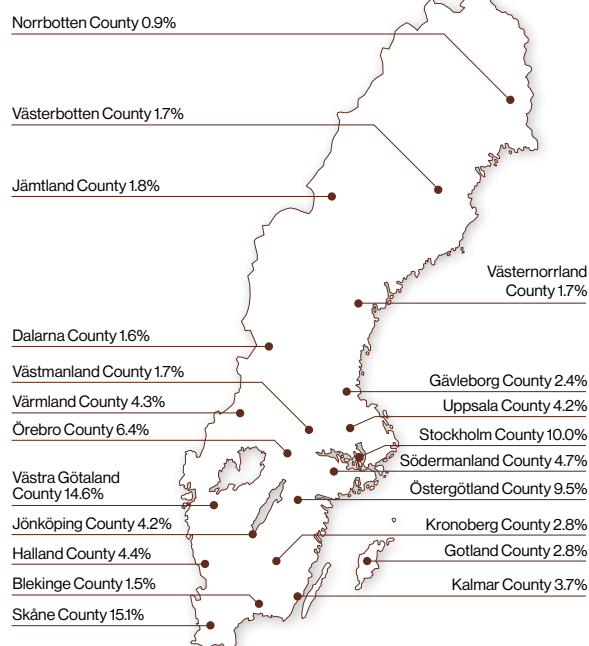
Assets SEK million	30 Sep 2025
Eligible treasury bills	3,699
Loans to credit institutions	429
Loans to the public	116,525
Bonds and other interest-bearing securities	9,315
Derivatives	1,131
Tangible and intangible assets	64
Other assets	240
Total assets	131,402

Liabilities and equity SEK million	30 Sep 2025
Liabilities to credit institutions	286
Deposits from the public	26,644
Debt securities issued, etc.	94,533
Derivatives	1,023
Subordinated liabilities	601
Other liabilities	424
Equity	7,890
Total liabilities and equity	131,402

Other comprehensive income

Other comprehensive income amounted to SEK 22 million (21), where financial assets at fair value had a positive effect of SEK 15 million (33) as a result of falling credit spreads at the same time as rising cross-currency basis spreads had an impact of SEK 7 million (negative: 12).

Geographic distribution of lending



Assets

The largest asset item in the balance sheet is loans to the public, which amounted to SEK 116.5 billion (107.1). The geographic distribution of lending remains stable over time.

Landshypotek Bank's liquidity portfolio totalled SEK 13.0 billion (12.9). The portfolio comprises Swedish covered bonds with the highest credit rating and bonds issued by Swedish municipalities and regions. The holding of interest-bearing securities functions as a liquidity reserve. The liquidity portfolio was 1.1 times (1.4) larger than refinancing requirements for the next six months. The ratio is affected by the allocation of maturing debt for longer than six months and can, therefore, change between measurement periods.

Liabilities

Funding

Landshypotek Bank actively raises funds via the capital markets. Landshypotek Bank as far as possible always strives to meet investors' wishes regarding tenors and interest-rate structures.

The bank's primary source of funding comprises covered bonds, but the bank also issues senior bonds, senior non-preferred and capital instruments. The bank's market funding has an average tenor of 2.9 years.

During the quarter, covered bonds to a nominal value of SEK 4.7 billion were issued. In parallel, covered bonds to

Funding

SEK million	In issue 30 Sep 2025	Limit	In issue 31 Dec 2024
Swedish commercial paper	–	10,000	–
MTN programme ¹⁾	2,460	60,000 ¹⁾	3,160
NMTN programme ²⁾	89,500	110,503	80,456
Registered covered bonds	2,763		2,863
Tier 1 capital instruments	900		900

¹⁾ Medium Term Note Programme. No longer an active programme for issuing new transactions.

²⁾ Nordic Medium Term Note and Covered Bond Programme. The limit is EUR 10,000 million.

a nominal value of SEK 1.5 billion and senior bonds to a nominal value of SEK 1.0 billion matured.

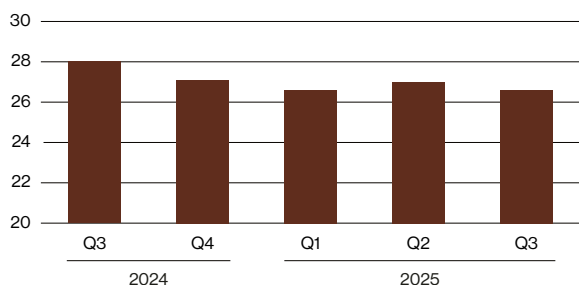
During the quarter, the bank's derivative portfolio decreased in value by SEK 57.9 million, however as all derivatives are encompassed by hedge accounting the earnings impact of the change in value was minimal.

Deposits from the public

Deposits from the public totalled SEK 26.6 billion (28.0).

Lending from the public

SEK billion



Financing and liquidity

The bank continues to have good conditions for funding operations with a net stable funding ratio of 117 percent. Moreover, the bank's short-term liquidity is healthy with a liquidity coverage ratio of 338 percent.

Risk and capital adequacy

The total capital ratio for the consolidated situation amounted to 22.4 percent compared with 19.5 percent as of 30 September 2024 and the CET1 capital ratio was 19.6 percent (16.6). At Landshypotek Bank AB, the total capital ratio amounted to 23.7 percent (20.4) and the CET1 capital ratio was 19.3 percent (16.4).

Q3 2025 compared with Q2 2025

Operating profit was on a par with the previous quarter and amounted to SEK 148 million (128) for the quarter, up largely due to seasonally lower costs in Q3.

New deposit requirement from the Riksbank

In 2025, the Riksbank, Sweden's central bank, decided that all banks and credit institutions with operations in Sweden have to lodge interest-free deposits with the Riksbank. By 31 October 2025, Landshypotek has to deposit SEK 318 million with the Riksbank at zero percent interest. How this will be accounted for is in the process of being established and Landshypotek intends to recognise the lost revenue as a cost in Q4 2025.

Rating

Landshypotek Bank has credit ratings from two different rating agencies, Standard & Poor's and Fitch. No changes in the ratings were forthcoming during the quarter.

Rating	Long	Short
S&P covered bonds	AAA	
Standard & Poor's	A	A-1
Fitch	A	F1

Group structure

All farming and forestry borrowers of Landshypotek Bank are also members of Landshypotek Ekonomisk Förening. Landshypotek Ekonomisk Förening owns 100 percent of the shares in Landshypotek Bank. All operations are conducted exclusively in Landshypotek Bank.

Events after the end of the period

No other significant events have occurred since the balance sheet date.

Stockholm, 24 October 2025

Johan Ericson
Chief Executive Officer

Accounting policies

This interim report has been prepared in accordance with IAS 34, Interim Financial Reporting and in accordance with Chapter 9 of the Annual Accounts Act for Credit Institutions and Securities Companies. The accounting policies, calculation methods and risk management are unchanged compared with the last annual report, refer to Note 1 in the Annual Report for 2024 (www.landshypotek.se/en/about-landshypotek/investor-relations/financial-reports/).

New standards and amendments

IFRS 18 Presentation and Disclosure in Financial Statements enters force on 1 January 2027 and replaces IAS 1 Presentation of Financial Statements. The new accounting standard mainly primarily entails new requirements for the presentation of the statement of profit or loss and the disclosure of certain profit or loss performance measures. IFRS 18 may impact the presentation of the bank's financial statements, but is not expected to have any impact on the financial performance and position.

