Disclosure of information on covered bonds

S-Bank Cover Pool

31.3.2024

This document discloses the information required by the Finnish Act on Mortgage Credit Banks and Covered Bonds (151/2022), section 36

The total value of the collateral assets and issued covered bonds

Collateral Assets EUR	Issued Covered Bonds EUR
3 127 945 963.34	500 000 000.00

Covered Bonds

ISIN	Maturity Date	Extended Maturity Date	Premium
FI4000560990	9/26/2028	9/26/2029	Yes

An extended Final Maturity Date may apply to a Series of Covered Bonds, as specified in the applicable Final Terms.

If “Extended Final Maturity” is specified as applicable in the respective Final Terms, it enables the Issuer, at the latest on the fifth (5th) Business Day before the Maturity Date, to apply for the approval of the FIN-FSA that the Maturity Date of the Covered Bonds and the date on which the Covered Bonds will be due and repayable for the purposes of the General Terms and Conditions should be extended by the FIN-FSA up to but no later than the Extended Final Maturity Date due to the reason that (i) the Issuer is unable to obtain long-term financing from ordinary sources, (ii) the Issuer is unable to meet the liquidity requirement set out in the Covered Bond Act if it makes payment towards the principal and interest of the maturing Covered Bonds and (iii) the extension of the Covered Bonds does no affect the sequence in which the Issuer’s Covered Bonds from the same Cover Asset Pool are maturing.

For information on the maturity date and structure of S-Bank’s Covered Bonds, please refer to our Base Prospectus and Final Terms of issued Covered Bonds, available at our website.

Collateral Assets

All loans in S-Bank Cover Pool are residential mortgage loans. Cover Pool does not include loans to housing companies or other housing associations.

Type of collateral	Percentage
Mortgage Assets	100.00
- Residential	100.00
- Commercial	0.00
- Other	0.00
Public Sector Assets	0.00
Shipping assets	0.00

Geographical distribution of collateral for loan receivables

Region	Nominal	Percentage	Number of collaterals
Uusimaa	1 458 594 683.32	46.63	13 544
Pirkanmaa	325 259 835.42	10.40	3 785
Varsinais-Suomi	255 391 589.88	8.16	3 215
Pohjois-Pohjanmaa	190 575 519.87	6.09	2 634
Keski-Suomi	153 579 608.19	4.91	2 039
Pohjois-Savo	133 743 628.97	4.28	1 989
Päijät-Häme	87 868 770.32	2.81	1 272
Lappi	83 143 840.71	2.66	1 361
Kanta-Häme	76 897 843.01	2.46	1 159
Kymenlaakso	60 602 915.73	1.94	1 219
Pohjois-Karjala	59 075 351.72	1.89	970
Satakunta	45 078 541.68	1.44	864
Pohjanmaa	44 180 763.55	1.41	672
Etelä-Savo	40 264 674.02	1.29	772
Etelä-Pohjanmaa	39 040 067.87	1.25	596
Etelä-Karjala	35 086 206.60	1.12	630
Kainuu	22 434 541.56	0.72	425
Keski-Pohjanmaa	17 127 580.92	0.55	259
Total	3 127 945 963.34	100.00	37 405.00

Loan Size Information	Nominal	Percentage	Number of loans
Average loan amount, EUR	83 623.00		
Principal Amount			
-1 - 25000	120 876 041.09	3.86	8 616
25000 - 50000	247 894 092.45	7.93	6 748
50000 - 100000	719 481 068.82	23.00	9 701
100000 - 150000	771 744 818.53	24.67	6 292
150000 - 200000	597 523 028.40	19.10	3 464
200000 - 250000	333 100 359.47	10.65	1 510
250000 - 300000	174 002 881.41	5.56	641
300000 - 9999999	163 323 673.17	5.22	433
Total	3 127 945 963.34	100.00	37 405

Overcollateralization

Minimum level of overcollateralization required by Finnish Act on Mortgage Credit Banks and Covered Bonds (151/2022) is two per cent (2%).

S-Bank is committed to maintain a minimum overcollateralization level in the program commensurate with a AAA rating.

Overcollateralization (OC)	OC %	OC EUR
Issued Covered Bonds		500 000 000.00
Legal	2.00	10 000 000.00
Committed (AAA)	17.39	86 950 000.00
Actual	525.59	2 627 945 963.34

Collateral Valuation Practices

Valuation methods are based on following practices.

- Origination of mortgages: For majority of collaterals, origination valuation is based on asset purchase price, which is validated against statistical estimate of current valuation. Purchase price is assessed by the presenter and the underwriter.
- No sale of property: Valuation is based on statistical estimate of current valuation, assessed by the presenter and the underwriter. If statistical method is not considered reliable, external validation from real estate agent can be used.

Collateral portfolio is evaluated monthly by statistical models. If valuation has decreased, valuation is automatically updated to S-Bank's collateral system. Increase in statistical estimate does not trigger automatic updating.

Risks associated with Covered Bonds

Market risk related to the covered bond consists of interest rate risk, which is hedged by derivatives. Covered bond and all loans in Cover Pool are euro nominated, therefore there is no currency risk. Liquidity risk is managed by maintaining sufficient level of over collateralization and substitute assets, if necessary. Market and liquidity risk position is monitored on daily basis.

S-Bank sustains a low credit risk profile according to its conservative risk appetite, supported by prudent risk management and monitoring measures. Board of Directors steers the credit risk appetite by approving the credit risk strategy and measures for risk monitoring. Loans in S-Bank Cover Pool are granted within the guidelines set by the Board of Directors and regulation set by Finnish banking authorities.

Loans in default (according to CRR Article 178) or past due more than 90 days

S-Bank has no receivables in the Cover Pool that either fulfills the criteria set out in Article 178 of Capital Requirements Regulation or where capital or interest has remained unpaid for 90 days or more.