

# SPOL

Company presentation  
Second quarter 2025



# Disclaimer

This presentation contains forward-looking statements that reflect management's current views with respect to certain future events and potential financial performance.

Although SpareBank 1 Østlandet believes that the expectations reflected in such forward-looking statements are reasonable, no assurance can be given that such expectations will prove to have been correct. Accordingly, results could differ materially from those set out in the forward-looking statements as a result of various factors.

Important factors that may cause such a difference for SpareBank 1 Østlandet are, but are not limited to: (i) the macroeconomic development, (ii) change in the competitive climate, (iii) change in the regulatory environment and other government actions and (iv) change in interest rate and foreign exchange rate levels.

This presentation does not imply that SpareBank 1 Østlandet has undertaken to revise these forward-looking statements, beyond what is required by applicable law or applicable stock exchange regulations if and when circumstances arise that will lead to changes compared to the date when these statements were provided.



- 1 Introduction
- 2 Macroeconomic backdrop and main financials
- 3 Asset quality and funding plans
- 4 Appendix





# The bank in brief

- Norway's fourth largest savings bank
- Operations in Eastern Norway, focusing on the Inland and extended capital regions
- Head office in Hamar (90 minutes drive north of Oslo) – more than 40 bank branches and appr. 1,300 FTEs.
- Long history of being among the best capitalized savings banks in Norway
- Low risk bank book with appr. 72 % retail share. Stable low loan losses over time
- Rated Aa3 (stable outlook) by Moody's. SNP rated A3 by Moody's
- Sustainalytics ESG Risk Rating 11.9 ("Low Risk"). MSCI ESG AAA.
- Green Bond framework updated 2024.