Amendments to IFRS 7 Financial Instruments: Disclosures and IFRS 9 Financial Instruments enter force as of 1 January 2026. The amendments are not expected to have any material impact on the bank's financial statements.

This interim report has been reviewed by the company's auditors.

Income Statement

SEK million	Note	Q3 2025	Q3 2024	Q2 2025	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Interest income		1,049	1,252	1,072	3,192	3,856	5,019
Interest expenses		-773	-983	-789	-2,357	-3,045	-3,942
Net interest income	2	276	269	283	836	811	1,078
Commission income		7	7	7	21	12	20
Commission expense		0	0	0	0	0	0
Net commission income		7	7	7	21	12	19
Net result of financial transactions		1	-3	1	1	-3	-7
Other operating income		2	1	1	4	4	5
Total operating income		285	274	292	862	824	1,096
General administrative expenses		-124	-115	-155	-422	-404	-559
Depreciation, amortisation and impairment of tangible and intangible assets		-10	-11	-10	-30	-32	-43
Other operating expenses		0	0	0	0	0	-1
Total expenses before credit losses		-134	-126	-165	-453	-436	-603
Profit before credit losses		151	148	127	409	387	492
Net credit losses	3	-3	1	0	-10	4	-4
Operating profit		148	149	128	399	392	489
Tax expense for the period		-32	-32	-28	-87	-86	-108
Net profit for the period		116	117	100	313	306	381

Statement of Comprehensive Income

SEK million	Q3 2025	Q3 2024	Q2 2025	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Net profit for the period	116	117	100	313	306	381
Other comprehensive income						
Items to be reclassified to income statement						
Financial assets at FVTOCI	4	3	-1	19	36	14
Cross-currency basis spreads in fair value hedges	5	-2	1	9	-9	-10
Income tax related to other comprehensive income	-2	0	0	-6	-6	-1
Total items that will be reclassified	7	1	-1	22	21	3
Total other comprehensive income	7	1	-1	22	21	3
Comprehensive income for the period	123	118	99	335	327	384

Condensed balance sheet

SEK million	Note	30 Sep 2025	30 Sep 2024	31 Dec 2024
Assets				
Cash and balances with central banks		144	135	–
Eligible treasury bills		3,699	3,309	3,298
Loans to credit institutions		285	326	297
Loans to the public	4	116,525	107,060	111,110
Value change of interest-hedged items in portfolio hedges		58	59	-73
Bonds and other interest-bearing securities		9,315	9,593	7,950
Derivatives		1,131	1,551	1,532
Intangible assets		40	41	42
Tangible assets		24	39	34
Other assets		16	9	11
Deferred tax assets		0	0	0
Current tax assets		123	55	76
Prepaid expenses and accrued income		43	49	45
Total assets	5, 6	131,402	122,226	124,322
Liabilities and equity				
Liabilities to credit institutions		286	2,481	754
Deposits from the public		26,644	27,989	27,090
Debt securities issued, etc.		94,533	81,703	86,194
Derivatives		1,023	1,411	1,290
Other liabilities		214	170	687
Current tax liabilities		149	95	74
Accrued expenses and prepaid income		61	57	42
Provisions		0	0	0
Subordinated liabilities		601	602	602
Total liabilities		123,512	114,508	116,732
Total equity		7,890	7,718	7,590
Total liabilities and equity	5, 6	131,402	122,226	124,322

Statement of cash flow

SEK million	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Operating activities			
Operating profit	399	392	489
Adjustments for non-cash items	-21	13	-216
Recovery of previous years' confirmed losses	0	0	1
Income tax paid	-19	-62	-36
Increase/decrease in assets	-6,910	-3,432	-3,432
Increase/decrease in liabilities	6,705	2,856	2,777
Cash flow from operating activities	155	-233	-418
Investment activities			
Acquisitions of intangible assets	12	10	15
Acquisitions of tangible assets	0	1	2
Cash flow from investment activities	12	11	17
Financing activities			
Shareholders' contributions received	-	-	31
Change in Tier 1 capital instruments	-	500	500
Interest expense classified as Tier 1 capital dividend (AT1)	-35	-34	-51
Cash flow from financing activities	-35	466	480
Cash flow for the period	131	243	79
Change in cash and cash equivalents	131	243	79
Opening cash and cash equivalents	297	218	218
Closing cash and cash equivalents	429	461	297

Statement of changes in equity

January – September 2025 SEK million	Restricted equity			Unrestricted equity			Total
	Share capital	Tier 1 capital	Statutory reserve	Fair value reserve	Cross-currency basis spreads in fair value hedges	Retained earnings	
Opening balance	2,253	900	1,017	4	-23	3,439	7,590
Comprehensive income for the period				15	7	313	335
Total change before transactions with owners and holders of Tier 1 capital instruments	-	-	-	15	7	313	335
Tier 1 capital		-					-
Dividend on Tier 1 capital instruments						-35	-35
Shareholders' contributions						-	-
Group contributions paid						-	-
Tax on Group contributions paid						-	-
Closing balance	2,253	900	1,017	19	-16	3,717	7,890

January – December 2024 SEK million	Restricted equity			Unrestricted equity			Total
	Share capital	Tier 1 capital	Statutory reserve	Fair value reserve	Cross-currency basis spreads in fair value hedges	Retained earnings	
Opening balance	2,253	400	1,017	-8	-15	3,278	6,925
Comprehensive income for the period				11	-8	381	384
Total change before transactions with owners and holders of Tier 1 capital instruments	-	-	-	11	-8	381	384
Tier 1 capital		500					500
Dividend on Tier 1 capital instruments						-51	-51
Shareholders' contributions						31	31
Group contributions paid						-251	-251
Tax on Group contributions paid						52	52
Closing balance	2,253	900	1,017	4	-23	3,439	7,590

Notes

Note 1 Risk and capital adequacy

Landshypotek Bank AB (the bank) and its consolidated situation (the bank and Landshypotek Ekonomisk Förening) belong to supervisory category 3 according to Finansinspektionen's (the Swedish FSA) annual supervisory review and are categorised as other institutions under Regulation (EU) No 575/2013 on prudential requirements for credit institutions and investment firms (the Capital Requirements Regulation (CRR)). The information in this note refers to the information that must be disclosed pursuant to the capital adequacy disclosure requirements in the CRR, part eight and Finansinspektionen's regulations FFFS 2010:7, FFFS 2014:12 and FFFS 2008:25.

The total capital ratio for the consolidated situation amounted to 22.4 percent compared with 19.5 percent as of 30 September 2024 and the CET1 capital ratio was 19.6 percent (16.6). At the bank, the total capital ratio amounted to 23.7 percent (20.4) and the CET1 capital ratio was 19.3 percent (16.4).

The minimum capital requirement amounted to 8 percent of the total risk-weighted exposure amount. The combined buffer requirement amounts to 4.5 percent and breaks down as 2.5 percent in the form of the capital conservation buffer and 2.0 percent in the form of the countercyclical capital buffer. The combined buffer requirement must

be covered by CET1 capital. In October 2024, the bank received the result of Finansinspektionen's supervisory review and evaluation process (SREP). At Group level, the bank has to meet a Pillar 2 requirement (P2R) of 1.9 percent of the Group's total risk-weighted exposure amount. Moreover, at Group level, the bank should hold additional capital in the form of Pillar 2 guidance (P2G) of 0.5 percent. Accordingly, the capital requirement as assessed by Finansinspektionen for the consolidated situation, including P2G, was 14.9 percent and should be compared with own funds of 22.4 percent.

