

Landshypotek Bank AB

Interim report Q3 2026

January – September 2026

Comment from CEO Johan Ericson:

The quarter was marked by continued lending growth, very good credit quality and a strong operating profit. The high activity towards the end of the quarter helped our mortgage business grow faster than the market, while growth in farming and forestry financing remained stable. Our steadily growing business, with lending of nearly SEK 121 billion and deposits of approximately SEK 26 billion, positions us well to continue developing Landshypotek as a broader specialist bank in lending and savings.

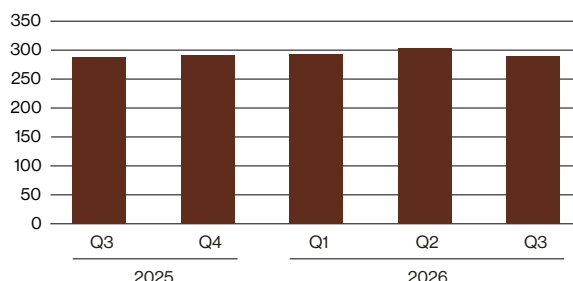
January – September 2026

compared with January – September 2025

- Operating profit amounted to SEK 382 million (399).
- Net interest income amounted to SEK 886 million (867).
- Costs totalled SEK 481 million (453).
- Net credit losses negatively impacted earnings with SEK 12 million (loss: 10).
- Loans to the public amounted to SEK 120.8 billion (116.5).
- Deposits from the public amounted to SEK 25.6 billion (26.6).

Net interest income

SEK million



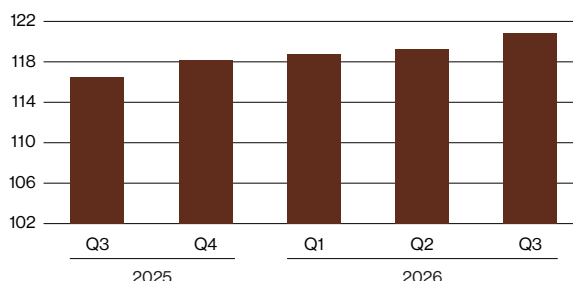
July – September 2026

compared with April – June 2026

- Operating profit amounted to SEK 143 million (111).
- Net interest income amounted to SEK 289 million (304).
- Costs totalled SEK 142 million (171).
- Net credit losses negatively impacted earnings with SEK 4 million (loss: 5).
- Loans to the public amounted to SEK 120.8 billion (119.3).
- Deposits from the public amounted to SEK 25.6 billion (25.7).

Lending to the public

SEK billion



CEO's Statement

Stable growth provides momentum for development

The third quarter showcased the strength of our business. We continue to grow our lending, credit quality is very good and costs are developing according to plan. This gives us favourable conditions to continue developing the bank and creating greater value for our customers.

Supported by a growing customer base, net interest income for the first nine months rose to SEK 886 million, up from SEK 867 million for the same period last year. Margins came under pressure in the quarter, however, as we have not fully passed on rising market interest rates to customers.

Our focus is on the long term. Our total lending amounted to SEK 120.8 billion, compared with SEK 116.5 billion one year earlier. A strong mortgage offering led to a high influx of customers at the end of the quarter and growth above the rate of market growth. Activity was also high in farming and forestry financing, and growth here was stable. We have strengthened our savings offering, including fixed-rate savings, which helped stabilise deposits at around SEK 26 billion.

Credit quality remains very good, and credit losses are low and attributable to a few individual exposures. We continue to invest in developing the bank, which means costs are up on last year, although developing as planned.

The growing business, continued strong credit quality and seasonally lower costs strengthened operating profit to SEK 143 million for the third quarter, compared with SEK 111 million for the previous quarter. Operating profit for the first nine months was SEK 382 million, compared with SEK 399 million for the corresponding period last year.

During the quarter, we advanced another step in our efforts to connect the capital market with farming and forestry. In September, we issued the first green bond in Sweden and the Nordic region with an exclusive focus on farming. The proceeds will fund investments in Swedish farms in areas such as precision agriculture, irrigation ponds and arable farming measures that promote biodiversity and long-term soil productivity.

We also continue to develop our offering in line with our customers' needs. Our new business succession programme enables us to support our farming customers even better through one of the most significant and complex transitions, both for the farm and for the family. For our mortgage customers, we have improved and simplified our pricing.

Farming customers are at the core of Landshypotek. While this year's harvest varied across the country and between individual farms, overall production volumes in Sweden were good. Swedish farmers also had better conditions than many farmers elsewhere in Europe, who were hard hit by drought. Following rapid cost increases this spring, conditions have improved for many farm businesses thanks to higher prices, increased production and national support. We are also noting growing understanding of the long-term importance of farming for food security, emergency preparedness and the green transition, which reinforces the image of farming as an industry of the future.

Our strategy is to create increased customer value by developing Landshypotek into a broader specialist bank in lending and savings. During the quarter, we continued to translate this strategy into tangible improvements for our customers. We enter the final quarter of the year with a growing business, very good credit quality and a clear strategic direction. Our task now is to continue growing while maintaining quality, and to translate the bank's progress into an even stronger customer offering.



Johan Ericson
CEO of Landshypotek Bank

Summary

SEK million	Q3 2026	Q3 2025	Q2 2026	Full-year 2025
Net interest income	289	287	304	1,158
Operating profit	143	148	111	502
Profit after tax	113	116	88	393
Loans to the public	120,782	116,525	119,320	118,151
Change in loans to the public, %	1.2	0.8	0.4	6.3
Interest margin, LTM, %	0.99	0.99	1.00	1.00
Deposits from the public	25,589	26,644	25,720	25,945
Change in deposits from the public, %	-0.5	-1.2	1.9	-4.2
C/I ratio including financial transactions	0.48	0.47	0.56	0.53
C/I ratio excluding financial transactions	0.48	0.47	0.55	0.52
Credit loss level, % ¹⁾	0.01	0.00	0.02	0.01
Total capital ratio, %	22.1	23.7	22.2	23.2
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	246	243	246	246

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 382 million, down some SEK 17 million year-on-year. The marginal profit decline was primarily attributable to higher costs resulting from investments in the bank's strategic initiatives as well as the increase in imposed fees.