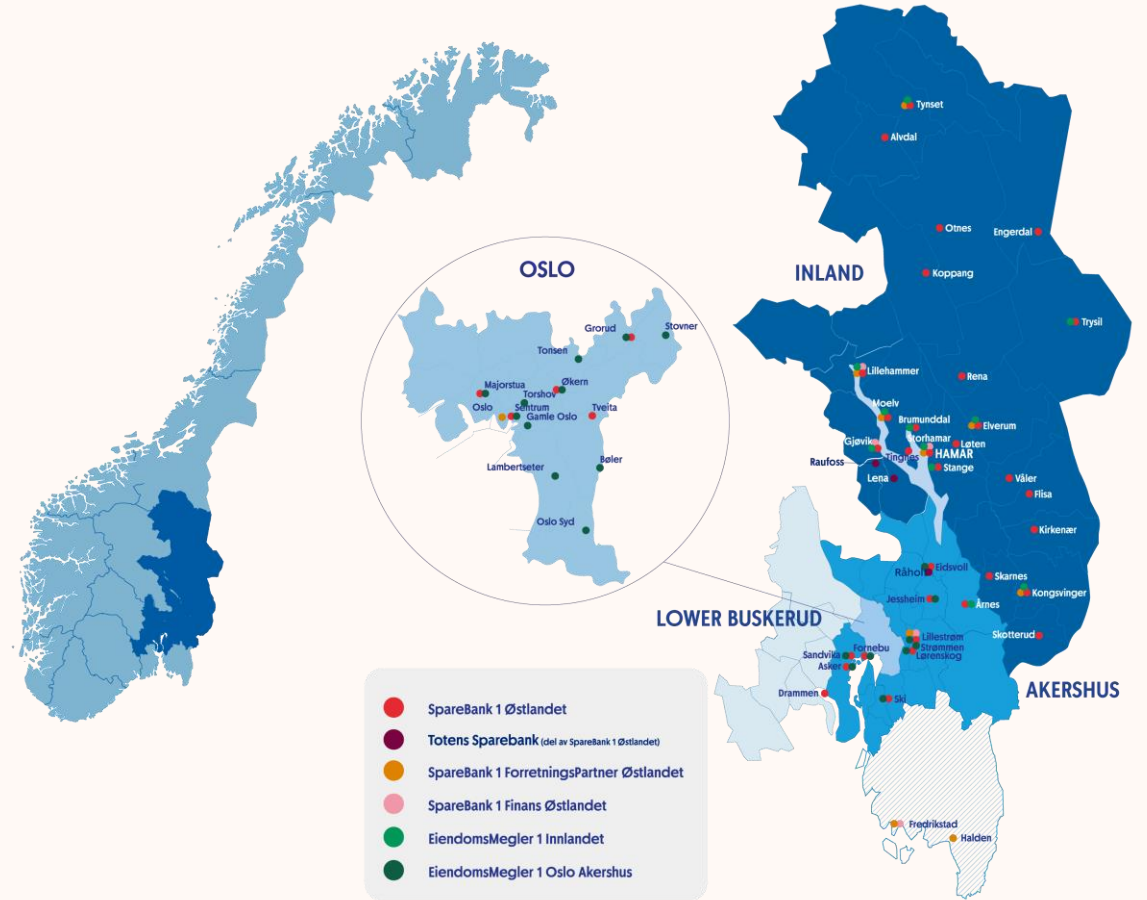
# Strategic vision

## Together we develop Eastern Norway





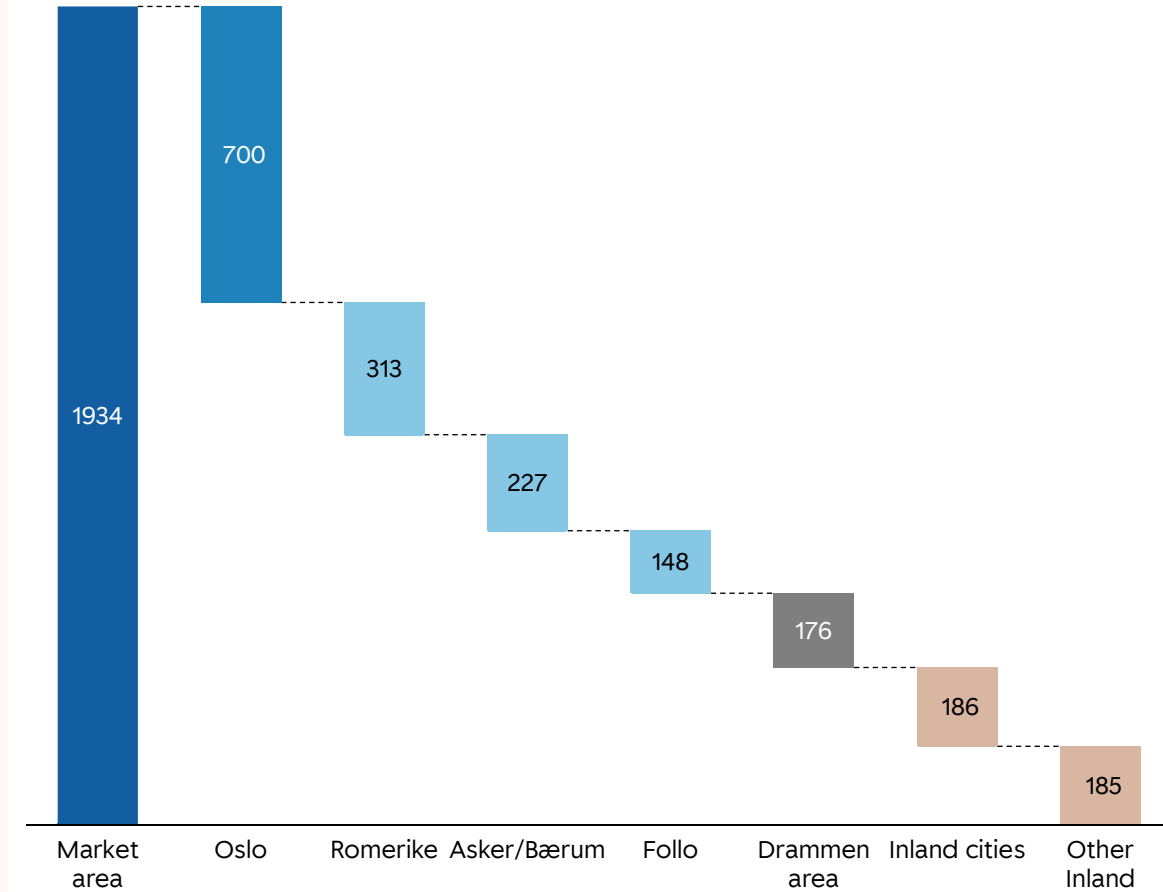
# Eastern Norway is our home market



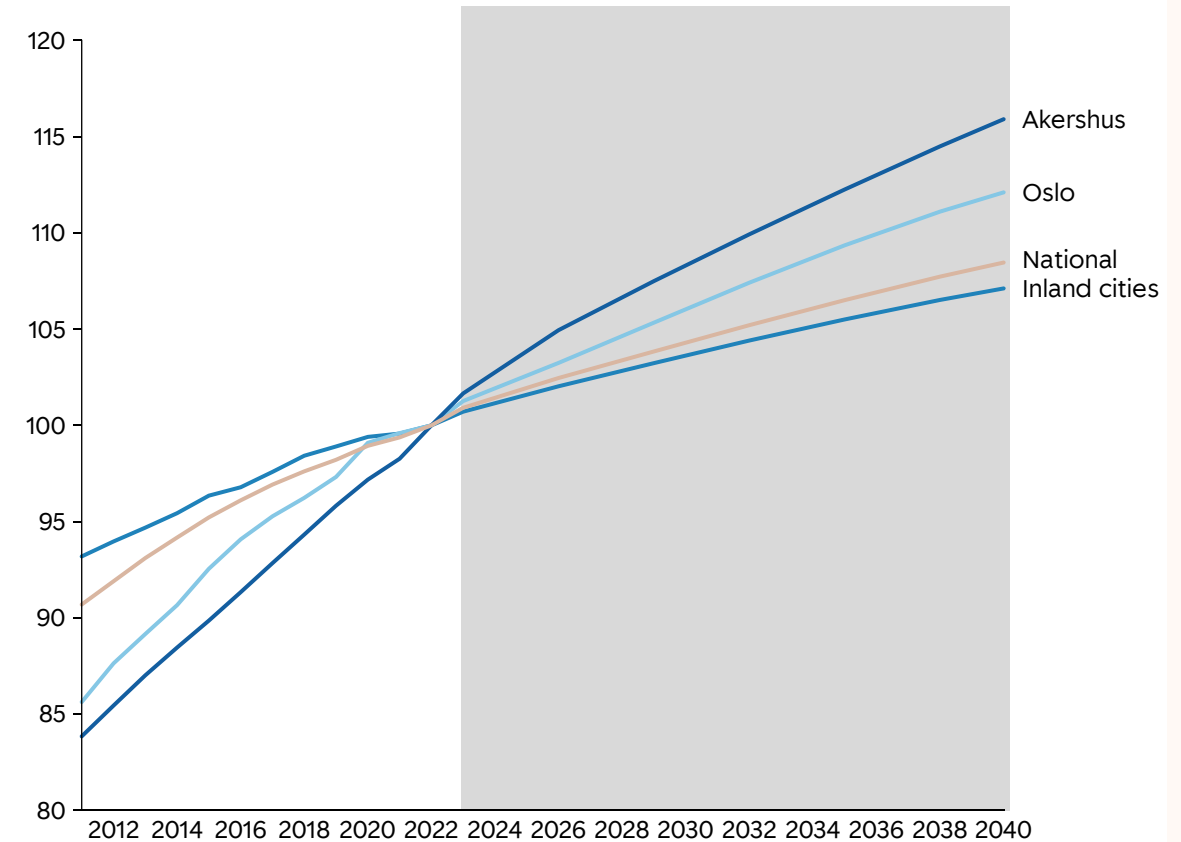
# Big picture: Norway's most attractive market area

Almost half of Norway's population is in the market area. Population expected to grow more than the country average.

Population in market area, 1000



Population, index = 100 in 2022



Source: \* Statistics Norway 07459 og 13600 (main alternative, MMMM).

# Straightforward banking, diversified income stream

## Core banking



## Subsidiaries

SpareBank 1  
ØSTLANDET

ForretningsPartner

SpareBank 1  
FINANS ØSTLANDET

EiendomsMegler 1  
ØSTLANDET

## Alliance and brands

SpareBank 1



Fremtind

ODIN

v:pps

Kredinor

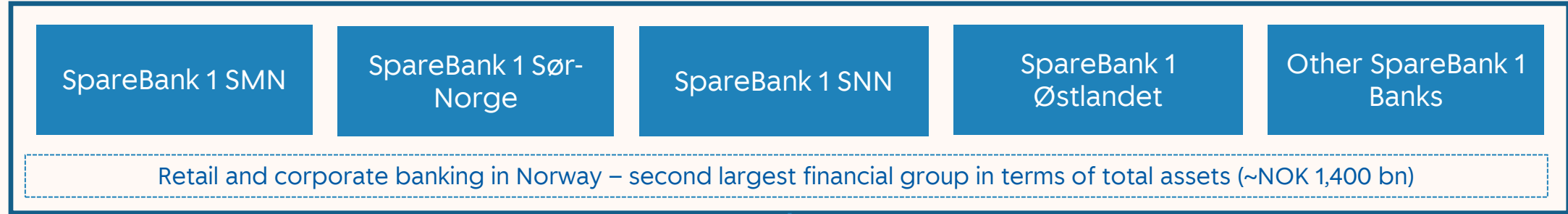
favør

BN Bank

SpareBank 1  
ØSTLANDET



# Part of the SpareBank 1 Alliance



## **SpareBank 1 Gruppen AS\*** (12.4 %) Product companies

- Insurance, life and non-life
  - SpareBank 1 Forsikring
  - Fremtind Forsikring\*\*
- Factoring
- Crowd funding