The leverage ratio for the consolidated situation amounted to 5.4 percent of the total exposure measure (5.7). The minimum capital requirement for the leverage ratio was 3.0 percent, while Sweden's financial supervisory authority has also assigned a P2G of 0.5 percent to the consolidated situation.

The internally assessed capital requirement for the consolidated situation was SEK 4.9 billion (5.6) and should be compared with own funds of SEK 7.6 billion.

The bank is developing an LGD model for retail exposures. Until further notice, and pursuant to Article 3, extra capital is being maintained corresponding to an REA of SEK 1,149 million.

EU CC1 – Composition of regulatory own funds

SEK million	Consolidated situation ¹⁾	
	30 Sep 2025	31 Dec 2024
1 Capital instruments and the related share premium accounts	2,052	2,071
of which: member contributions	2,052	2,071
of which: share capital		
2 Retained earnings ¹⁾	4,714	4,567
3 Accumulated other comprehensive income (and other reserves)	-16	-39
EU-5a Independently reviewed interim profits net of any foreseeable charge or dividend	180	211
CET1 capital before regulatory adjustments	6,930	6,811
7 Additional value adjustments	-13	-11
8 Intangible assets (net of related tax liability) (negative amount)	-40	-42
12 Negative amounts resulting from the calculation of expected loss amounts	-250	-393
27a Other regulatory adjustments	-3	-2
28 Total regulatory adjustments to CET1 capital	-306	-448
29 CET1 capital	6,624	6,363
30 Capital instruments and the related share premium accounts	-	-
31 of which: classified as equity under applicable accounting standards	-	-
34 Qualifying Tier 1 capital included in consolidated AT1 capital issued by subsidiaries and held by third parties	513	608
44 Additional Tier 1 (AT1) capital	513	608
45 Tier 1 capital (T1 = CET1 + AT1)	7,136	6,971
46 Capital instruments and the related share premium accounts		
48 Qualifying own funds instruments included in consolidated Tier 2 capital issued by subsidiaries and held by third parties	429	508
58 Tier 2 (T2) capital	429	508
59 Total capital (TC = T1 + T2)	7,565	7,479
60 Total risk-weighted exposure amount	33,834	39,466
61 CET1 capital ratio (%)	19.6	16.1
62 Tier 1 capital ratio (%)	21.1	17.7
63 Total capital (%)	22.4	19.0
64 Institution CET1 overall capital requirements (%)	10.1	10.1
65 of which: capital conservation buffer requirement (%)	2.5	2.5
66 of which: countercyclical capital buffer requirement (%)	2.0	2.0
EU-67b of which: additional own funds requirements to address risks other than the risk of excessive leverage (%)	1.1	1.1
68 Common Equity Tier 1 capital (as a percentage of risk exposure amount) available after meeting the minimum capital requirements ²⁾	12.5	9.0

¹⁾ Item includes other contributed equity

²⁾ The calculation includes both Pillar I and Pillar II in the minimum capital requirement. Other communication from the bank only encompasses Pillar I.

continued **Note 1 Capital requirements**

SEK million	Consolidated situation	
	30 Sep 2025	31 Dec 2024
Internally assessed capital requirement¹⁾		
Pillar I capital requirement	2,707	3,157
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	636	693
Percentage of total risk-weighted exposure amount	1.9	1.8
Combined buffer requirement	1,523	1,776
Percentage of total risk-weighted exposure amount	4.5	4.5
Total capital requirement	4,865	5,627
Percentage of total risk-weighted exposure amount	14.4	14.3
Own funds (Tier 1 capital + Tier 2 capital)	7,565	7,479
Percentage of total risk-weighted exposure amount	22.4	18.9
Capital requirement as assessed by Finansinspektionen²⁾		
Pillar I capital requirement	2,707	3,157
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	643	750
Percentage of total risk-weighted exposure amount	1.9	1.9
Combined buffer requirement	1,523	1,776
Percentage of total risk-weighted exposure amount	4.5	4.5
Capital requirement, Pillar II guidance	169	197
Percentage of total risk-weighted exposure amount	0.5	0.5
Total capital requirement (incl. Pillar II guidance)	5,041	5,881
Percentage of total risk-weighted exposure amount	14.9	14.9
Own funds (Tier 1 capital + Tier 2 capital)	7,565	7,479
Percentage of total risk-weighted exposure amount	22.4	18.9
Leverage ratio requirement³⁾		
Leverage ratio requirement	3,938	3,708
Percentage of total exposure amount for the leverage ratio	3.0	3.0
Pillar II capital requirement	–	–
Percentage of total exposure measure for the leverage ratio	–	–
Capital requirement, Pillar II guidance	656	618
Percentage of total exposure measure for the leverage ratio	0.5	0.5
Total capital requirement (incl. Pillar II guidance)	4,594	4,326
Percentage of total exposure measure for the leverage ratio	3.5	3.5
Tier 1 capital	7,136	6,971
Percentage of total exposure amount for the leverage ratio	5.4	5.6

¹⁾ Pertains to Pillar I capital requirements pursuant to the Capital Requirements Regulation (EU) No 575/2013, Pillar II capital requirements according to the bank's assessment and the combined buffer requirement pursuant to the Capital Buffers Act (2014:966).

²⁾ Pertains to Pillar I capital requirements pursuant to the Capital Requirements Regulation (EU) No 575/2013, Pillar II capital requirements according to Finansinspektionen's (SREP 2024) and the combined buffer requirement pursuant to the Capital Buffers Act (2014:966).

³⁾ Pertains to the leverage ratio requirement pursuant to the Capital Requirements Regulation (EU) No 575/2013 and Pillar II capital requirements according to Finansinspektionen's (SREP 2024). The leverage ratio requirement was introduced in June 2021.

continued Note 1 Own funds requirement by risk, approach and exposure class

30 Sep 2025 SEK million	Consolidated situation			
	Exposure value ¹⁾	Risk-weighted exposure amount ²⁾	Own funds requirement ³⁾	Average risk weight ⁴⁾
Credit risk – IRB approach	114,689	15,617	1,249	14%
Retail – real estate collateral	67,258	4,434	355	7%
Corporates	47,302	11,052	884	23%
Other non-credit-obligation assets	130	130	10	100%
Credit risk – Standardised approach	17,260	1,866	149	11%
Central governments or central banks	346			0%
Regional governments or local authorities	6,157			0%
Institutions	1,092	264	21	24%
Corporates	5	5	0	100%
Retail	29	20	2	68%
Secured by mortgage liens on immovable property	3,021	914	73	30%
Exposures in default	2	2	0	122%
Covered bonds	6,607	661	53	10%
Operational risk		1,726	138	
Credit valuation adjustment risk	807	1,035	83	128%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		12,442	995	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	132,757	33,834	2,707	

31 Dec 2024 SEK million	Consolidated situation			
	Exposure value ¹⁾	Risk-weighted exposure amount ²⁾	Own funds requirement ³⁾	Average risk weight ⁴⁾
Credit risk – IRB approach	111,002	23,109	1,849	21%
Retail – real estate collateral	66,175	5,482	439	8%
Corporates	44,718	17,519	1,401	39%
Other non-credit-obligation assets	109	109	9	100%
Credit risk – Standardised approach	13,653	1,419	114	10%
Central governments or central banks	89	0	0	0%
Regional governments or local authorities	5,184	0	0	0%
Institutions	1,302	419	34	32%
Corporates	9	9	1	100%
Retail	31	21	2	68%
Secured by mortgage liens on immovable property	972	361	29	37%
Exposures in default	1	2	0	135%
Covered bonds	6,064	606	49	10%
Operational risk		2,102	168	
Credit valuation adjustment risk	1,004	627	50	62%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		11,062	885	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	125,659	39,468	3,157	

¹⁾ Exposure value calculated in accordance with the CRR.