First nine months of 2026 compared with the first nine months of 2025

Net interest income

Net interest income amounted to SEK 886 million (867). Interest income totalled SEK 3,085 million (3,192), and interest expenses totalled SEK 2,199 million (2,325). Interest income and interest expenses both decreased as a result of slightly lower interest rates.

Net commission income

Net commission income totalled SEK 20 million (21) and was on a par with the previous year.

Net result of financial transactions

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

Costs

Costs amounted to SEK 481 million (453).

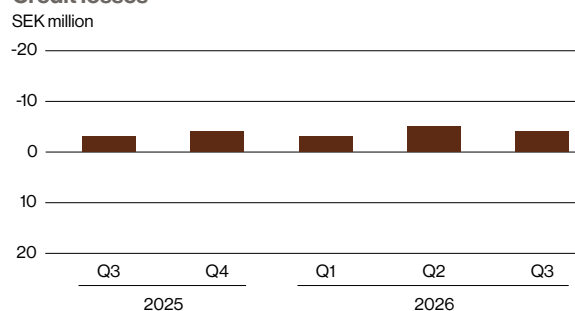
Credit losses and credit loss allowance

Overall the credit losses generated a negative net earnings impact of SEK 12 million (negative: 10) for the first three quarters, of which net credit losses for non-credit-impaired assets had a positive earnings impact of SEK 1 million (0) and credit-impaired assets had a negative earnings impact of SEK 13 million (negative: 10).

Gross non-credit-impaired assets amounted to SEK 120.0 billion (115.7) and the credit loss allowance to SEK 8 million (12). Gross credit-impaired assets amounted to SEK 0.8 billion (0.9) and the credit loss allowance to SEK 33 million (19). The provisions for credit-impaired assets pertained to individual commitments 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



Imposed fees

Imposed fees totalled SEK 39 million (31) and pertained to the resolution fee and the Riksbank's interest-free deposit requirement. The deposit requirement was introduced in the fourth quarter of 2025 and is not included in the comparative figure.

Operating profit

SEK million	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Net interest income ²⁾	886	867	1,158
Net commission income	20	21	28
Other operating income	4	5	-2
Of which net result of financial transactions	3	1	-8
Costs	-481	-453	-621
C/I ratio including financial transactions	0.53	0.53	0.53
Net recognised credit losses	-12	-10	-14
Credit loss level, % ¹⁾	0.00	0.00	0.01
Imposed fees	-39	-31	-46
Operating profit	382	399	502
Operating profit excluding the net result of financial transactions	379	398	510

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

²⁾ Landshypotek changed its accounting policy in Q4 2025 and now reports the resolution fee on a new line in the income statement. Imposed fees, previously it was included in Net interest income. The comparative figures have been restated and, accordingly, do not correspond with those for Q3 2025. Imposed fees also include the interest-free deposit requirement from the Riksbank, Sweden's central bank, starting from Q4 2025.

Balance Sheet

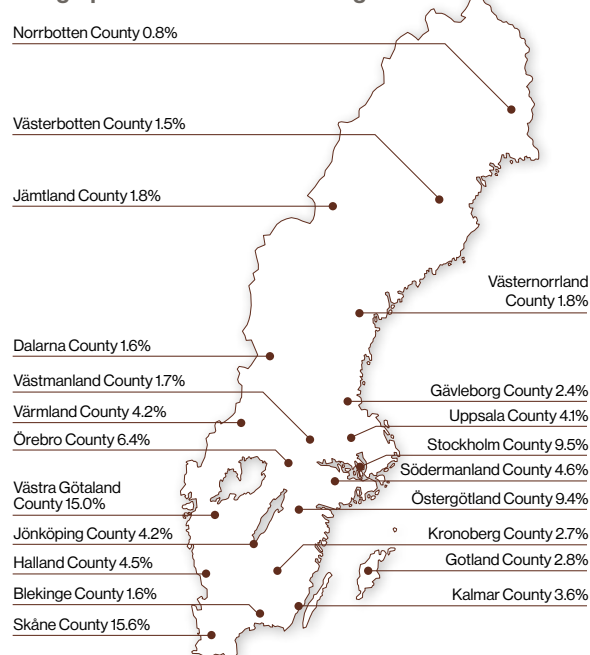
Assets SEK million	30 Sep 2026
Eligible treasury bills	4,600
Loans to credit institutions	378
Loans to the public	120,782
Bonds and other interest-bearing securities	9,029
Derivatives	889
Tangible and intangible assets	112
Other assets	-24
Total assets	135,768

Liabilities and equity SEK million	30 Sep 2026
Liabilities to credit institutions	1,508
Deposits from the public	25,589
Debt securities issued, etc.	99,105
Derivatives	978
Subordinated liabilities	0
Other liabilities	478
Equity	8,110
Total liabilities and equity	135,768

Other comprehensive income

Other comprehensive income amounted to an expense of SEK 8 million (income: 22), where financial assets at fair value had a negative effect of SEK 3 million (positive: 15) as a result of falling credit spreads at the same time as rising cross-currency basis spreads had a negative impact of SEK 5 million (positive: 7).

Geographic distribution of lending



Assets

The largest asset item in the balance sheet is loans to the public, which amounted to SEK 120.8 billion (116.5). The geographic distribution of lending remains stable.

Landshypotek Bank's liquidity portfolio totalled SEK 13.6 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 1.3 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, and 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 3.2 years.

During the quarter, the bank issued covered bonds with a nominal value of SEK 4.6 billion and a senior

Funding

SEK million	In issue 30 Sep 2026	Limit	In issue 31 Dec 2025
Swedish commercial paper	–	10,000	–
MTN programme ¹⁾	1,410	60,000 ¹⁾	1,560
NMTN programme ²⁾	95,600	170,097	92,126
Registered covered bonds	2,120		2,705
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 15,000 million.

non-preferred bond of SEK 0.4 billion under its green bond framework. Over the same period, covered bonds with a nominal value of SEK 3.3 billion, senior capital of SEK 0.9 billion and senior non-preferred bonds of SEK 0.7 billion matured.

