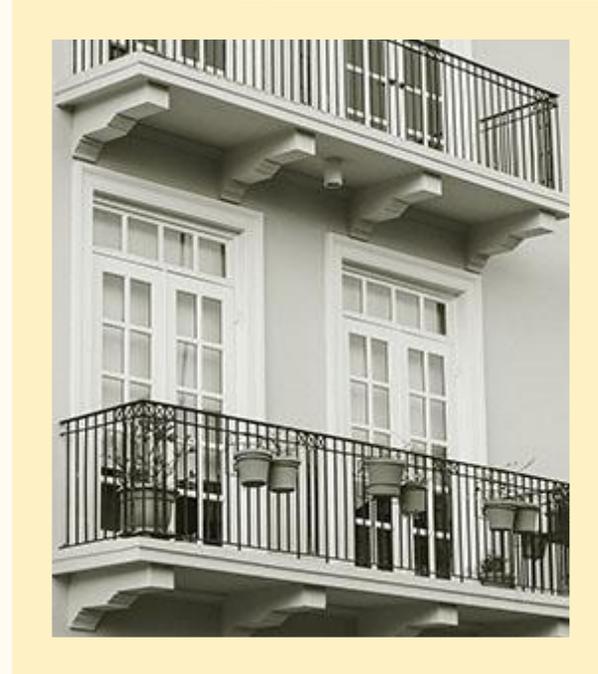




Enity the leading Nordic specialist mortgage bank

Stora Aktiedagarna
10 March 2026

Enity



The leading Nordic pure-play specialist mortgage bank

- The Nordic mortgage market is robust, profitable and well functioning
- The offering is 100% secured mortgage lending
- We target individuals with non-traditional forms of employment, prior payment defaults or a limited credit history
- Specialised mortgages is an underpenetrated niche estimated to grow at 8-10% annually
- Improved macro supports lending growth and higher housing market activity in 2026
 - Also supported by regulatory tailwinds

& Enity

Bluestep Bank.