²⁾ After application of the relevant risk weights. Risk weights for the IRB approach are based on internal risk classification and internal historical data while risk weights as prescribed in the CRR are applied for the standardised approach.

³⁾ Calculated by multiplying the risk-weighted exposure amount by 8 percent. Does not include any buffer requirements.

⁴⁾ Calculated by dividing the risk-weighted exposure amounts by exposure value for the respective risk/exposure class.

continued Note 1 EU KM1 – Key metrics template

SEK million	Consolidated situation				
	30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024	30 Sep 2024
Available own funds (amounts)					
1 Common Equity Tier 1 (CET1) capital	6,624	6,557	6,564	6,363	6,342
2 Tier 1 capital	7,136	7,069	7,066	6,971	6,937
3 Total capital	7,565	7,499	7,489	7,479	7,437
Risk-weighted exposure amounts					
4 Total risk exposure amount	33,834	33,772	33,150	39,466	38,191
4a Total risk exposure (pre-floor)	33,834	33,772	33,150		
Capital ratios (as a percentage of risk-weighted exposure amount)					
5 Common Equity Tier 1 ratio (%)	19.6	19.4	19.8	16.1	16.6
5b Common Equity Tier 1 ratio considering unfloored TREA (%)	19.6	19.4	19.8		
6 Tier 1 ratio (%)	21.1	20.9	21.3	17.7	18.2
6b Tier 1 ratio considering unfloored TREA (%)	21.1	20.9	21.3		
7 Total capital ratio (%)	22.4	22.2	22.6	19.0	19.5
7b Total capital ratio considering unfloored TREA (%)	22.4	22.2	22.6		
Additional own funds requirements to address risks other than the risk of excessive leverage (as a percentage of risk-weighted exposure amount)					
EU 7d Additional own funds requirements to address risks other than the risk of excessive leverage (%)	1.9	1.9	1.9	1.9	2.0
EU 7e of which: to be made up of CET1 capital (percentage points)	1.1	1.1	1.1	1.1	1.1
EU 7f of which: to be made up of Tier 1 capital (percentage points)	1.4	1.4	1.4	1.4	1.5
EU 7g Total SREP own funds requirements (%)	9.9	9.9	9.9	9.9	10.0
Combined buffer and overall capital requirements (as a percentage of risk-weighted exposure amount)					
8 Capital conservation buffer (%)	2.5	2.5	2.5	2.5	2.5
9 Institution-specific countercyclical capital buffer (%)	2.0	2.0	2.0	2.0	2.0
11 Combined buffer requirement (%)	4.5	4.5	4.5	4.5	4.5
EU 11a Overall capital requirements (%)	14.4	14.4	14.4	14.4	14.5
12 CET1 available after meeting the total SREP own funds requirements (%)	12.5	12.3	12.7	9.0	9.4
Leverage ratio					
13 Total exposure measure	131,258	131,144	128,615	123,594	121,348
14 Leverage ratio (%)	5.4	5.4	5.5	5.6	5.7
Additional own funds requirements to address the risk of excessive leverage (as a percentage of total exposure measure)					
EU 14a Additional own funds requirements to address the risk of excessive leverage (%)	–	–	–	–	–
EU 14b of which: to be made up of CET1 capital (percentage points)	–	–	–	–	–
EU 14c Total SREP leverage ratio requirements (%)	3.0	3.0	3.0	3.0	3.0
Leverage ratio buffer and overall leverage ratio requirement (as a percentage of total exposure measure)					
EU 14d Leverage ratio buffer requirement (%)	–	–	–	–	–
EU 14e Overall leverage ratio requirement (%)	3.0	3.0	3.0	3.0	3.0
Liquidity coverage ratio					
15 Total high-quality liquid assets (HQLA) (weighted value – average)	11,789	10,280	10,747	9,637	9,530
EU 16a Cash outflows – total weighted value	3,873	3,834	4,040	3,906	4,373
EU 16b Cash inflows – total weighted value	383	332	579	405	424
16 Total net cash outflows (adjusted value)	3,490	3,502	3,461	3,501	3,949
17 Liquidity coverage ratio (%)	337.8	293.6	310.5	275.2	241.3
Net stable funding ratio					
18 Total available stable funding	111,423	109,655	113,561	109,167	104,907
19 Total required stable funding	94,941	93,729	92,887	90,552	87,424
20 Net stable funding ratio (%)	117.4	117.0	122.2	120.6	120.0

continued Note 1 EU CC1 – Composition of regulatory own funds

SEK million	Landshypotek Bank AB	
	30 Sep 2025	31 Dec 2024
1 Capital instruments and the related share premium accounts	2,253	2,253
of which: member contributions		
of which: share capital	2,253	2,253
2 Retained earnings ¹⁾	4,421	4,075
3 Accumulated other comprehensive income (and other reserves)	3	-19
EU-5a Independently reviewed interim profits net of any foreseeable charge or dividend	162	381
6 CET1 capital before regulatory adjustments	6,839	6,690
7 Additional value adjustments	-13	-11
8 Intangible assets (net of related tax liability) (negative amount)	-40	-42
12 Negative amounts resulting from the calculation of expected loss amounts	-250	-393
27a Other regulatory adjustments	-3	-2
28 Total regulatory adjustments to CET1 capital	-306	-448
29 CET1 capital	6,533	6,242
30 Capital instruments and the related share premium accounts	900	900
31 of which: classified as equity under applicable accounting standards	900	900
34 Qualifying Tier 1 capital included in consolidated AT1 capital issued by subsidiaries and held by third parties	-	-
44 Additional Tier 1 (AT1) capital	900	900
45 Tier 1 capital (T1 = CET1 + AT1)	7,433	7,142
46 Capital instruments and the related share premium accounts	600	600
48 Qualifying own funds instruments included in consolidated Tier 2 capital issued by subsidiaries and held by third parties	-	-
58 Tier 2 (T2) capital	600	600
59 Total capital (TC = T1 + T2)	8,033	7,742
60 Total risk-weighted exposure amount	33,841	39,438
61 CET1 capital ratio (%)	19.3	15.8
62 Tier 1 capital ratio (%)	22.0	18.1
63 Total capital (%)	23.7	19.6
64 Institution CET1 overall capital requirements (%)	10.1	10.1
65 of which: capital conservation buffer requirement (%)	2.5	2.5
66 of which: countercyclical capital buffer requirement (%)	2.0	2.0
EU-67b of which: additional own funds requirements to address risks other than the risk of excessive leverage (%) ²⁾	1.1	1.1
68 Common Equity Tier 1 capital (as a percentage of risk exposure amount) available after meeting the minimum capital requirements ²⁾	13.7	9.3