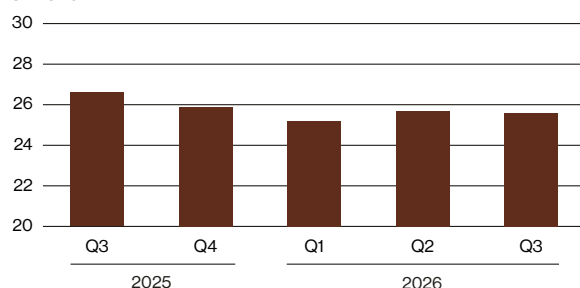
During the quarter, the bank's derivative portfolio decreased in value by SEK 190.8 million, however as all derivatives are encompassed by hedge accounting the earnings impact of the change in value was minimal.

Deposits from the public

Deposits from the public totalled SEK 25.6 billion (26.6).

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 298 percent.

Risk and capital adequacy

The total capital ratio for the consolidated situation amounted to 21.3 percent compared with 22.4 percent as of 30 September 2025 and the CET1 capital ratio was 19.8 percent (19.6). At Landshypotek Bank AB, the total capital ratio amounted to 22.1 percent (23.7) and the CET1 capital ratio was 19.5 percent (19.3). The total capital ratio declined as a result of the early call the Bank made on its Tier 2 capital in 2026.

Q3 2026 compared with Q2 2026

Operating profit amounted to SEK 143 million (111) for the quarter, up in part due to higher net earnings and in part due to lower costs for administration and for imposed fees.

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

Borrowers at Landshypotek Bank who own a farm property 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, 23 October 2026

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 2025 (www.landshypotek.se/en/about-landshypotek/investor-relations/).

IFRS 18 Presentation and Disclosure in Financial Statements enters force on 1 January 2027 and replaces IAS 1 Presentation of Financial Statements. The bank does not expect the implementation of IFRS 18 to have any material impact on its financial statements. However, IFRS 18 may affect the bank's management-defined performance measures (MPM), which are still under review.

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

Income Statement

SEK million	Note	Q3 2026	Q3 2025	Q2 2026	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Interest income		1,038	1,049	1,041	3,085	3,192	4,209
Interest expenses ¹⁾		-749	-762	-737	-2,199	-2,325	-3,052
Net interest income	2	289	287	304	886	867	1,158
Commission income		7	7	7	20	21	28
Commission expense		0	0	0	0	0	0
Net commission income		7	7	7	20	21	28
Net result of financial transactions		2	1	-7	3	1	-8
Other operating income		1	2	2	4	4	6
Total operating income		299	296	305	914	894	1,183
General administrative expenses		-134	-124	-159	-452	-422	-582
Depreciation, amortisation and impairment of tangible and intangible assets		-7	-10	-12	-29	-30	-40
Other operating expenses		0	0	0	0	0	1
Total expenses before credit losses		-142	-134	-171	-481	-453	-621
Profit before credit losses		158	162	134	433	441	562
Net credit losses	3	-4	-3	-5	-12	-10	-14
Imposed fees ^{1) 2)}		-11	-10	-18	-39	-31	-46
Operating profit		143	148	111	382	399	502
Tax expense for the period		-30	-32	-23	-80	-87	-109
Net profit for the period		113	116	88	302	313	393
<i>Attributable to:</i>							
Shareholders in Landshypotek Bank AB		102	105	78	270	278	347
Holders of Tier 1 capital instruments		11	12	10	32	35	47

¹⁾ Landshypotek changed its accounting policy in Q4 2025 and now reports the resolution fee on a new line in the income statement, Imposed fees, previously it was included in Net interest income. The comparative figures have been restated and, accordingly, do not correspond with those for Q3 2025. Imposed fees also include the interest-free deposit requirement from the Riksbank, Sweden's central bank, starting from Q4 2025.

²⁾ The interest-free deposit requirement from the Riksbank amounted to SEK 307.7 million (318.4).

Statement of Comprehensive Income

SEK million	Q3 2026	Q3 2025	Q2 2026	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Net profit for the period	113	116	88	302	313	393
Other comprehensive income						
Items to be reclassified to income statement						
Financial assets at FVTOCI	11	4	8	-3	19	18
Cross-currency basis spreads in fair value hedges	-3	5	1	-5	9	10
Income tax related to other comprehensive income	-2	-2	-2	0	-6	-6
Total items that will be reclassified	6	7	8	-8	22	22
Total other comprehensive income	6	7	8	-8	22	22
Comprehensive income for the period	119	123	96	294	335	416
<i>Attributable to:</i>						
Shareholders in Landshypotek Bank AB	108	111	85	262	300	369
Holders of Tier 1 capital instruments	11	12	10	32	35	47

Condensed balance sheet

SEK million	Note	30 Sep 2026	30 Sep 2025	31 Dec 2025
Assets				
Cash and balances with central banks		0	144	103
Eligible treasury bills		4,600	3,699	4,410
Loans to credit institutions		378	285	415
Loans to the public	4	120,782	116,525	118,151
Value change of interest-hedged items in portfolio hedges		-143	58	4
Bonds and other interest-bearing securities		9,029	9,315	8,951
Derivatives		889	1,131	1,087
Intangible assets		37	40	42
Tangible assets		75	24	21
Other assets		15	16	21
Current tax assets		48	123	0
Prepaid expenses and accrued income		55	43	54
Total assets	5, 6	135,768	131,402	133,259
Liabilities and equity				
Liabilities to credit institutions		1,508	286	1,143
Deposits from the public		25,589	26,644	25,945
Debt securities issued, etc.		99,105	94,533	96,138
Derivatives		978	1,023	968
Other liabilities		320	214	560
Current tax liabilities		95	149	19
Accrued expenses and prepaid income		64	61	45
Provisions		0	0	0
Subordinated liabilities		0	601	601
Total liabilities		127,658	123,512	125,420
Total equity		8,110	7,890	7,839
Total liabilities and equity	5, 6	135,768	131,402	133,259