## **SpareBank 1 Utvikling DA\*** (18.0 %) Business operations and improvements, drives “economies of scale” for the banks\*\*\*

- Real estate brokerage
  - EiendomsMegler 1 Norge
- Customer service
- Securities settlement



## **Key associated companies**

- Covered bond companies
  - SpareBank 1 Boligkreditt (23.22 %)
  - SpareBank 1 Næringskreditt (10.89 %)
- Payment services
  - SpareBank 1 Betaling (Vipps) (17.26 %)
- Credit cards
  - Kredittbanken ASA (17,30 %)
- BN Bank (retail bank) (9.99 %)
- Asset Management
  - SpareBank 1 Forvaltning (6.90 %)

\* SpareBank 1 Østlandet percentage ownership

\*\* DNB and Eika ownership ratios of 28.5 % and 20.1 %, respectively

\*\*\* Marketing and distribution, Procurement, credit risk models, IT systems, business development

# Part of the SpareBank 1 Alliance, cont'd



# Bank takes a wide-reaching social responsibility

## Paid customer dividends, NOK mill.

	2,307
2024	470
2023	381
2022	306
2021	295
2020	227
2019	206
2018	220
2017	202

## Distributions from Hedmark-foundation, NOK mill.

	937
2024	282
2023	96
2022	156
2021	66
2020	124
2019	61
2018	107
2017	46



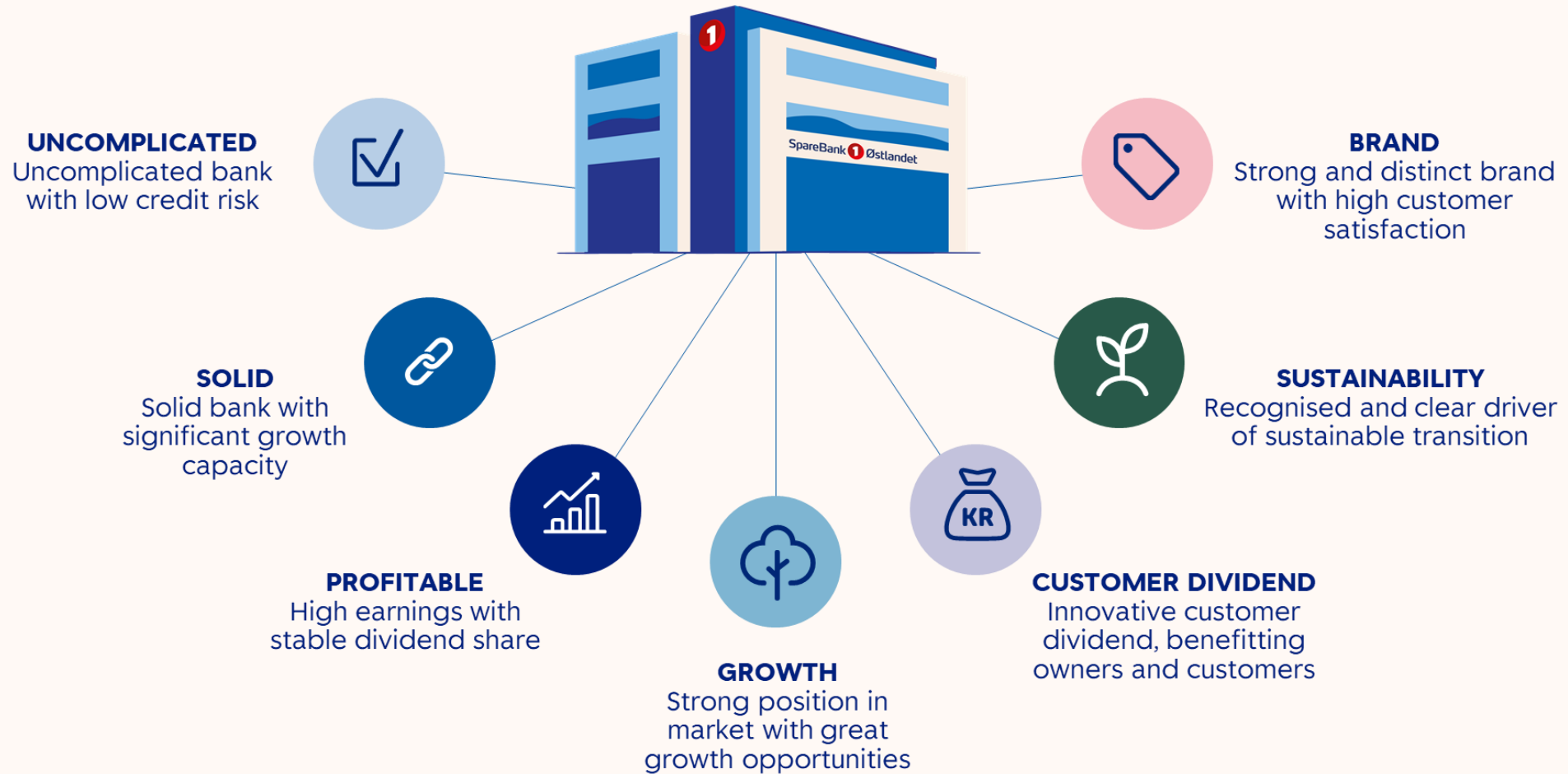
Photo: Norges Fotballforbund.



Photo: Norsk Folkehjelp and Sean Sutton.