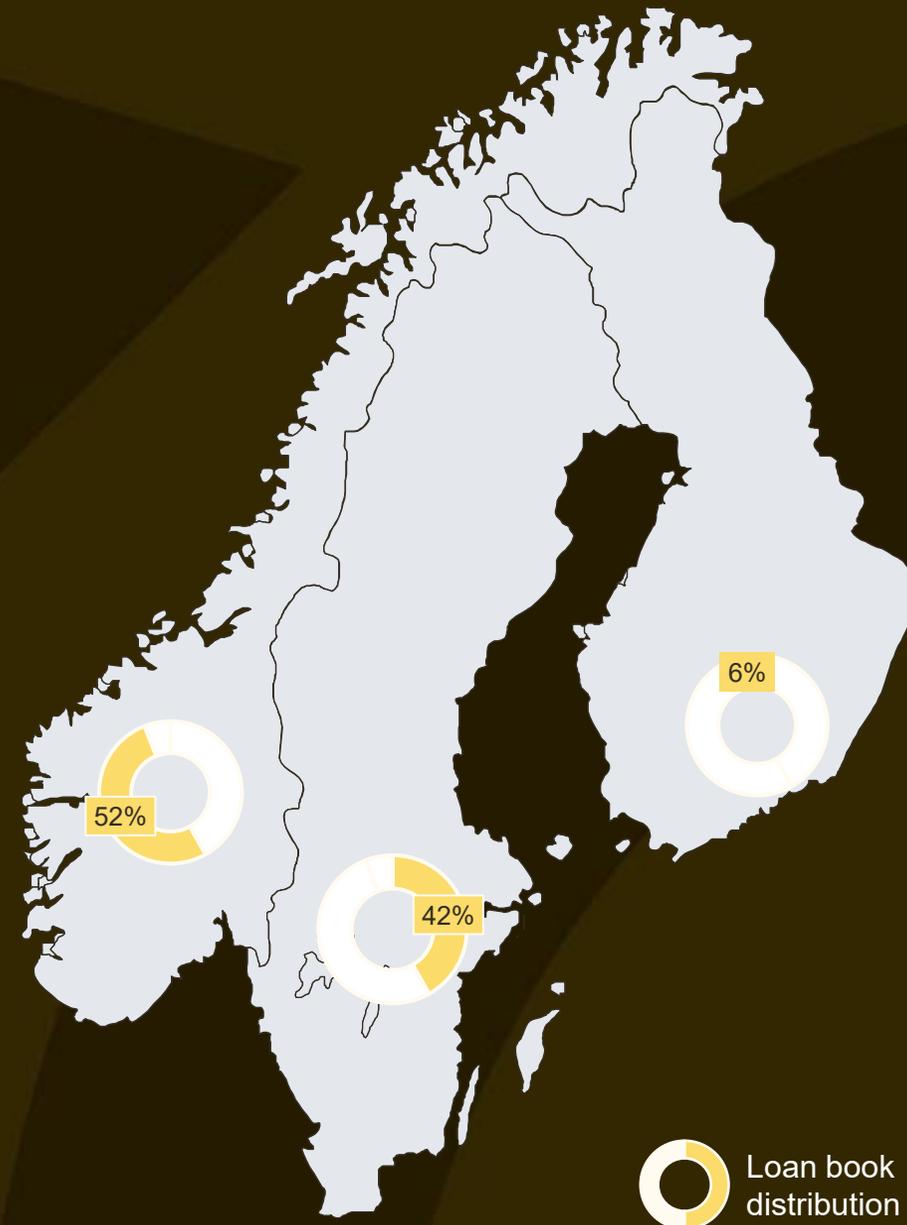
BANK 2

60plus banken

 Eiendomsfinans

 uno finans

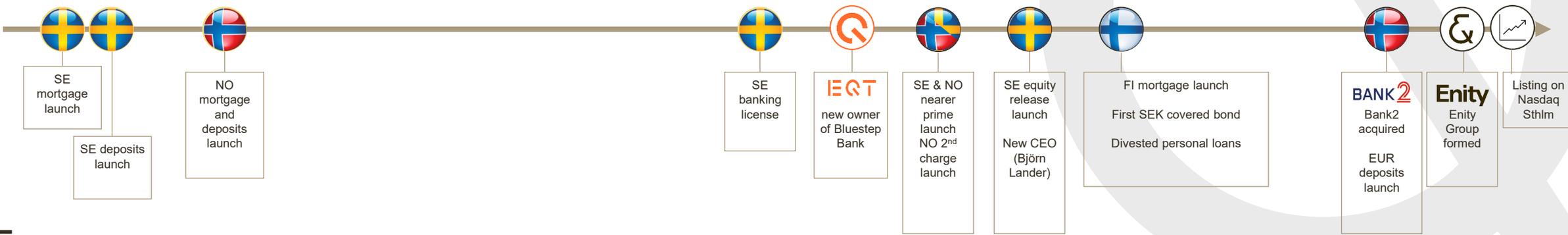
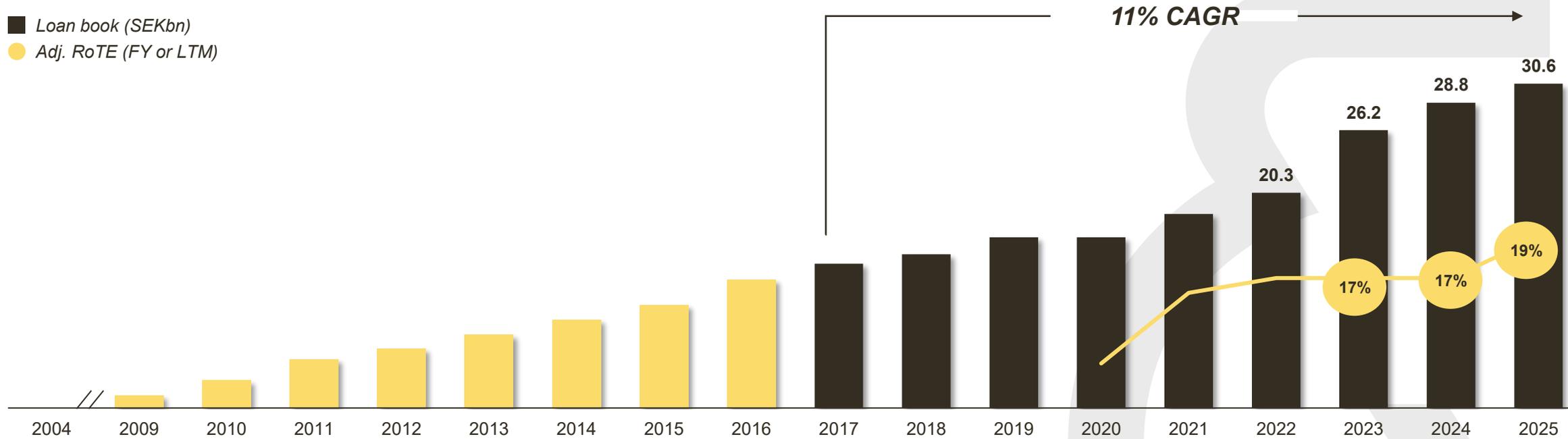
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The Enity journey so far with ~20 years track record of profitable growth