Statement of cash flow

SEK million	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Operating activities			
Operating profit	382	399	502
Adjustments for non-cash items	32	-21	-293
Recovery of previous years' confirmed losses	0	0	0
Income tax paid	-48	-19	-40
Increase/decrease in assets	-2,540	-6,910	-9,043
Increase/decrease in liabilities	2,699	6,705	8,743
Cash flow from operating activities	525	154	-129
Investment activities			
Acquisition/divestment of intangible assets	-7	12	17
Acquisition/divestment of tangible assets	-1	0	1
Cash flow from investment activities	-8	12	18
Financing activities			
Shareholders' contributions received	-	-	64
Change in subordinated liabilities	-601	-	-
Interest expense classified as Tier 1 capital dividend (AT1)	-31	-35	-47
Repayment of principal elements of lease liabilities	-12		
Cash flow from financing activities	-644	-35	17
Cash flow for the period	-128	131	-94
Change in cash and cash equivalents	-128	131	-94
Opening cash and cash equivalents	203	297	297
Closing cash and cash equivalents	75	429	203

Statement of changes in equity

SEK million	Restricted equity			Unrestricted equity			Tier 1 capital	Total
	Share capital	Statutory reserve	Development expenditure reserve	Fair value reserve	Cross-currency basis spreads in fair value hedges	Retained earnings		
Opening balance 1 Jan 2025	2,253	1,017	–	3	-22	3,439	900	7,590
Comprehensive income for the period	–	–	–	14	8	347	47	416
Total change before transactions with owners and holders of Tier 1 capital instruments	–	–	–	14	8	347	47	416
Tier 1 capital						–	–	–
Dividend on Tier 1 capital instruments	–	–	–	–	–	–	-47	-47
Shareholders' contributions	–	–	–	–	–	64	–	64
Group contributions paid	–	–	–	–	–	-232	–	-232
Tax on Group contributions paid	–	–	–	–	–	48	–	48
Development expenditure reserve			0	–	–	0	–	0
Closing balance 31 Dec 2025	2,253	1,017	0	17	-14	3,666	900	7,839
Opening balance 1 Jan 2026	2,253	1,017	0	17	-14	3,666	900	7,839
Comprehensive income for the period				-3	4	270	31	303
Total change before transactions with owners and holders of Tier 1 capital instruments	–	–	–	-3	4	270	31	303
Tier 1 capital		–						–
Dividend on Tier 1 capital instruments							-31	-31
Shareholders' contributions						–		–
Group contributions paid						–		–
Tax on Group contributions paid						–		–
Development expenditure reserve			1	–	–	-1	–	0
Closing balance 30 Sep 2026	2,253	1,017	1	14	-10	3,936	900	8,110

Notes

Note 1 Risk and capital adequacy

Landshypotek Bank AB (the Bank) and its consolidated situation (the bank and the parent company 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 21.3 percent compared with 22.4 percent as of 30 September 2025 and the CET1 capital ratio was 19.8 percent (19.6). At Landshypotek Bank AB, the total capital ratio amounted to 22.1 percent (23.7) and the CET1 capital ratio was 19.5 percent (19.3). The total capital ratio declined as a result of the early call the Bank made on its Tier 2 capital in 2026.

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 21.3 percent.

The leverage ratio for the consolidated situation amounted to 5.4 percent of the total exposure measure (5.4). The minimum capital requirement for the leverage ratio was 3.0 percent and, in addition, 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 5.0 billion (4.9) and should be compared with own funds of SEK 7.3 billion (7.6).

During the first quarter of 2026, the bank finalised its application to FI regarding the development of the methodology for the LGD model for retail exposures. Until further notice, and pursuant to Article 3, extra capital is being maintained corresponding to an REA of SEK 263 million.

EU CC1 – Composition of regulatory own funds

SEK million	Consolidated situation	
	30 Sep 2026	31 Dec 2025
1 Capital instruments and the related share premium accounts	2,129	2,159
of which: member contributions	2,129	2,159
of which: share capital		
2 Retained earnings ¹⁾	4,881	4,703
3 Accumulated other comprehensive income (and other reserves)	-16	-17
EU-5a Independently reviewed interim profits net of any foreseeable charge or dividend	171	241
6 CET1 capital before regulatory adjustments	7,165	7,085
7 Additional value adjustments	-14	-13
8 Intangible assets (net of related tax liability) (negative amount)	-37	-42
10 Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability where the conditions in Article 38 (3) CRR are met) (negative amount)	0	0
12 Negative amounts resulting from the calculation of expected loss amounts	-304	-286
27a Other regulatory adjustments	-6	-3
28 Total regulatory adjustments to CET1 capital	-360	-344
29 CET1 capital	6,805	6,741
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	511	517
44 Additional Tier 1 (AT1) capital	511	517
45 Tier 1 capital (T1 = CET1 + AT1)	7,316	7,259
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	0	437
58 Tier 2 (T2) capital	0	437
59 Total capital (TC = T1 + T2)	7,316	7,695
60 Total risk-weighted exposure amount	34,342	34,893
61 CET1 capital ratio (%)	19.8	19.3
62 Tier 1 capital ratio (%)	21.3	20.8
63 Total capital (%)	21.3	22.1
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⁾	11.4	12.2

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 2026	31 Dec 2025
Internally assessed capital requirement¹⁾		
Pillar I capital requirement	2,747	2,791
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	670	656
Percentage of total risk-weighted exposure amount	2.0	1.9
Combined buffer requirement	1,545	1,570
Percentage of total risk-weighted exposure amount	4.5	4.5
Total capital requirement	4,962	5,018
Percentage of total risk-weighted exposure amount	14.5	14.4
Own funds (Tier 1 capital + Tier 2 capital)	7,316	7,695
Percentage of total risk-weighted exposure amount	21.3	22.1
Capital requirement as assessed by Finansinspektionen²⁾		
Pillar I capital requirement	2,747	2,791
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	652	663
Percentage of total risk-weighted exposure amount	1.9	1.9
Combined buffer requirement	1,545	1,570
Percentage of total risk-weighted exposure amount	4.5	4.5
Capital requirement, Pillar II guidance	172	174
Percentage of total risk-weighted exposure amount	0.5	0.5
Total capital requirement (incl. Pillar II guidance)	5,117	5,199
Percentage of total risk-weighted exposure amount	14.9	14.9
Own funds (Tier 1 capital + Tier 2 capital)	7,316	7,695
Percentage of total risk-weighted exposure amount	21.3	22.1
Leverage ratio requirement³⁾		
Leverage ratio requirement	4,081	3,995
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	680	666
Percentage of total exposure measure for the leverage ratio	0.5	0.5
Total capital requirement (incl. Pillar II guidance)	4,762	4,661
Percentage of total exposure measure for the leverage ratio	3.5	3.5
Tier 1 capital	7,316	7,259
Percentage of total exposure amount for the leverage ratio	5.4	5.5