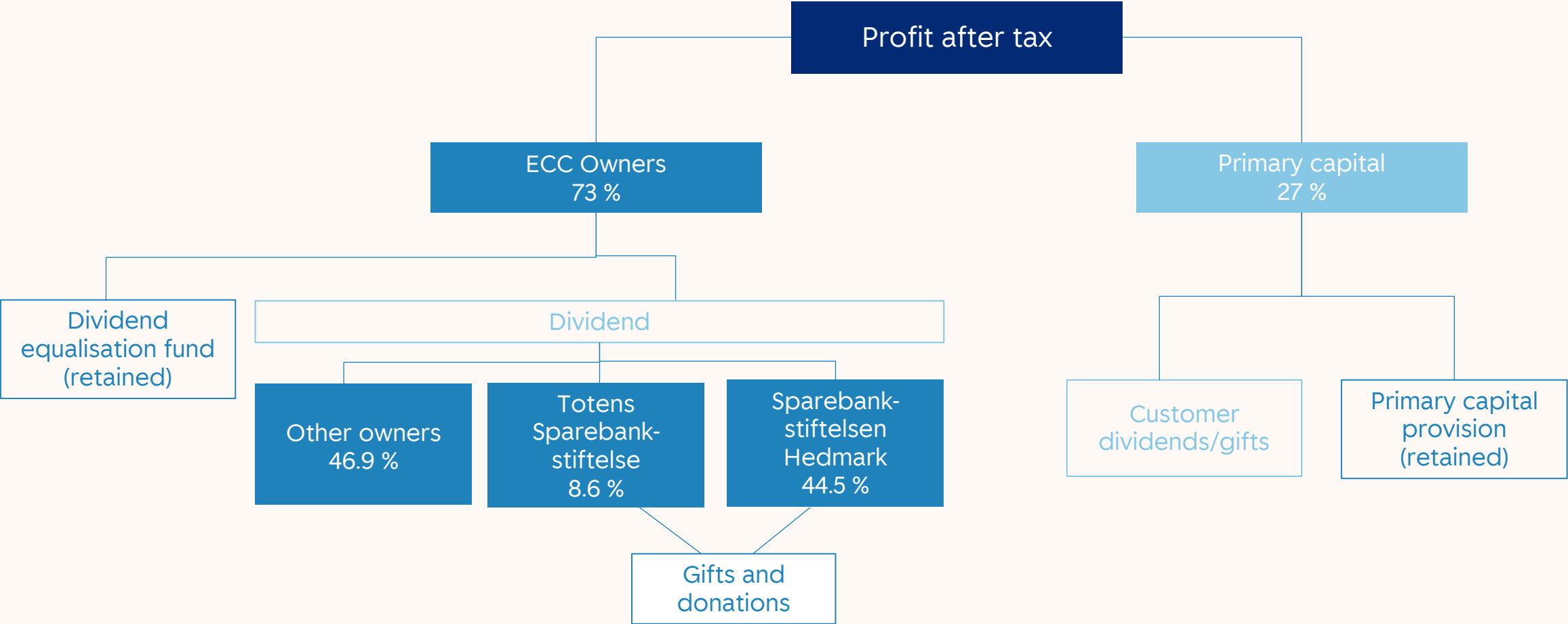


# Why invest in SPOL?



# SPOL ownership structure

## ILLUSTRATION



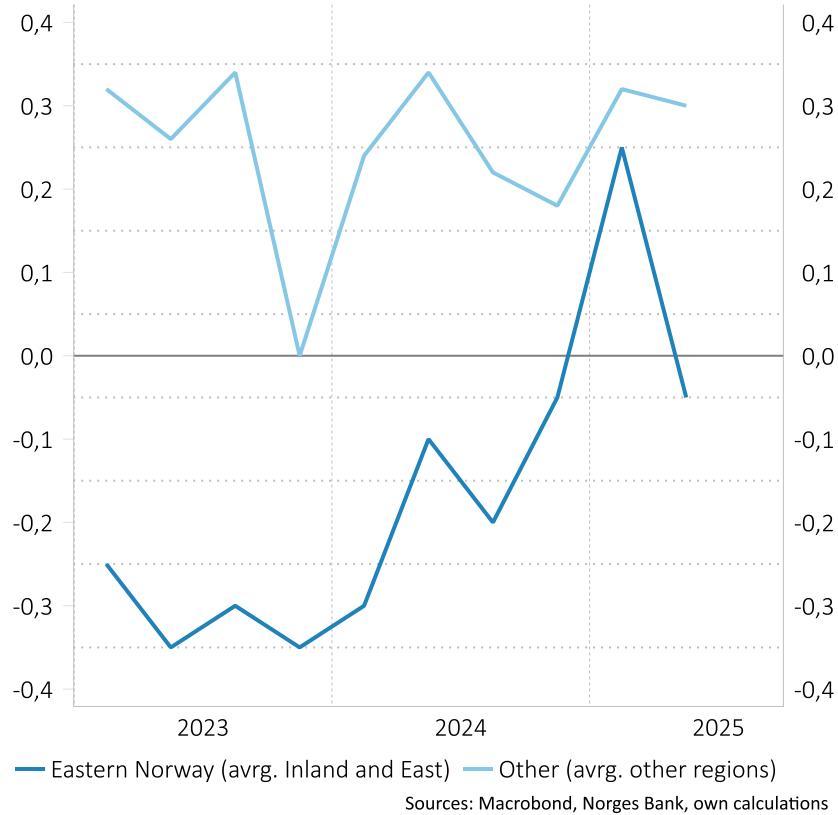
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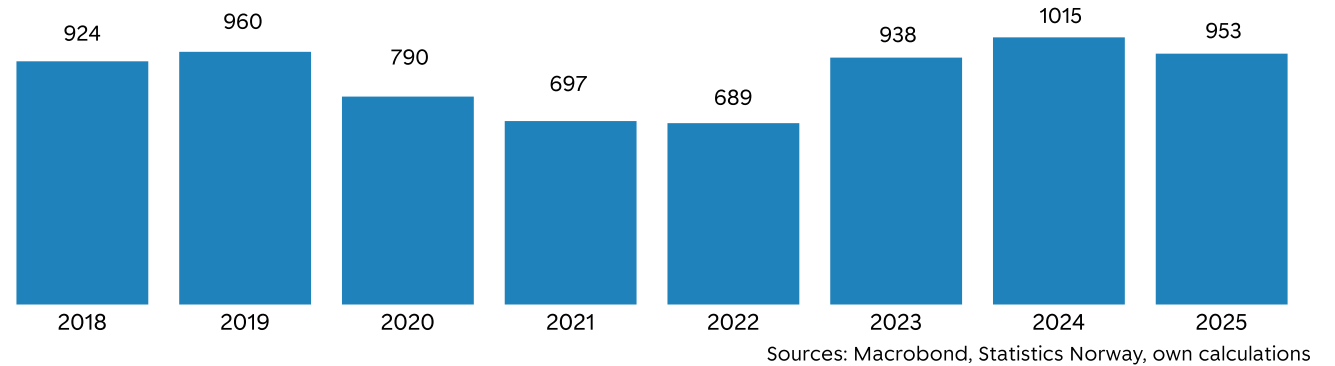