■ Loan book (SEKbn)
● Adj. RoTE (FY or LTM)



Key drivers underpinning addressable market growth with 8-10% annually

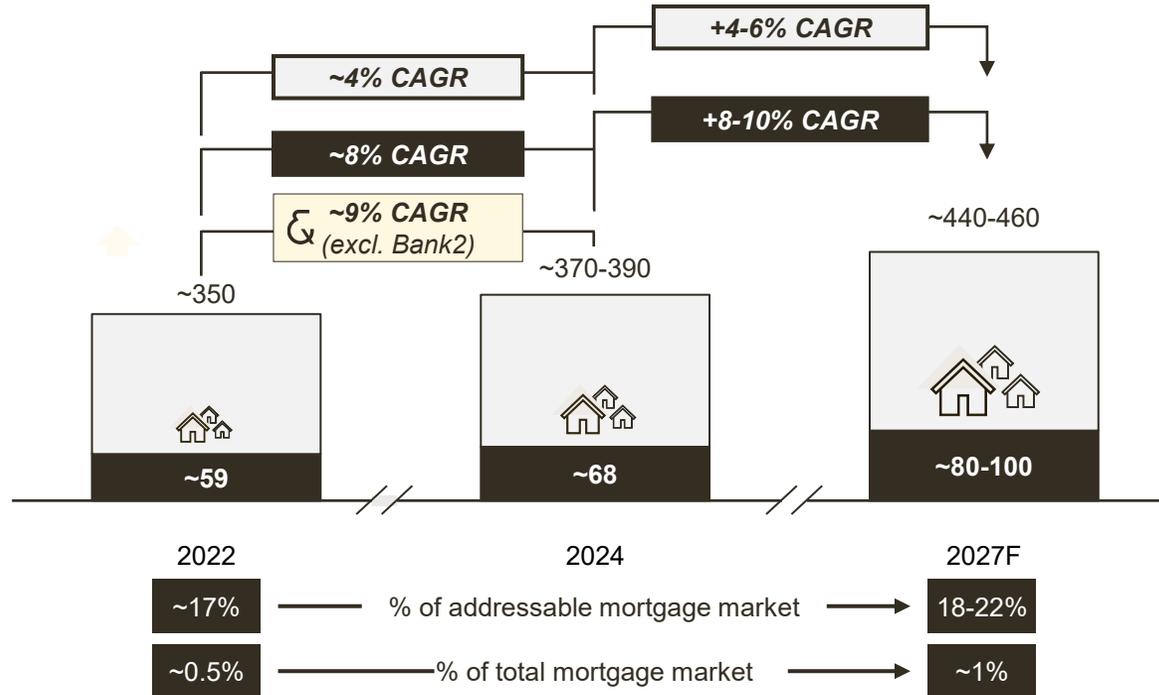
Typical customer categories

-  Ageing population with high share of housing ownership
 -  Increasing modern employment
 -  Growing household indebtedness
 -  Increasing population with limited credit history
 -  Growing product awareness
 -  Limited alts. for stable / affordable housing
- Non-standard customers willing to get a mortgage

SEKbn



□ Total addressable market
■ Total served market



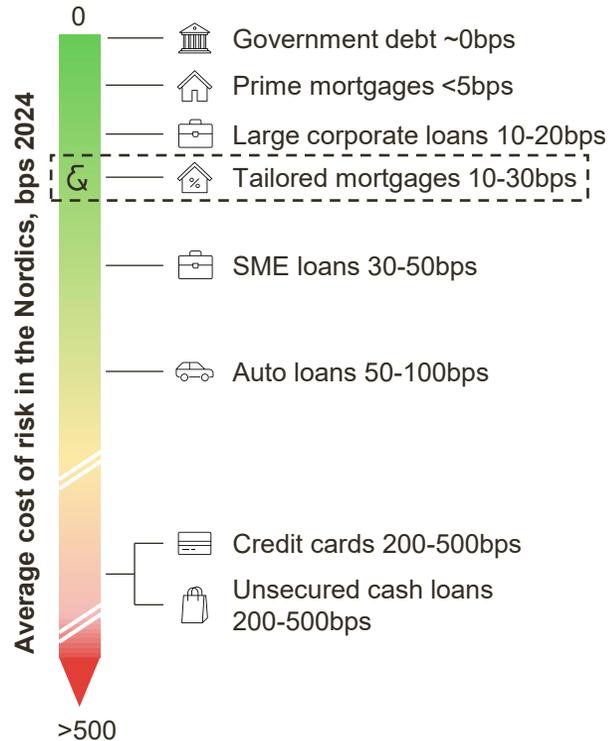
New regulations

- Credit register & removal of credit remarks 
- Mortgage regulation improved in favour of households 
- Consumer protection against risky loans 
- Elimination of interest deduction 

Robust Nordic mortgage market with Enity as the leading pure-play mortgage specialist

One of the most secure banking products...