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 2026 SEK million	Consolidated situation			
	Exposure value ¹⁾	Risk-weighted exposure amount ²⁾	Own funds requirement ³⁾	Average risk weight ⁴⁾
Credit risk – IRB approach	121,239	17,259	1,381	14%
Retail – real estate collateral	70,720	4,625	370	7%
Corporates	50,418	12,533	1,003	25%
Other non-credit-obligation assets	101	101	8	100%
Credit risk – Standardised approach	15,438	1,282	103	8%
Central governments or central banks	147			0%
Regional governments or local authorities	7,302			0%
Institutions	928	225	18	24%
Corporates	5	5	0	100%
Retail	17	12	1	72%
Secured by mortgage liens on immovable property	707	404	32	57%
Exposures in default	2	2	0	150%
Covered bonds	6,330	633	51	10%
Operational risk		1,778	142	
Credit valuation adjustment risk	550	654	52	119%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		13,106	1,048	
Additional stricter prudential requirements based on Article 3 CRR		263	21	
Total	137,227	34,342	2,747	

31 Dec 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	118,757	16,596	1,328	14%
Retail – real estate collateral	70,496	4,616	369	7%
Corporates	48,191	11,909	953	25%
Other non-credit-obligation assets	71	71	6	100%
Credit risk – Standardised approach	15,073	1,207	97	8%
Central governments or central banks	127			0%
Regional governments or local authorities	7,116			0%
Institutions	1,149	271	22	24%
Corporates	5	5	0	100%
Retail	18	12	1	70%
Secured by mortgage liens on immovable property	411	291	23	71%
Exposures in default	2	3	0	131%
Covered bonds	6,244	624	50	10%
Operational risk		1,778	142	
Credit valuation adjustment risk	733	1,103	88	150%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		13,060	1,045	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	134,564	34,893	2,791	

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 2026	30 Jun 2026	31 Mar 2026	31 Dec 2025	30 Sep 2025
Available own funds (amounts)					
1 Common Equity Tier 1 (CET1) capital	6,805	6,753	6,794	6,741	6,624
2 Tier 1 capital	7,316	7,259	7,297	7,259	7,136
3 Total capital	7,316	7,259	7,297	7,695	7,565
Risk-weighted exposure amounts					
4 Total risk-weighted exposure amount	34,342	34,095	33,831	34,893	33,834
4a Total risk exposure (pre-floor)	34,342	34,095	33,831	34,893	33,834
Capital ratios (as a percentage of risk-weighted exposure amount)					
5 Common Equity Tier 1 ratio (%)	19.8	19.8	20.1	19.3	19.6
5b Common Equity Tier 1 ratio considering unfloored TREA (%)	19.8	19.8	20.1	19.3	19.6
6 Tier 1 ratio (%)	21.3	21.3	21.6	20.8	21.1
6b Tier 1 ratio considering unfloored TREA (%)	21.3	21.3	21.6	20.8	21.1
7 Total capital ratio (%)	21.3	21.3	21.6	22.1	22.4
7b Total capital ratio considering unfloored TREA (%)	21.3	21.3	21.6	22.1	22.4
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	1.9
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	1.4
EU 7g Total SREP own funds requirements (%)	9.9	9.9	9.9	9.9	9.9
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	14.4
12 CET1 available after meeting the total SREP own funds requirements (%)	11.4	11.4	11.7	12.2	12.5
Leverage ratio					
13 Total exposure measure	136,046	135,366	134,221	133,161	131,258
14 Leverage ratio (%)	5.4	5.4	5.4	5.5	5.4
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)	12,035	11,862	11,252	11,266	11,789
EU 16a Cash outflows – total weighted value	4,403	4,384	4,282	4,047	3,873
EU 16b Cash inflows – total weighted value	398	451	494	302	383
16 Total net cash outflows (adjusted value)	4,006	3,933	3,788	3,745	3,490
17 Liquidity coverage ratio (%)	300.4	301.6	297.0	300.8	337.8
Net stable funding ratio					
18 Total available stable funding	116,779	119,555	115,023	116,786	111,423
19 Total required stable funding	99,385	98,584	97,633	97,111	94,941
20 Net stable funding ratio (%)	117.5	121.3	117.8	120.3	117.4

continued **Note 1 EU CC1 – Composition of regulatory own funds**

SEK million	Landshypotek Bank AB	
	30 Sep 2026	31 Dec 2025
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⁾	4,650	4,289
3 Accumulated other comprehensive income (and other reserves)	4	3
EU-5a Independently reviewed interim profits net of any foreseeable charge or dividend	156	393
6 CET1 capital before regulatory adjustments	7,063	6,939
7 Additional value adjustments	-14	-13
8 Intangible assets (net of related tax liability) (negative amount)	-37	-42
10 Deferred tax assets that rely on future profitability excluding those arising from temporary differences (net of related tax liability where the conditions in Article 38 (3) CRR are met) (negative amount)	0	–
12 Negative amounts resulting from the calculation of expected loss amounts	-304	-286
27a Other regulatory adjustments	-6	-3
28 Total regulatory adjustments to CET1 capital	-360	-344
29 CET1 capital	6,703	6,594
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)	7,603	7,494
46 Capital instruments and the related share premium accounts	0	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	0	600
59 Total capital (TC = T1 + T2)	7,603	8,094
60 Total risk-weighted exposure amount	34,354	34,901
61 CET1 capital ratio (%)	19.5	18.9
62 Tier 1 capital ratio (%)	22.1	21.5
63 Total capital (%)	22.1	23.2
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⁾	12.2	13.3