¹⁾ Item includes other contributed equity

²⁾ The calculation includes both Pillar I and Pillar II in the minimum capital requirement. Other communication from the bank only encompasses Pillar I.

continued **Note 1 Capital requirements**

SEK million	Landshypotek Bank AB	
	30 Sep 2025	31 Dec 2024
Internally assessed capital requirement¹⁾		
Pillar I capital requirement	2,707	3,155
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	636	693
Percentage of total risk-weighted exposure amount	1.9	1.8
Combined buffer requirement	1,523	1,775
Percentage of total risk-weighted exposure amount	4.5	4.5
Total capital requirement	4,866	5,623
Percentage of total risk-weighted exposure amount	14.4	14.3
Own funds (Tier 1 capital + Tier 2 capital)	8,033	7,742
Percentage of total risk-weighted exposure amount	23.7	19.6
Capital requirement as assessed by Finansinspektionen²⁾		
Pillar I capital requirement	2,707	3,155
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	643	749
Percentage of total risk-weighted exposure amount	1.9	1.9
Combined buffer requirement	1,523	1,775
Percentage of total risk-weighted exposure amount	4.5	4.5
Capital requirement, Pillar II guidance	–	0.0
Percentage of total risk-weighted exposure amount	–	0.0
Total capital requirement (incl. Pillar II guidance)	4,873	5,679
Percentage of total risk-weighted exposure amount	14.4	14.4
Own funds (Tier 1 capital + Tier 2 capital)	8,033	7,742
Percentage of total risk-weighted exposure amount	23.7	19.6
Leverage ratio requirement³⁾		
Leverage ratio requirement	3,938	3,707
Percentage of total exposure amount for the leverage ratio	3.0	3.0
Pillar II capital requirement	–	–
Percentage of total exposure measure for the leverage ratio	–	–
Capital requirement, Pillar II guidance	–	–
Percentage of total exposure measure for the leverage ratio	–	–
Total capital requirement	3,938	3,707
Percentage of total risk-weighted exposure amount	3.0	3.0
Tier 1 capital	7,433	7,142
Percentage of total exposure amount for the leverage ratio	5.7	5.8

¹⁾ Pertains to Pillar I capital requirements pursuant to the Capital Requirements Regulation (EU) No 575/2013, Pillar II capital requirements according to the bank's assessment and the combined buffer requirement pursuant to the Capital Buffers Act (2014:966).

²⁾ Pertains to Pillar I capital requirements pursuant to the Capital Requirements Regulation (EU) No 575/2013, Pillar II capital requirements according to Finansinspektionen's (SREP 2024) and the combined buffer requirement pursuant to the Capital Buffers Act (2014:966).

³⁾ Pertains to the leverage ratio requirement pursuant to the Capital Requirements Regulation (EU) No 575/2013 and Pillar II capital requirements according to Finansinspektionen's (SREP 2024). The leverage ratio requirement was introduced in June 2021.

continued Note 1 Own funds requirement by risk, approach and exposure class

30 Sep 2025 SEK million	Landshypotek Bank AB			
	Exposure value ¹⁾	Risk-weighted exposure amount ²⁾	Own funds requirement ³⁾	Average risk weight ⁴⁾
Credit risk – IRB approach	114,696	15,624	1,250	14%
Retail – real estate collateral	67,258	4,434	355	7%
Corporates	47,302	11,052	884	23%
Other non-credit-obligation assets	137	137	11	100%
Credit risk – Standardised approach	17,260	1,866	149	11%
Central governments or central banks	346			0%
Regional governments or local authorities	6,157			0%
Institutions	1,092	264	21	24%
Corporates	5	5	0	100%
Retail	29	20	2	68%
Secured by mortgage liens on immovable property	3,021	914	73	30%
Exposures in default	2	2	0	122%
Covered bonds	6,607	661	53	10%
Operational risk		1,726	138	
Credit valuation adjustment risk	807	1,035	83	128%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		12,442	995	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	132,763	33,841	2,707	

31 Dec 2024 SEK million	Landshypotek Bank AB			
	Exposure value ¹⁾	Risk-weighted exposure amount ²⁾	Own funds requirement ³⁾	Average risk weight ⁴⁾
Credit risk – IRB approach	110,973	23,080	1,846	21%
Retail – real estate collateral	66,175	5,482	439	8%
Corporates	44,718	17,519	1,401	39%
Other non-credit-obligation assets	80	80	6	100%
Credit risk – Standardised approach	13,653	1,419	114	10%
Central governments or central banks	89	–	–	0%
Regional governments or local authorities	5,184	–	–	0%
Institutions	1,302	419	34	32%
Corporates	9	9	1	100%
Retail	31	21	2	68%
Secured by mortgage liens on immovable property	972	361	29	37%
Exposures in default	1	2	0	135%
Covered bonds	6,064	606	49	10%
Operational risk		2,102	168	
Credit valuation adjustment risk	1,004	627	50	62%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		11,062	885	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	125,630	39,439	3,155	

¹⁾ Exposure value calculated in accordance with the CRR.

²⁾ After application of the relevant risk weights. Risk weights for the IRB approach are based on internal risk classification and internal historical data while risk weights as prescribed in the CRR are applied for the standardised approach.

³⁾ Calculated by multiplying the risk-weighted exposure amount by 8 percent. Does not include any buffer requirements.

⁴⁾ Calculated by dividing the risk-weighted exposure amounts by exposure value for the respective risk/exposure class.