Highly illustrative



...with the served market totalling SEK ~68bn

Total mortgage stock¹⁾



Served market²⁾
SEK ~68bn
o/w tailored: ~45bn
o/w ER: ~23bn

SEK
9.1tn

Penetration partly driven by improving awareness, perception, interest rates and application processes

Total mortgage market

The specialised mortgage market stands for less than 1% of the total market

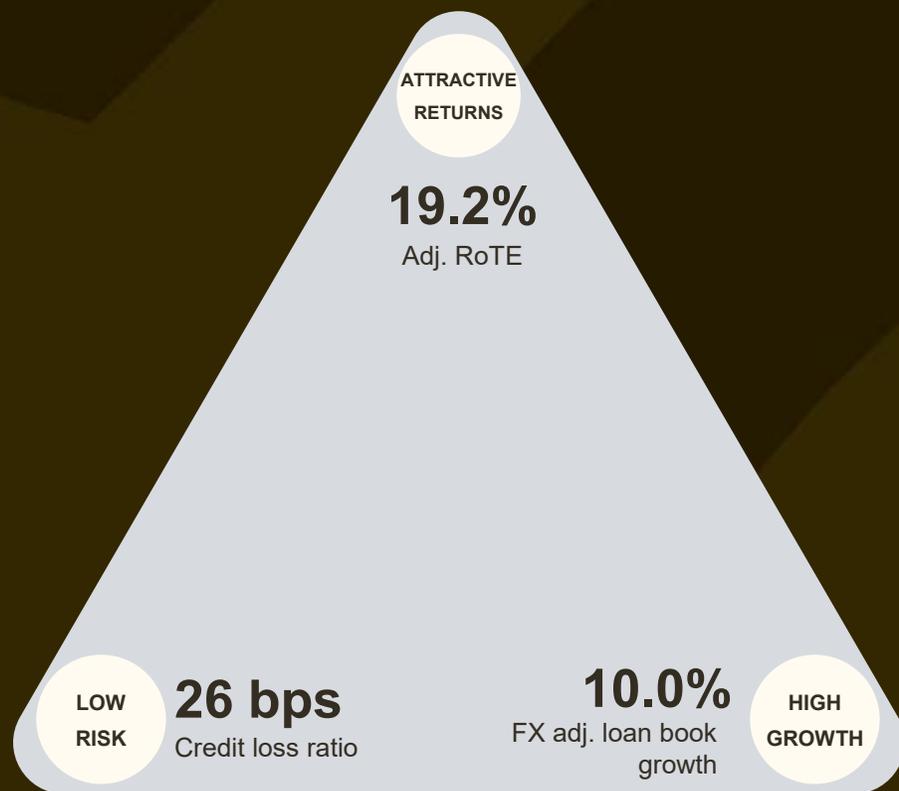
- High-street banks increasingly focusing on prime customers
 - Focus on prime lending / mass-market
 - Brand dilutive to core and premium offering
 - Focus on standardisation based on a “one-size-fits-all” strategy

1) The prime and tailored market for mortgages in Sweden, Norway and Finland, including any loan based on property as security (mortgages and equity release), as of 2024.

2) Total tailored mortgage and equity release market currently served by niche players, FY 2024 numbers.