# Global turmoil, but regional signs of improvement

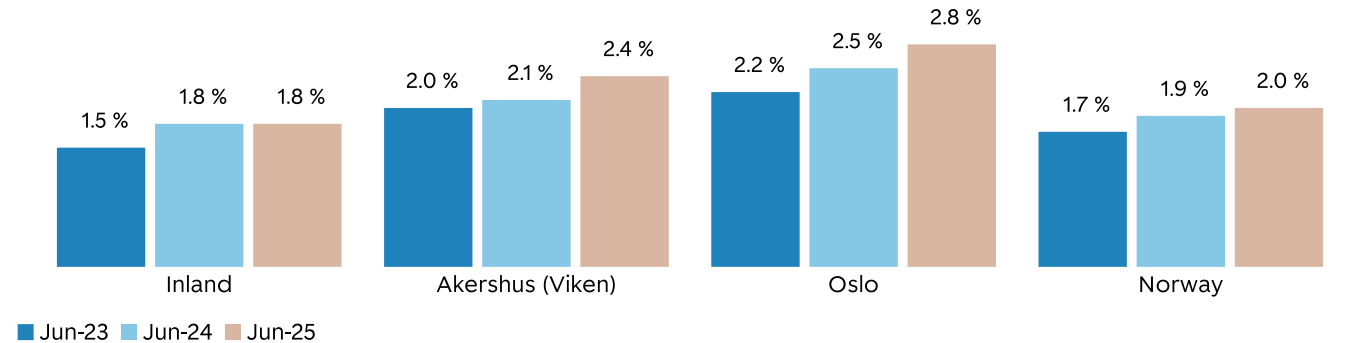
## Norges Bank's regional indicators



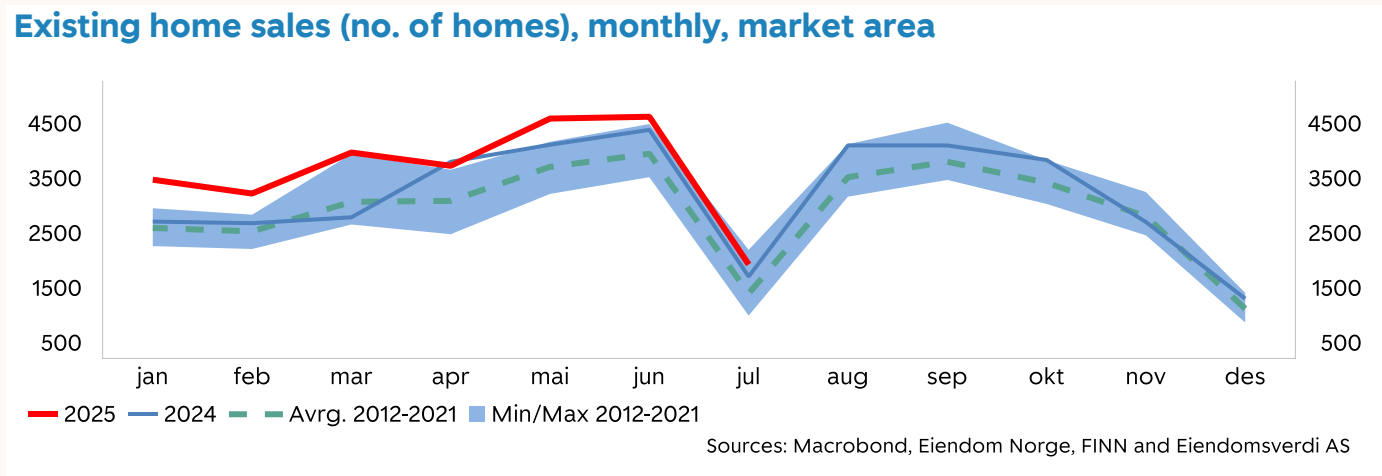
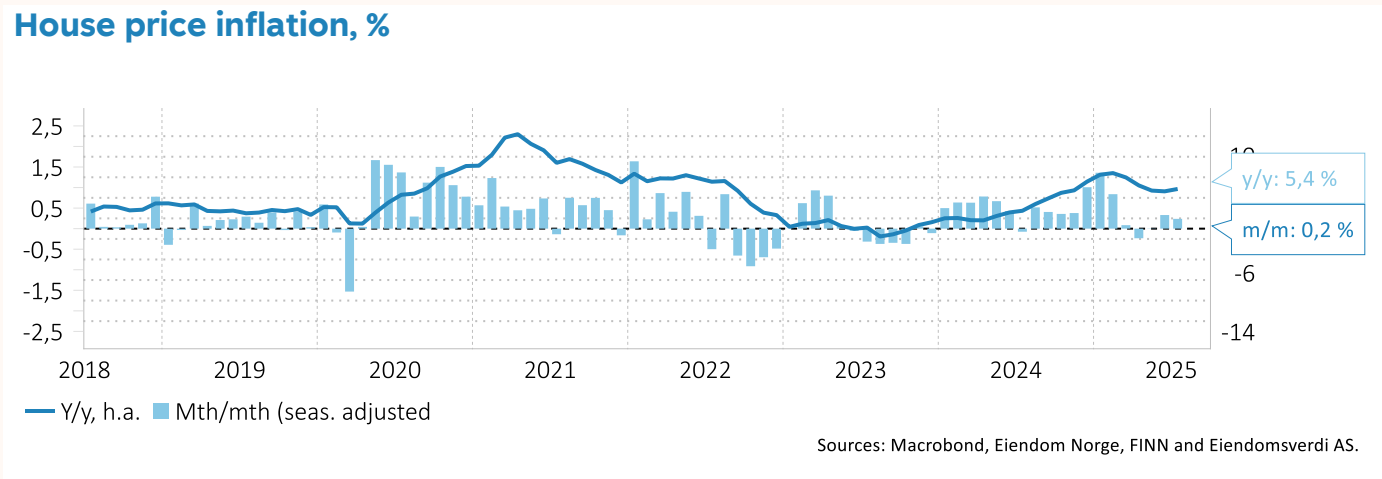
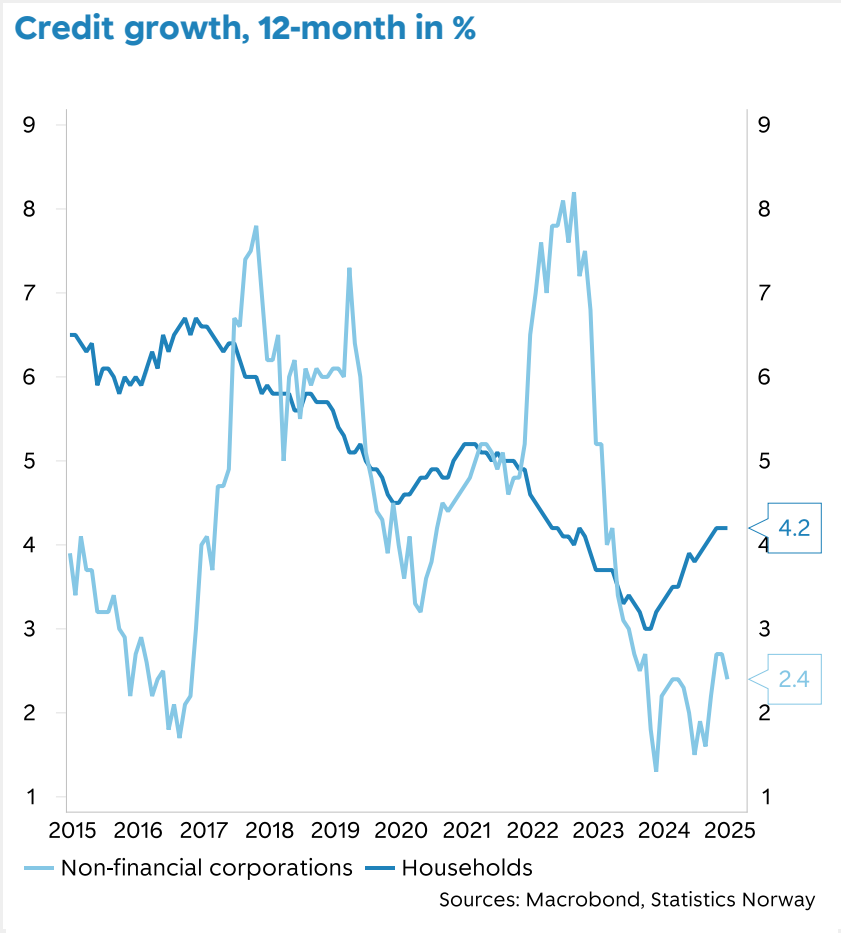
## Number of bankruptcies, year-to-date (H1 each year), market area