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 2026	31 Dec 2025
Internally assessed capital requirement ¹⁾		
Pillar I capital requirement	2,748	2,792
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	670	656
Percentage of total risk-weighted exposure amount	2.0	1.9
Combined buffer requirement	1,546	1,571
Percentage of total risk-weighted exposure amount	4.5	4.5
Total capital requirement	4,964	5,019
Percentage of total risk-weighted exposure amount	14.5	14.4
Own funds (Tier 1 capital + Tier 2 capital)	7,603	8,094
Percentage of total risk-weighted exposure amount	22.1	23.2
Capital requirement as assessed by Finansinspektionen ²⁾		
Pillar I capital requirement	2,748	2,792
Percentage of total risk-weighted exposure amount	8.0	8.0
Pillar II capital requirement	653	663
Percentage of total risk-weighted exposure amount	1.9	1.9
Combined buffer requirement	1,546	1,571
Percentage of total risk-weighted exposure amount	4.5	4.5
Capital requirement, Pillar II guidance	–	–
Percentage of total risk-weighted exposure amount	–	–
Total capital requirement (incl. Pillar II guidance)	4,947	5,026
Percentage of total risk-weighted exposure amount	14.4	14.4
Own funds (Tier 1 capital + Tier 2 capital)	7,603	8,094
Percentage of total risk-weighted exposure amount	22.1	23.2
Leverage ratio requirement ³⁾		
Leverage ratio requirement	4,082	3,995
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	4,082	3,995
Percentage of total risk-weighted exposure amount	3.0	3.0
Tier 1 capital	7,603	7,494
Percentage of total exposure amount for the leverage ratio	5.6	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 2026 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	121,251	17,271	1,382	14%
Retail – real estate collateral	70,720	4,625	370	7%
Corporates	50,418	12,533	1,003	25%
Other non-credit-obligation assets	113	113	9	100%
Credit risk – Standardised approach	15,436	1,282	103	8%
Central governments or central banks	145			0%
Regional governments or local authorities	7,302			0%
Institutions	928	225	18	24%
Corporates	5	5	0	100%
Retail	17	12	1	72%
Secured by mortgage liens on immovable property	707	404	32	57%
Exposures in default	2	2	0	150%
Covered bonds	6,330	633	51	10%
Operational risk		1,778	142	
Credit valuation adjustment risk	550	654	52	119%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		13,106	1,048	
Additional stricter prudential requirements based on Article 3 CRR		263	21	
Total	137,236	34,354	2,748	

31 Dec 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	118,765	16,603	1,328	14%
Retail – real estate collateral	70,496	4,616	369	7%
Corporates	48,191	11,909	953	25%
Other non-credit-obligation assets	78	78	6	100%
Credit risk – Standardised approach	15,071	1,207	97	8%
Central governments or central banks	125			0%
Regional governments or local authorities	7,116			0%
Institutions	1,149	271	22	24%
Corporates	5	5	0	100%
Retail	18	12	1	70%
Secured by mortgage liens on immovable property	411	291	23	71%
Exposures in default	2	3	0	131%
Covered bonds	6,244	624	50	10%
Operational risk		1,778	142	
Credit valuation adjustment risk	733	1,103	88	150%
Additional risk exposure amount under Article 458 CRR (risk-weight floor)		13,060	1,045	
Additional stricter prudential requirements based on Article 3 CRR		1,149	92	
Total	134,569	34,901	2,792	

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 2026	30 Jun 2026	31 Mar 2026	31 Dec 2025	30 Sep 2025
Available own funds (amounts)						
1	Common Equity Tier 1 (CET1) capital	6,703	6,671	6,638	6,594	6,533
2	Tier 1 capital	7,603	7,571	7,538	7,494	7,433
3	Total capital	7,603	7,571	7,538	8,094	8,033
Risk-weighted exposure amounts						
4	Total risk-weighted exposure amount	34,354	34,105	33,842	34,901	33,841
4a	Total risk exposure (pre-floor)	34,354	34,105	33,842	34,901	33,841
Capital ratios (as a percentage of risk-weighted exposure amount)						
5	Common Equity Tier 1 ratio (%)	19.5	19.6	19.6	18.9	19.3
5b	Common Equity Tier 1 ratio considering unfloored TREA (%)	19.5	19.6	19.6	18.9	19.3
6	Tier 1 ratio (%)	22.1	22.2	22.3	21.5	22.0
6b	Tier 1 ratio considering unfloored TREA (%)	22.1	22.2	22.3	21.5	22.0
7	Total capital ratio (%)	22.1	22.2	22.3	23.2	23.7
7b	Total capital ratio considering unfloored TREA (%)	22.1	22.2	22.3	23.2	23.7
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	1.9
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	1.4
EU 7g	Total SREP own funds requirements (%)	9.9	9.9	9.9	9.9	9.9
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	14.4
12	CET1 available after meeting the total SREP own funds requirements (%)	12.2	12.3	12.4	13.3	13.7
Leverage ratio						
13	Total exposure measure	136,055	135,374	134,230	133,166	131,264
14	Leverage ratio (%)	5.6	5.6	5.6	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)	12,035	11,862	11,252	11,266	11,789
EU 16a	Cash outflows – total weighted value	4,403	4,384	4,282	4,047	3,873
EU 16b	Cash inflows – total weighted value	398	451	494	302	383
16	Total net cash outflows (adjusted value)	4,006	3,933	3,788	3,745	3,490
17	Liquidity coverage ratio (%)	300.4	301.6	297.0	300.8	337.8
Net stable funding ratio						
18	Total available stable funding	116,706	119,482	114,692	116,454	111,364
19	Total required stable funding	99,385	98,584	97,633	97,111	94,941
20	Net stable funding ratio (%)	117.4	121.2	117.5	120.3	117.3