continued **Note 1 EU KM1 – Key metrics template**

		Landshypotek Bank				
SEK million		30 Sep 2025	30 Jun 2025	31 Mar 2025	31 Dec 2024	30 Sep 2024
Available own funds (amounts)						
1	Common Equity Tier 1 (CET1) capital	6,533	6,482	6,434	6,242	6,276
2	Tier 1 capital	7,433	7,382	7,334	7,142	7,176
3	Total capital	8,033	7,982	7,934	7,742	7,776
Risk-weighted exposure amounts						
4	Total risk exposure amount	33,841	33,777	33,155	39,438	38,193
4a	Total risk exposure (pre-floor)	33,841	33,777	33,155		
Capital ratios (as a percentage of risk-weighted exposure amount)						
5	Common Equity Tier 1 ratio (%)	19.3	19.2	19.4	15.8	16.4
5b	Common Equity Tier 1 ratio considering unfloored TREA (%)	19.3	19.2	19.4		
6	Tier 1 ratio (%)	22.0	21.9	22.1	18.1	18.8
6b	Tier 1 ratio considering unfloored TREA (%)	22.0	21.9	22.1		
7	Total capital ratio (%)	23.7	23.6	23.9	19.6	20.4
7b	Total capital ratio considering unfloored TREA (%)	23.7	23.6	23.9		
Additional own funds requirements to address risks other than the risk of excessive leverage (as a percentage of risk-weighted exposure amount)						
EU 7d	Additional own funds requirements to address risks other than the risk of excessive leverage (%)	1.9	1.9	1.9	1.9	2.0
EU 7e	of which: to be made up of CET1 capital (percentage points)	1.1	1.1	1.1	1.1	1.1
EU 7f	of which: to be made up of Tier 1 capital (percentage points)	1.4	1.4	1.4	1.4	1.5
EU 7g	Total SREP own funds requirements (%)	9.9	9.9	9.9	9.3	10.0
Combined buffer and overall capital requirements (as a percentage of risk-weighted exposure amount)						
8	Capital conservation buffer (%)	2.5	2.5	2.5	2.5	2.5
9	Institution-specific countercyclical capital buffer (%)	2.0	2.0	2.0	2.0	2.0
11	Combined buffer requirement (%)	4.5	4.5	4.5	4.5	4.5
EU 11a	Overall capital requirements (%)	14.4	14.4	14.4	14.4	14.5
12	CET1 available after meeting the total SREP own funds requirements (%)	13.7	13.6	13.8	9.3	9.8
Leverage ratio						
13	Total exposure measure	131,264	131,148	128,620	123,566	121,350
14	Leverage ratio (%)	5.7	5.6	5.7	5.8	5.9
Additional own funds requirements to address the risk of excessive leverage (as a percentage of total exposure measure)						
EU 14a	Additional own funds requirements to address the risk of excessive leverage (%)	–	–	–	–	–
EU 14b	of which: to be made up of CET1 capital (percentage points)	–	–	–	–	–
EU 14c	Total SREP leverage ratio requirements (%)	3.0	3.0	3.0	3.0	3.0
Leverage ratio buffer and overall leverage ratio requirement (as a percentage of total exposure measure)						
EU 14d	Leverage ratio buffer requirement (%)	–	–	–	–	–
EU 14e	Overall leverage ratio requirement (%)	3.0	3.0	3.0	3.0	3.0
Liquidity coverage ratio						
15	Total high-quality liquid assets (HQLA) (weighted value – average)	11,789	10,280	10,747	9,637	9,530
EU 16a	Cash outflows – total weighted value	3,873	3,834	4,040	3,906	4,373
EU 16b	Cash inflows – total weighted value	383	332	579	405	424
16	Total net cash outflows (adjusted value)	3,490	3,502	3,461	3,501	3,949
17	Liquidity coverage ratio (%)	337.8	293.6	310.5	275.2	241.3
Net stable funding ratio						
18	Total available stable funding	111,364	109,599	113,264	108,868	104,873
19	Total required stable funding	94,941	93,730	92,887	90,552	87,424
20	Net stable funding ratio (%)	117.3	116.9	121.9	120.2	120.0

Note 2 Net interest income

SEK million	Q3 2025	Q3 2024	Q2 2025	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Interest income						
Interest income on loans to credit institutions	1	1	1	2	5	8
Interest income on loans to the public	965	1,147	986	2,937	3,532	4,595
Interest income on interest-bearing securities	84	102	85	253	317	413
Other interest income	0	1	0	1	3	3
Total interest income	1,049	1,252	1,072	3,192	3,856	5,019
Interest expenses						
Interest expenses for liabilities to credit institutions	-8	-17	-13	-30	-44	-63
Interest expenses for deposits from the public	-120	-238	-139	-405	-774	-963
Interest expenses for interest-bearing securities	-538	-621	-539	-1,614	-1,907	-2,489
Interest expenses for subordinated liabilities	-5	-7	-5	-15	-22	-29
Interest expenses for derivative instruments	-82	-81	-76	-239	-245	-324
Other interest expenses	-19	-18	-17	-54	-53	-73
Total interest expenses	-773	-983	-789	-2,357	-3,045	-3,942
Total net interest income	276	269	283	836	811	1,078

All interest income is attributable to the Swedish market.

Note 3 Net credit losses

SEK million	Q3 2025	Q3 2024	Q2 2025	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Change in credit loss allowance, Stage 1	0	1	1	0	2	0
Change in credit loss allowance, Stage 2	0	-2	1	0	0	-2
Net credit losses, non-credit-impaired lending	0	-1	1	0	1	-2
Change in credit loss allowance, Stage 3	-3	1	-1	-10	3	-2
Write-off for the period for confirmed losses	0	0	0	0	0	0
Recoveries of previously confirmed losses	0	0	0	0	0	1
Net credit losses, credit-impaired lending	-3	2	-1	-10	3	-2
Total net credit losses	-3	1	0	-10	4	-4

Recognition of loss allowance

The bank recognises expected credit losses for financial assets and off-balance-sheet exposures in the credit portfolio, and for the parts of the liquidity portfolio that are classified as financial assets at FVTOCI.

Each asset is categorised to one of three stages:

- Stage 1 comprises performing assets with no significant increase in credit risk compared with initial recognition;
- Stage 2 comprises performing assets with significant increase in credit risk compared with initial recognition; and
- Stage 3 comprises defaulted loans.

Establishing significant increase in credit risk

To establish whether a loan asset has a significantly increased credit risk compared with the credit risk on initial recognition, among other actions, the bank measures how the asset's PD risk class has deteriorated since the asset arose. If the risk classification exceeds the bank's limits for increased credit risk, the asset is classified as Stage 2.

The bank's definition of default corresponds with that set out in external capital adequacy rules.

Individually assessed stage 3 credits

ECLs for Stage 3 assets are estimated mainly through individual and manual valuation of expected losses based on three scenarios. The assessment is based on current information that takes into consideration macro-economic and borrower-specific factors that could impact future cash flows, such as current and expected economic conditions, time until recovery and the value of pledged collateral.

Measurement

For Stage 1 assets, the loss allowance is calculated at an amount corresponding to 12-months' expected credit losses. For assets in stages 2 and 3, the loss allowance corresponds to the expected credit losses (ECLs) for the assets' remaining term.

The bank's expected credit losses are subject to continual assessment at both individual and collective levels. The estimates are based on internally developed statistical models that take into consideration historical data and probability weighted forward-looking macro-economic scenarios.

The most important input data used to measure ECLs is:

- Probability of Default (PD) – estimates the probability of an agreement entering into default;
- Loss Given Default (LGD) – the assessment of how much of the exposure value that Landshypotek Bank stands to lose in the event of default;
- Exposure At Default (EAD) – an estimated credit exposure at a future default date after taking into account expected changes in credit exposure in the form of, inter alia, limit utilisation, extra capital repayments, early redemption and expected risk of default; and
- The expected maturity matches the term of the agreement, limited to not longer than 30 years.

In the majority of the credit portfolio agreements, PD and LGD are based on internal historical data and utilise the bank's capital adequacy IRB models (see description in Landshypotek Bank AB Pillar 3 2024). The estimates have been recalibrated to capture the current financial position. For agreements in the bank's liquidity portfolio, ECLs are estimated based on, inter alia, the default rates in the rating matrices from an international rating agency.

In estimating the future risk, PD and LGD are affected by forecasts for future economic development through macro-economic scenarios.

Probability weighted macro-economic scenarios

The calculation model weighs together the ECL outcomes based on three macro-economic scenarios (base, improved and deteriorated) for annual expected credit losses over the assets' lifetimes.

In the case of the credit portfolio, the bank's scenarios include the macro parameters for market interest, GDP and the property price index. The macro parameters are based on forecasts from reputable, external sources and the assessments of internal experts. Parameter projections are made for the first five years and, thereafter, the scenario returns to a long-term expected trend of up till 30 years for the macro parameters. The bank's three scenarios for future economic developments (base, improved and deteriorated) are weighed together using the likelihood of 60 percent for the base scenario, and 20 percent each for the deteriorated and improved scenarios.

In general, a deterioration in the future economic trend will lead to increased credit loss allowances based either on the projected macro parameters or on an increase in the likelihood of the deteriorated scenario taking place. In the same way, improvements in the future economic development will lead to lower credit loss allowances.