## Unemployment (registered), %

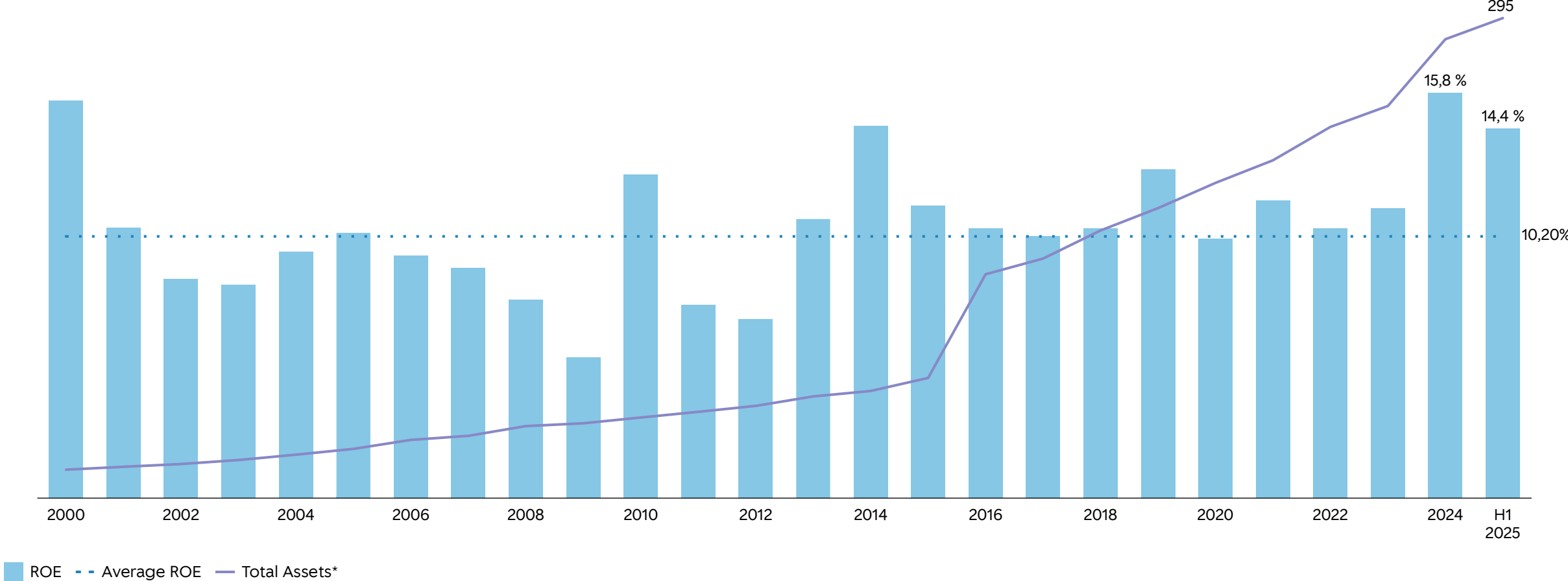


# Still high activity levels in the housing market



# Long history of solid returns

Return on equity (%) and total assets (NOK bn)