Note 2 Net interest income

SEK million	Q3 2026	Q3 2025	Q2 2026	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Interest income						
Interest income on loans to credit institutions	0	1	0	1	2	5
Interest income on loans to the public	950	965	952	2,825	2,937	3,867
Interest income on interest-bearing securities	86	84	87	254	253	335
Other interest income	2	0	2	5	1	3
Total interest income	1,038	1,049	1,041	3,085	3,192	4,209
Interest expenses						
Interest expenses for liabilities to credit institutions	-5	-8	-5	-14	-30	-34
Interest expenses for deposits from the public	-106	-120	-109	-317	-405	-502
Interest expenses for interest-bearing securities	-603	-538	-594	-1,758	-1,614	-2,164
Interest expenses for subordinated liabilities	0	-5	-	-3	-15	-20
Interest expenses for derivative instruments	-28	-82	-21	-83	-239	-300
Other interest expenses 1) 2)	-8	-9	-8	-24	-22	-32
Total interest expenses	-749	-762	-737	-2,199	-2,325	-3,052
Total net interest income	289	287	304	886	867	1,158

¹⁾ Other interest expenses includes interest expenses on the lease liability pertaining to the lease of properties of SEK 0.8 million (expense: 0.5)

²⁾ Landshypotek changed its accounting policy in the last quarter of 2025 and now reports the resolution fee on a new line in the income statement, Imposed fees. Previously it was included in Net interest income. The comparative figures have been restated and, accordingly, do not correspond with those for Q3 2025.

All interest income is attributable to the Swedish market.

Note 3 Net credit losses

SEK million	Q3 2026	Q3 2025	Q2 2026	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Change in credit loss allowance, Stage 1	1	0	-1	1	0	1
Change in credit loss allowance, Stage 2	0	0	-1	0	0	2
Net credit losses, non-credit-impaired lending	1	0	-2	1	0	3
Change in credit loss allowance, Stage 3	-4	-3	-3	-8	-10	-15
Write-off for the period for confirmed losses	-1	0	0	-6	0	-2
Recoveries of previously confirmed losses	0	0	0	0	0	0
Net credit losses, credit-impaired lending	-5	-3	-3	-13	-10	-17
Total net credit losses	-4	-3	-5	-12	-10	-14

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 Landshypotek's Pillar III Report for more information). 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.

Change in model assumptions and methodology

The PD model in the IFRS 9 framework was updated during the quarter, whereby a new approach for segmentation and associated calibration was applied. The total ECL outcome from the new methodology is marginal compared with the previous calibration methodology. Refer to the table in Note 4 for further information.

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 40.9 million
Improved scenario	SEK 40.5 million
Deteriorated scenario	SEK 41.3 million

Note 4 Loans to the public

SEK million	30 Sep 2026	30 Sep 2025	31 Dec 2025
Loan receivables, stage 1	116,835	112,677	114,472
Loan receivables, stage 2	3,158	3,025	2,792
Loan receivables, stage 3	830	854	921
Gross loan receivables	120,823	116,556	118,186
Less credit loss allowance	-41	-31	-34
Net loan receivables	120,782	116,525	118,151
Disclosures on past due loan receivables, gross			
Loan receivables past due, 5–90 days	6	8	0
Loan receivables past due, more than 90 days	398	402	370
Total past due loan receivables, gross	404	410	370

Gross loan receivables January – September 2026 SEK million	Non-credit-impaired lending		Credit-impaired lending	Total
	Stage 1	Stage 2	Stage 3	
Opening balance	114,472	2,792	921	118,186
Increases in loan receivables due to origination and acquisition	10,362	120	0	10,482
Decreases in loan receivables due to derecognition	-7,700	-61	-78	-7,841
Decrease in loan receivables due to confirmed losses	–	–	-6	-6
Migration between stages				
from 1 to 2	-1,302	1,302	–	0
from 1 to 3	-26	–	26	0
from 2 to 1	1,018	-1,018	–	0
from 2 to 3	–	-76	76	0
from 3 to 2	–	98	-98	0
from 3 to 1	11	–	-11	0
Closing balance	116,835	3,158	830	120,823

Gross loan receivables January – December 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	16,987	69	1	17,059
Decreases in loan receivables due to derecognition	-9,406	-389	-209	-10,003
Decrease in loan receivables due to confirmed losses	–	–	-2	-2
Migration between stages				
from 1 to 2	-1,283	1,283	–	0
from 1 to 3	-164	–	164	0
from 2 to 1	1,371	-1,371	–	0
from 2 to 3	–	-85	85	0
from 3 to 2	–	58	-58	0
from 3 to 1	47	–	-47	0
Closing balance	114,472	2,792	921	118,186

continued Loans to the public

Credit loss allowance January – September 2026 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	-3	-5	-26	-34	-34	0
Increases due to origination and acquisition	0	0	0	-1	-1	0
Decreases due to derecognition	0	0	0	1	0	0
Decrease in allowance due to write-offs	-	-	6	6	6	0
Changes due to change in credit risk	1	0	-13	-11	-11	0
Changes due to update in the methodology for estimation	0	0	-	0	0	-
Migration between stages						
from 1 to 2	0	-2	-	-2	-2	0
from 1 to 3	0	-	0	0	0	0
from 2 to 1	0	1	-	1	1	0
from 2 to 3	-	0	0	0	0	0
from 3 to 2	-	0	1	0	0	0
from 3 to 1	0	-	0	0	0	0
Closing balance	-2	-6	-33	-41	-41	0