An example follows of what the bank's credit loss allowance would look like if the respective improved or the deteriorated scenarios were assigned a probability of 100 percent, which would impact the mechanically calculated credit loss allowances (individually assessed stage 3 credits have not been included). For more information, refer to Note 4.

Scenario	Expected credit loss
Current loss allowance (including credit reserves for loan commitments are included in the balance-sheet item Provisions)	SEK 31.6 million
Improved scenario	SEK 30.8 million
Deteriorated scenario	SEK 32.4 million

Note 4 Loans to the public

SEK million	30 Sep 2025	30 Sep 2024	31 Dec 2024
Loan receivables, stage 1	112,677	103,247	106,918
Loan receivables, stage 2	3,025	3,017	3,227
Loan receivables, stage 3	854	810	987
Gross loan receivables	116,556	107,074	111,132
Less credit loss allowance	-31	-14	-22
Net loan receivables	116,525	107,060	111,110
Disclosures on past due loan receivables, gross			
Loan receivables past due, 5–90 days	8	11	45
Loan receivables past due, more than 90 days	402	279	218
Total past due loan receivables, gross	410	290	263

Gross loan receivables January – September 2025 SEK million	Non-credit-impaired lending		Credit-impaired lending	Total
	Stage 1	Stage 2	Stage 3	
Opening balance	106,918	3,227	987	111,132
Increases in loan receivables due to origination and acquisition	12,025	80	0	12,105
Decreases in loan receivables due to derecognition	-6,250	-273	-157	-6,680
Decrease in loan receivables due to confirmed losses			0	0
Migration between stages				
from 1 to 2	-1,164	1,164	–	–
from 1 to 3	-50	–	50	–
from 2 to 1	1,166	-1,166	–	–
from 2 to 3	–	-70	70	–
from 3 to 2	–	64	-64	–
from 3 to 1	32	–	-32	–
Closing balance	112,679	3,025	854	116,556

Gross loan receivables January – December 2024 SEK million	Non-credit-impaired lending		Credit-impaired lending	Total
	Stage 1	Stage 2	Stage 3	
Opening balance	101,118	2,694	958	104,769
Increases in loan receivables due to origination and acquisition	16,825	309	7	17,185
Decreases in loan receivables due to derecognition	-10,099	-447	-232	-10,778
Decrease in loan receivables due to confirmed losses			0 ¹⁾	-44
Migration between stages				
from 1 to 2	-1,577	1,577	–	–
from 1 to 3	-233	–	233	–
from 2 to 1	826	-826	–	–
from 2 to 3	–	-111	111	–
from 3 to 2	–	32	-32	–
from 3 to 1	59	–	-59	–
Closing balance	106,918	3,227	987	111,132

¹⁾ Decrease in loan receivables due to confirmed losses in Stage 3 has been downward adjusted with 44 due to an error with classification last year.

continued Loans to the public

Credit loss allowance January – September 2025 SEK million	Non-credit-impaired lending		Credit-impaired lending	Total credit loss allowance lending	Of which credit loss allowance for balance-sheet assets	Of which provisions for off-balance- sheet exposures
	Stage 1	Stage 2	Stage 3			
Opening balance	-4	-8	-10	-22	-22	0
Increases due to origination and acquisition	-1	-1	–	-2	-2	0
Decreases due to derecognition	0	1	0	2	2	0
Decrease in allowance due to write-offs	–	–	0	0	0	–
Changes due to change in credit risk	0	0	-10	-10	-10	–
Changes due to update in the methodology for estimation	0	0	–	0	0	–
Migration between stages						
from 1 to 2	0	-3	–	-2	-2	0
from 1 to 3	0	–	0	0	0	0
from 2 to 1	0	2	–	1	1	0
from 2 to 3	–	1	0	1	1	–
from 3 to 2	–	0	0	0	0	0
from 3 to 1	0	–	0	0	0	–
Closing balance	-4	-7	-19	-31	-31	0

Credit loss allowance January – December 2024 SEK million	Non-credit-impaired lending		Credit-impaired lending	Total credit loss allowance lending	Of which credit loss allowance for balance-sheet assets	Of which provisions for off-balance- sheet exposures
	Stage 1	Stage 2	Stage 3			
Opening balance	-4	-6	-8	-18	-18	0
Increases due to origination and acquisition	-2	-2	-1	-4	-4	0
Decreases due to derecognition	1	1	2	4	4	0
Decrease in allowance due to write-offs	–	–	0	0	0	–
Changes due to change in credit risk	1	0	2	3	3	–
Changes due to update in the methodology for estimation	0	0	0	1	1	–
Migration between stages						
from 1 to 2	0	-4	–	-4	-4	0
from 1 to 3	0	–	-5	-5	-5	–
from 2 to 1	0	1	–	1	1	0
from 2 to 3	–	0	0	0	0	–
from 3 to 2	–	0	1	0	0	–
from 3 to 1	0	–	1	1	1	–
Closing balance	-4	-8	-10	-22	-22	0

Collateral exists in the form of immovable property for lending. For more information about the recognition of credit loss allowances, and estimates and critical assessments, refer to Note 3.

Note 5 Fair-value hierarchy for financial instruments

SEK million	30 Sep 2025				31 Dec 2024			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI								
Eligible treasury bills, etc.	3,699	–	–	3,699	3,298	–	–	3,298
Bonds and other interest-bearing securities	9,315	–	–	9,315	7,950	–	–	7,950
Derivatives identified as hedging instruments								
Interest-rate swaps	–	736	–	736	–	1,010	–	1,010
Cross-currency interest-rate swaps	–	394	–	394	–	523	–	523
Total assets measured at fair value	13,014	1,131	–	14,144	11,249	1,532	–	12,781
Derivatives identified as hedging instruments								
Interest-rate swaps	–	1,010	–	1,010	–	1,273	–	1,273
Cross-currency interest-rate swaps	–	13	–	13	–	17	–	17
Total liabilities measured at fair value	–	1,023	–	1,023	–	1,290	–	1,290

All financial assets and liabilities measured at fair value are classified according to a valuation hierarchy. This hierarchy reflects the observable prices or other information included in the valuation techniques applied. Ahead of each quarter, the values of quoted prices are assessed with regard to whether or not they represent actual and regularly occurring transactions. Transfers can be made between levels in the hierarchy when indications exist that market conditions, e.g., liquidity, have changed. No transfers were made between the levels.

Level 1 only comprises listed mortgage bonds and bonds issued by municipalities and county councils. Level 2 comprises derivative instruments and financial liabilities for which there are well-established measuring models based on market data.

Level 1

The fair value of financial instruments traded on an active market is based on the bid price of quoted market prices.

Level 2

The fair values of financial instruments and derivative instruments not traded on an active market are calculated using the valuation technique of discounting future cash flows. Quoted market rates for the tenor in question are used for discounting. In all cases, listed swap curves are utilised as the basis for measurement. Listed credit spreads relative to the interest-rate swap curve were utilised for measuring the value of bond assets. The interest-rate and cross-currency basis swap curves are used for measurement of interest-rate and cross-currency interest-rate swaps, respectively.

Level 3

Input for assets/liabilities that are not based on observable market data.