Enity in numbers

The combination of strong growth and attractive returns are what set Enity apart



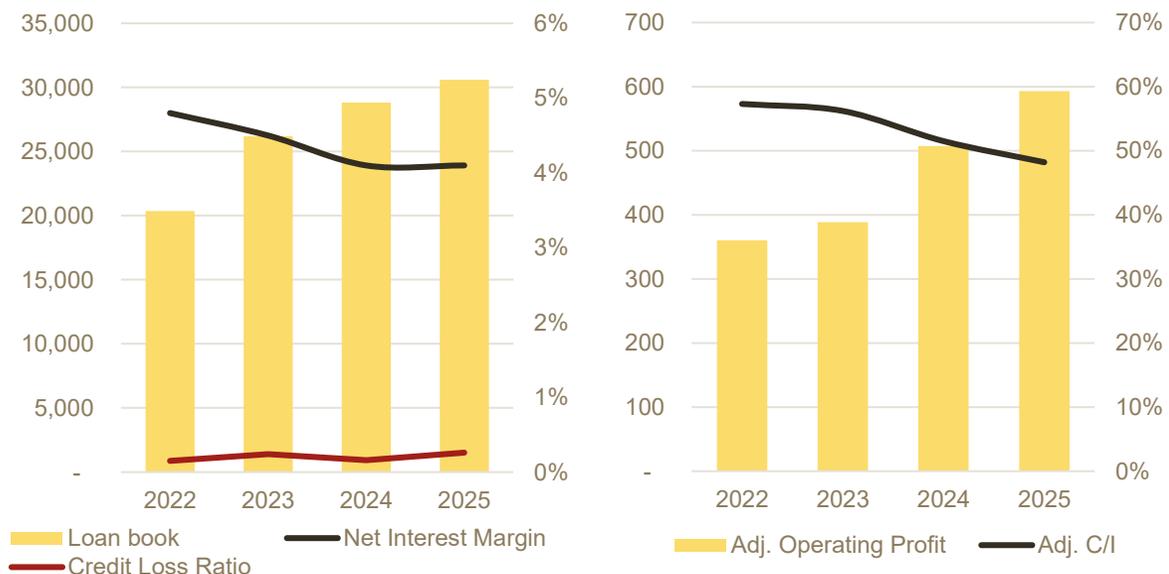
2025 full year numbers

LOAN BOOK, SEKbn **30.6**

ADJ OPERATING PROFIT, SEKm **593.1**

NET INTEREST MARGIN, % **4.1**

ADJ COST/INCOME RATIO, % **46.3**



Financial targets

Loan book

An annual organic lending growth of **8–10 per cent** over a business cycle

Adj. RoTE

An adjusted return on tangible equity (RoTE) of **approximately 20 per cent**

CET1

A CET1 ratio that exceeds the regulatory requirement by **200–300 basis points**

Dividend policy

Aim to distribute **20–40%** of the year's profit attributable to shareholders and any surplus capital, while taking the CET1 target into account.



Executing on our growth strategy

Grow the business

- Grow core operations in Sweden and Norway through our scalable technical platform and well-established mortgage brands
- Continue growing our business in Finland and in 60plusbanken
- Assessment of opportunities to enter additional Northern European markets

On going work to improve customer experience and internal efficiency

- Focused investments in digitisation and automation to improve our customer experience and to enhance efficiency and agility

Strengthened distribution

- Eiendomsfinans and Uno Finans strengthens the distribution of our mortgage products in Norway and Finland. Opportunities for acquisitions in the Swedish market

Enity; an unmatched value proposition

Leading pure-play mortgage specialist bank in the Nordics, operating in an underpenetrated high growth segment

1

Attractive returns enabling a combination of growth and dividend capacity

2

Clear and responsible financial inclusion and empowerment proposition

3

Diversified, cost effective and scalable funding model

4

100% secured mortgage lending with low and predictable credit losses

5

Highly experienced leadership team supported by industry experts

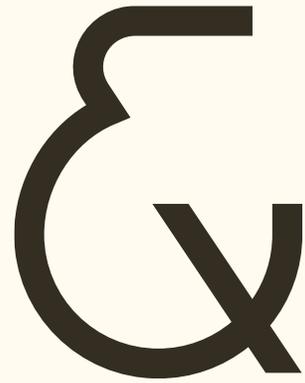
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A well-invested, scalable and cloud-based tech platform

7



Questions?



Appendix

Our offering – 100% secured

	TAILORED MORTGAGES		
	MORTGAGES  Home purchase Renovation Debt consolidation 	SECOND CHARGE LOANS  Debt consolidation Renovation 	EQUITY RELEASE LOANS  For people 60+ to release equity enabled by home ownership 
Purpose of loan			
Present since	2005	2018	2019
Target customers	Underserved customer segments (customers excluded by high-street banks)	Underserved customer segments (product not offered by high-street banks)	60+ years of age (product not offered by high-street banks)
# of unique customers	~30k	~2k	~2k
Average loan size	SEK ~1-2m	SEK ~0.8m	SEK ~1.3m
Average interest rate¹	~6-8%	~8%	~6%
Weighted avg. LTV	~70%	Included in mortgages	~44%
Loan book	SEK 27bn	SEK 1.7bn	SEK 2bn
Share of loan book			