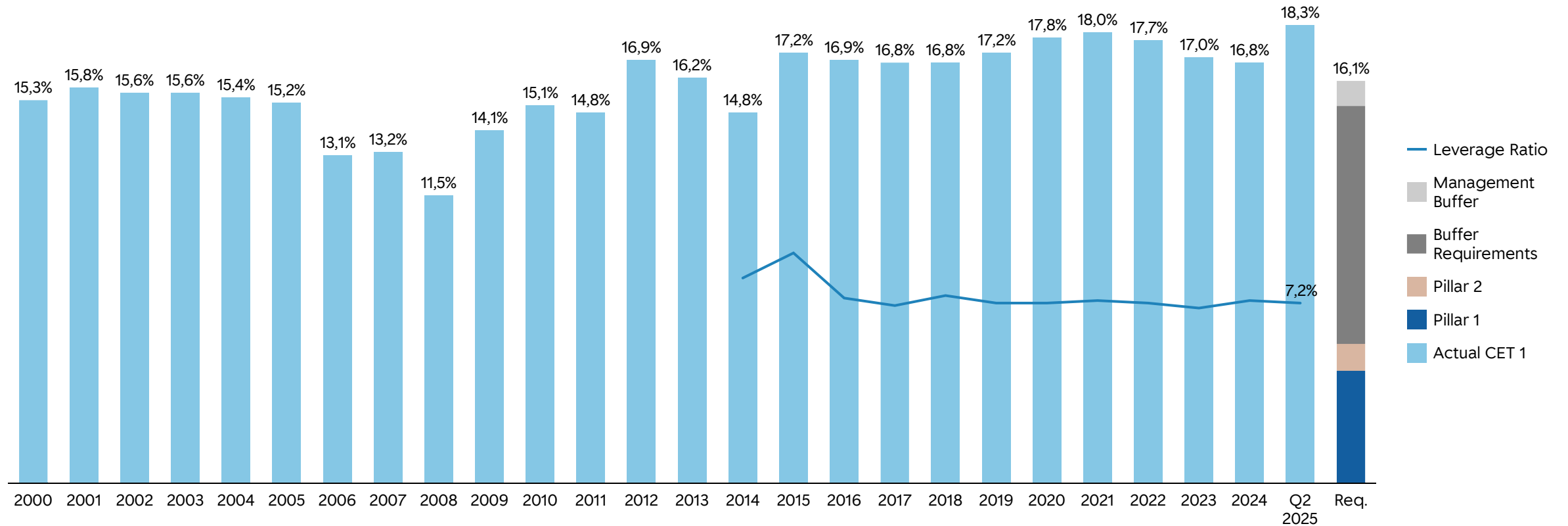


\* Included loans transferred to covered bond companies



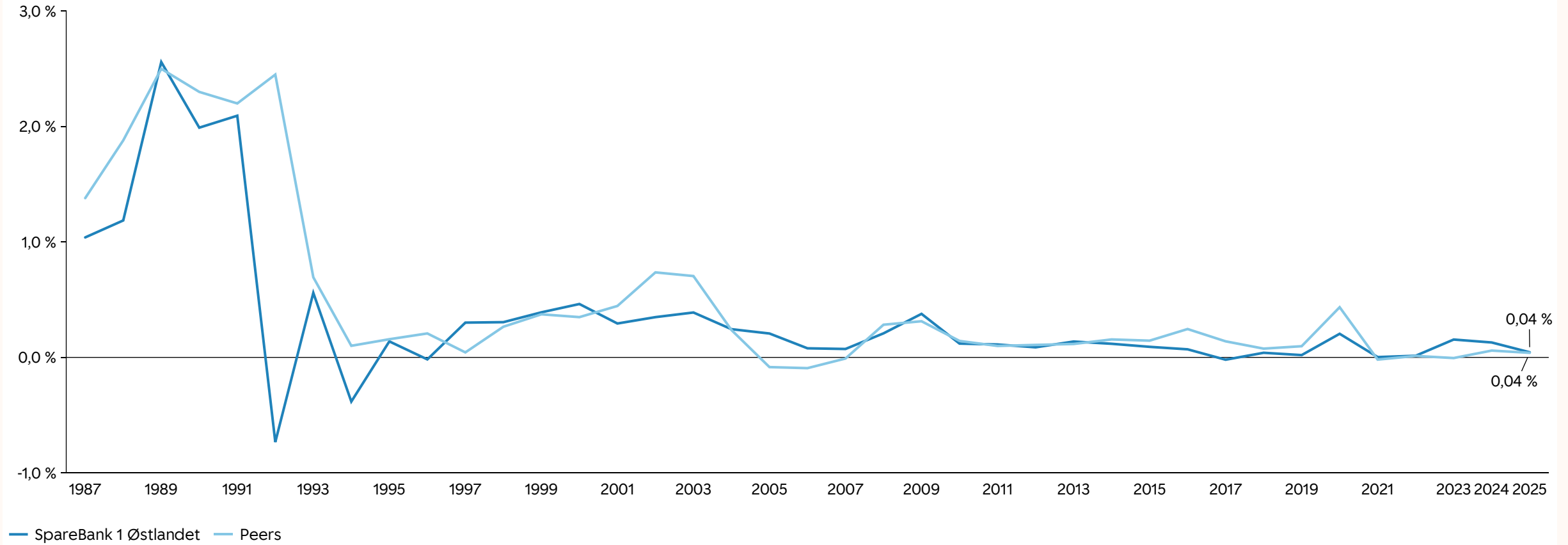
# ... high capital levels...

Capital adequacy, %



# ... and low loan losses

Impairments on loans as a percentage of gross loans\*



Source: Bank reports and SpareBank 1 Markets. Peers: NONG, SB1NO, MING, MORG, SBNOR

(\*) Included loans transferred to covered bond companies

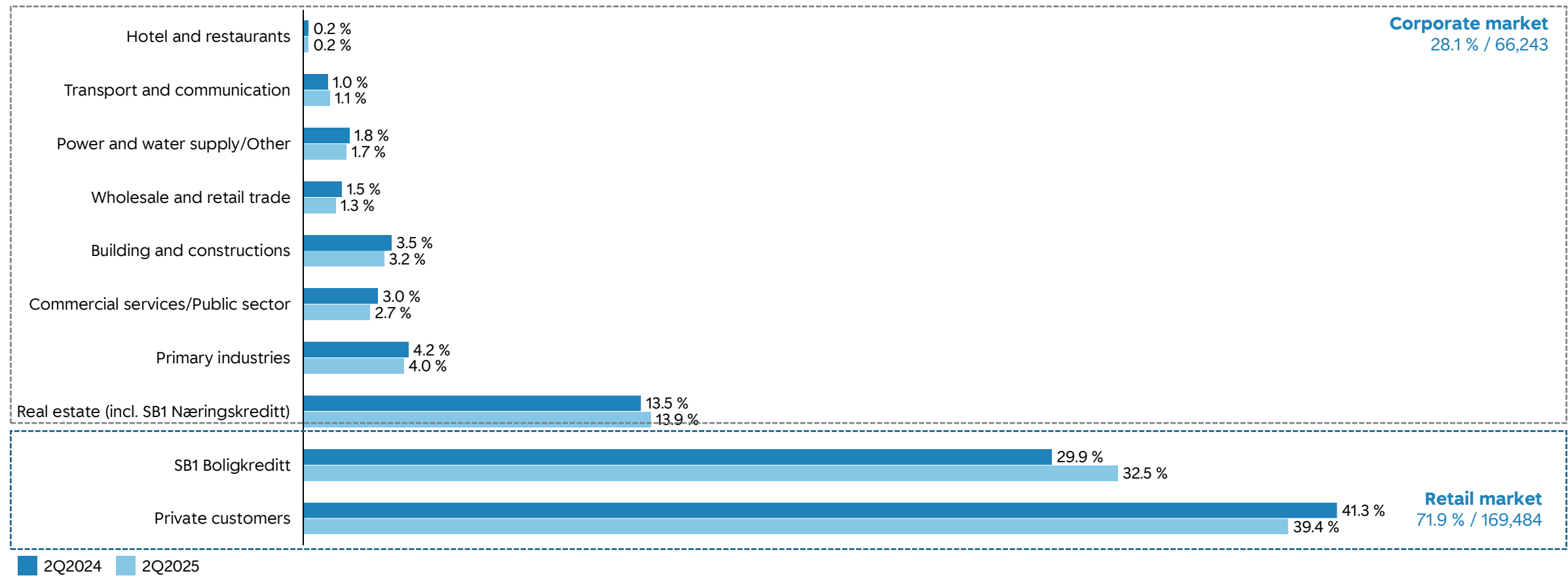
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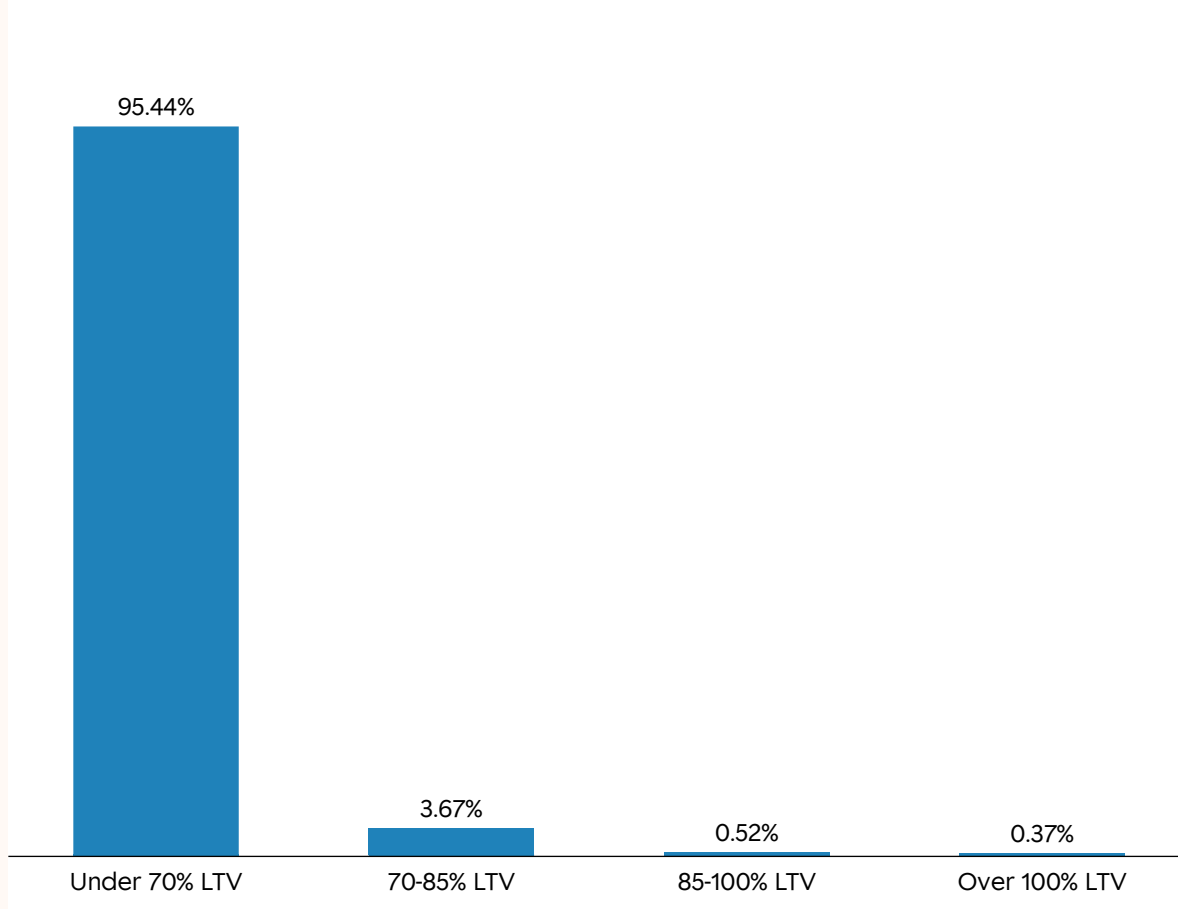
# Well diversified loan portfolio