Note 6 Fair Value Disclosures

SEK million	30 Sep 2025				
	Level 1	Level 2	Level 3	Fair value	Carrying amount
Assets					
Cash and balances with central banks	–	144	–	144	144
Eligible treasury bills	3,699	–	–	3,699	3,699
Loans to credit institutions	–	285	–	285	285
Loans to the public	–	118,327	–	118,327	116,525
Value change of interest-hedged items in portfolio hedges	–	58	–	58	58
Bonds and other interest-bearing securities	9,315	–	–	9,315	9,315
Derivatives	–	1,131	–	1,131	1,131
Total assets	13,014	119,944	–	132,958	131,156
Liabilities					
Liabilities to credit institutions	–	286	–	286	286
Deposits from the public	–	26,644	–	26,644	26,644
Debt securities issued, etc.	–	94,422	–	94,422	94,533
Derivatives	–	1,023	–	1,023	1,023
Subordinated liabilities	602	–	–	602	601
Other liabilities	–	214	–	214	214
Total liabilities	602	122,589	–	123,191	123,302

SEK million	31 Dec 2024				
	Level 1	Level 2	Level 3	Fair value	Carrying amount
Assets					
Cash and balances with central banks	–	–	–	–	–
Eligible treasury bills	3,298	–	–	3,298	3,298
Loans to credit institutions	–	297	–	297	297
Loans to the public	–	112,603	–	112,603	111,110
Value change of interest-hedged items in portfolio hedges	–	-73	–	-73	-73
Bonds and other interest-bearing securities	7,950	–	–	7,950	7,950
Derivatives	–	1,532	–	1,532	1,532
Total assets	11,249	114,360	–	125,608	124,114
Liabilities					
Liabilities to credit institutions	–	754	–	754	754
Deposits from the public	–	27,090	–	27,090	27,090
Debt securities issued, etc.	–	85,694	–	85,694	86,194
Derivatives	–	1,290	–	1,290	1,290
Subordinated liabilities	601	–	–	601	602
Other liabilities	–	687	–	687	687
Total liabilities	601	115,514	–	116,116	116,616

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 (for example, IFRS or the Swedish Annual Accounts Act for Credit Institutions and Securities Companies) nor in the capital adequacy rules. The bank uses APMs when these are relevant for the presentation and follow-up of the bank's financial performance over time and when these metrics are deemed by the bank to provide additional valuable information to readers of the financial reports.

APMs can be calculated with various approaches and, accordingly, the bank's metrics are not directly comparable with similar metrics presented by other companies. The definitions of the APMs are set out below.

Key financial ratios	Definition
C/I ratio excluding financial transactions	Costs in relation to income excluding the net result of financial transactions. The APM aims to showcase the company's cost efficiency.
C/I ratio including financial transactions	Costs in relation to income including the net result of financial transactions. The APM aims to showcase the company's cost efficiency.
Change in deposits from the public, %	The percentage increase in deposits from the public during the period. The APM is relevant for monitoring deposits growth, which affects the company's financial performance.
Change in loans to the public, %	The percentage increase in loans to the public during the period. The APM is relevant for monitoring lending growth, which affects the company's financial performance.
Credit loss level, %	Net credit losses for the period restated on an annualised basis in relation to average lending during the period. The APM aims to showcase the credit quality and credit risk level in the credit portfolio.
Earnings per share, SEK	Net profit for the year in relation to the number of shares. The APM is relevant for measuring how much profit the bank generates for its owners.
Interest margin, LTM, %	Net interest income over the last 12 months in relation to average lending during the period. The APM aims to showcase the interest margin trend in the credit portfolio.
Net credit-impaired assets after allowances as a percentage of total loans outstanding, %	Net credit-impaired assets in relation to loans to the public. The APM aims to showcase the credit quality in the credit portfolio and the risk of future credit losses.
Return on equity, %	Net profit for the year divided by average equity after adjustment for Tier 1 capital debt. The APM aims to provide further information regarding the company's profitability in relation to equity.

continued Alternative performance measures

SEK million	Q3 2025	Q3 2024	Q2 2025	Jan-Sep 2025	Jan-Sep 2024	Full-year 2024
Change in loans to the public	874	1,489	1,931	5,415	2,309	6,359
Opening balance, loans to the public	115,651	105,570	113,720	111,110	104,751	104,751
Change in loans to the public, %	0.8	1.4	1.7	4.9	2.2	6.1
Net interest income, accumulated LTM	1,102	1,111	1,095	1,102	1,111	1,078
Average loans to the public, LTM	113,227	105,342	110,818	113,227	105,342	106,703
Interest margin, LTM, %	0.99	1.05	0.99	0.99	1.05	1.01
Change in deposits from the public	-327	-529	325	-446	-1,091	-1,990
Opening balance deposits from the public	26,970	28,518	26,645	27,090	29,080	29,080
Change in deposits from the public, %	-1.2	-1.9	1.2	-1.6	-3.8	-6.8
Costs before credit losses	-134	-126	-165	-453	-436	-603
Total operating income	285	274	292	862	824	1,096
C/I ratio including financial transactions	0.47	0.46	0.56	0.53	0.53	0.55
Costs before credit losses	-134	-126	-165	-453	-436	-603
Total operating income excluding financial transactions	285	277	291	861	827	1,102
C/I ratio excluding financial transactions	0.47	0.46	0.57	0.53	0.53	0.55
Net credit losses calculated on a full-year basis	-12	3	2	-13	6	-4
Average loans to the public, LTM	113,227	105,342	110,818	113,227	105,342	106,703
Credit loss level, %¹⁾	0.01	-	-	0.00	-	0.00
Credit-impaired assets, net	835	796	903	835	796	937
Loans to the public	116,525	107,060	115,651	116,525	107,060	111,110
Net credit-impaired assets after allowances as a percentage of total loans outstanding, %	0.72	0.74	0.78	0.72	0.74	0.84
Profit after tax						381
Average LTM equity						6,699
Return on equity, %						5.7
Profit after tax						381
Number of shares, million						2
Earnings per share, SEK						168.9

¹⁾ An outcome is only presented in the case of a negative earnings impact.

²⁾ The APM is defined in IFRS



Auditor's review report (unofficial translation)

Landshypotek Bank AB (publ)
Corp. Reg. No.: 556500-2762

Introduction

We have reviewed the interim report of Landshypotek Bank AB (publ) as of 30 September 2025 and the nine-month period then ended. The Board of Directors and the CEO are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act for Credit Institutions and Securities Companies. Our responsibility is to express a conclusion on this interim 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 Report Performed by the Independent Auditor of the Entity*. A review consists of making inquiries, primarily of 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 International Standards on Auditing, ISA, and other generally accepted auditing standards in Sweden. The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act for Credit Institutions and Securities Companies.

Stockholm, 24 October 2025
KPMG AB

Dan Beitner
Authorised Public Accountant

Reporting calendar 2025/2026

Landshypotek Bank's reports are available at:

www.landshypotek.se/en/about-landshypotek/about-landshypotek-bank/

Year-end report	4 February 2026
Annual Report 2025	11 March 2026
General Meeting	23 April 2026

For further information, please contact:

Anna Casselblad
CFO
+46 707 510 576

Johan Ericson
Chief Executive Officer
Can be reached through Anna Casselblad

Landshypotek Bank AB (publ)

Corp. Reg. No.: 556500-2762
Box 14092
SE-104 41 Stockholm
www.landshypotek.se



Landshypotek Bank