Credit loss allowance January – December 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	0	0	-1	-1	0
Decreases due to derecognition	0	1	1	3	2	0
Decrease in allowance due to write-offs	-	-	-2	-2	-2	0
Changes due to change in credit risk	1	2	-15	-12	-12	0
Changes due to update in the methodology for estimation	-	-	-	-	-	-
Migration between stages						
from 1 to 2	0	-2	-	-2	-2	0
from 1 to 3	0	-	-1	0	0	0
from 2 to 1	0	1	-	1	1	0
from 2 to 3	-	1	0	1	1	0
from 3 to 2	-	0	0	0	0	0
from 3 to 1	0	-	0	0	0	0
Closing balance	-3	-5	-26	-34	-34	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 2026				31 Dec 2025			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI								
Eligible treasury bills, etc.	4,600	–	–	4,600	4,410	–	–	4,410
Bonds and other interest-bearing securities	9,029	–	–	9,029	8,951	–	–	8,951
Derivatives identified as hedging instruments								
Interest-rate swaps	–	598	–	598	–	747	–	747
Cross-currency interest-rate swaps	–	291	–	291	–	340	–	340
Total assets measured at fair value	13,630	889	–	14,519	13,361	1,087	–	14,448
Derivatives identified as hedging instruments								
Interest-rate swaps	–	969	–	969	–	956	–	956
Cross-currency interest-rate swaps	–	9	–	9	–	13	–	13
Total liabilities measured at fair value	–	978	–	978	–	968	–	968

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 2026				
	Level 1	Level 2	Level 3	Fair value	Carrying amount
Assets					
Cash and balances with central banks	–	–	–	–	–
Eligible treasury bills	4,600	–	–	4,600	4,600
Loans to credit institutions 1)	–	75	–	75	75
Loans to the public	–	121,835	–	121,835	120,782
Value change of interest-hedged items in portfolio hedges	–	-143	–	-143	-143
Bonds and other interest-bearing securities	9,029	–	–	9,029	9,029
Derivatives	–	889	–	889	889
Total assets	13,630	122,657	–	136,287	135,234
Liabilities					
Liabilities to credit institutions	–	1,508	–	1,508	1,508
Deposits from the public	–	25,589	–	25,589	25,589
Debt securities issued, etc.	–	98,920	–	98,920	99,105
Derivatives	–	978	–	978	978
Subordinated liabilities	–	–	–	–	–
Other liabilities	–	320	–	320	320
Total liabilities	0	127,315	–	127,315	127,500

¹⁾ The Riksbank's interest-free deposit requirement has been excluded from the line item Loans to credit institutions as it is not assessed as meeting the definition of a financial instrument.

SEK million	31 Dec 2025				
	Level 1	Level 2	Level 3	Fair value	Carrying amount
Assets					
Cash and balances with central banks	–	103	–	103	103
Eligible treasury bills	4,410	–	–	4,410	4,410
Loans to credit institutions 1)	–	100	–	100	100
Loans to the public	–	119,325	–	119,325	118,151
Value change of interest-hedged items in portfolio hedges	–	4	–	4	4
Bonds and other interest-bearing securities	8,951	–	–	8,951	8,951
Derivatives	–	1,087	–	1,087	1,087
Total assets	13,361	120,619	–	133,980	132,806
Liabilities					
Liabilities to credit institutions	–	1,143	–	1,143	1,143
Deposits from the public	–	25,945	–	25,945	25,945
Debt securities issued, etc.	–	95,906	–	95,906	96,138
Derivatives	–	968	–	968	968
Subordinated liabilities	602	–	–	602	601
Other liabilities	–	560	–	560	560
Total liabilities	602	124,522	–	125,124	125,355

¹⁾ The Riksbank's interest-free deposit requirement has been excluded from the line item Loans to credit institutions as it is not assessed as meeting the definition of a financial instrument.

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
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.
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.
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.
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.
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.
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.
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.
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.

continued Alternative performance measures

SEK million	Q3 2026	Q3 2025	Q2 2026	Jan-Sep 2026	Jan-Sep 2025	Full-year 2025
Change in loans to the public	1,462	874	507	2,631	5,415	7,042
Opening balance, loans to the public	119,320	115,651	118,814	118,151	111,110	111,110
Change in loans to the public, %	1.2	0.8	0.4	2.2	4.9	6.3
Net interest income, accumulated LTM	1,177	1,102	1,174	1,177	1,102	1,158
Average loans to the public, LTM	118,865	113,227	117,930	118,865	113,227	115,252
Interest margin, LTM, %¹⁾	0.99	0.99	1.00	0.99	0.99	1.00
Change in deposits from the public	-131	-327	478	-356	-446	-1,145
Opening balance deposits from the public	25,720	26,970	25,242	25,945	27,090	27,090
Change in deposits from the public, %	-0.5	-1.2	1.9	-1.3	-1.6	-4.2
Costs before credit losses	-142	-134	-171	-481	-453	-621
Total operating income	299	296	305	914	862	1,183
C/I ratio including financial transactions¹⁾	0.48	0.45	0.56	0.53	0.53	0.53
Costs before credit losses	-142	-134	-171	-481	-453	-621
Total operating income excluding financial transactions	297	295	313	911	861	1,191
C/I ratio excluding financial transactions¹⁾	0.48	0.45	0.55	0.53	0.53	0.52
Net credit losses calculated on a full-year basis	-17	-12	-19	-15	-13	-14
Average loans to the public, LTM	118,865	113,227	117,930	118,865	113,227	115,252
Credit loss level, %²⁾	0.01	0.01	0.02	0.00	0.00	0.01
Credit-impaired assets, net	817	835	881	817	835	888
Loans to the public	120,782	116,525	119,320	120,782	116,525	118,151
Net credit-impaired assets after allowances as a percentage of total loans outstanding, %	0.68	0.72	0.74	0.68	0.72	0.75
Profit after tax						393
Average LTM equity						6,881
Return on equity, %						5.7
Profit after tax						393
Number of shares, million						2
Earnings per share, SEK						196.5

¹⁾ Landshypotek changed its accounting policy in 2025 and now reports the resolution fee on a new line in the income statement, Imposed fees. Previously it was included in Net interest income. The comparative figures have been restated and, accordingly, do not correspond with those for Q3 2025.

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 2026 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, 23 October 2026
KPMG AB

Dan Beitner
Authorised Public Accountant

Reporting calendar 2027

Landshypotek Bank's reports are available at:

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

Year-end report 2026:	4 February 2027
Annual Report 2026	9 March 2027
General Meeting	21 April 2027
Interim report Jan – Mar 2027	23 April 2027

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This is a translation of a Swedish original. In the event of any discrepancy, the Swedish version shall prevail.



Landshypotek Bank