Lending to customers per sector (in %)

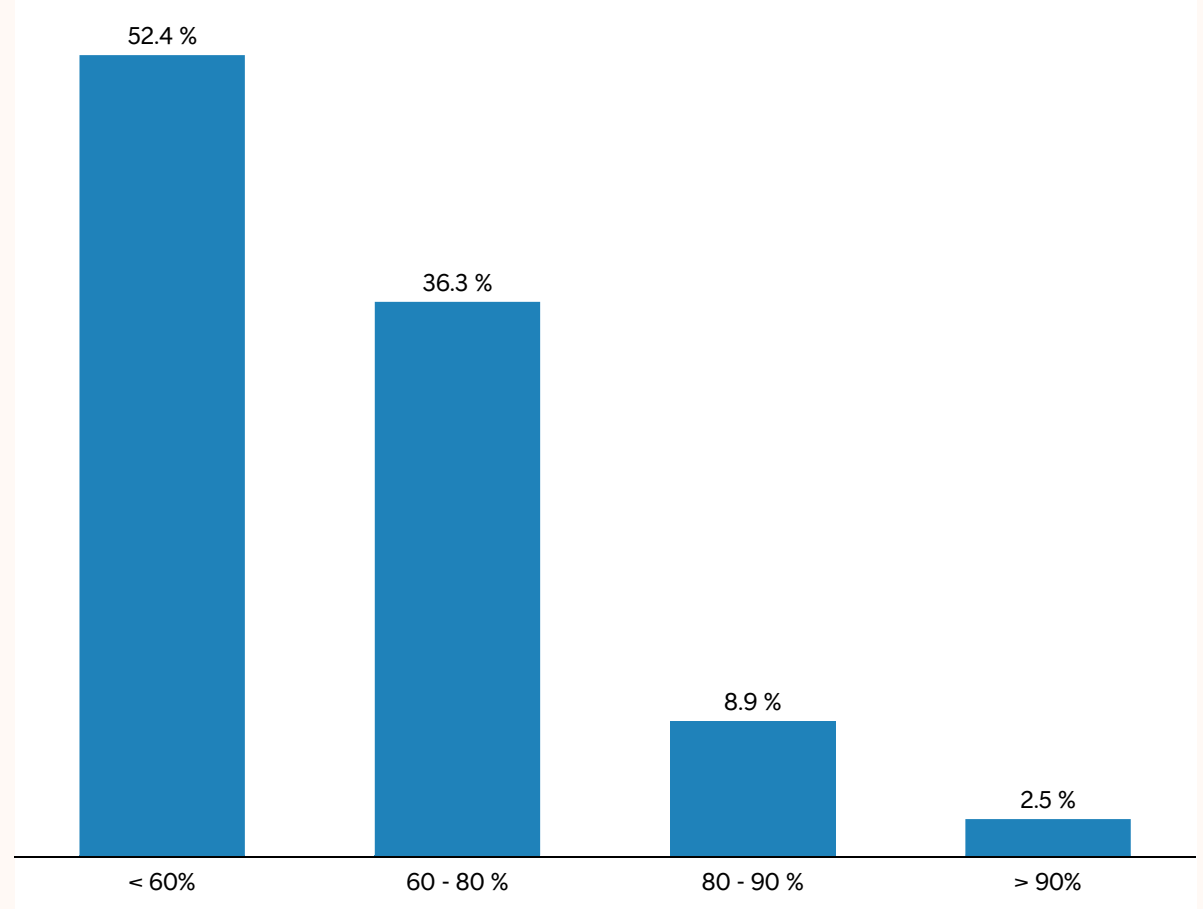


# Retail: Mortgage collateral

Share of LTV by exposure – retail mortgages\*

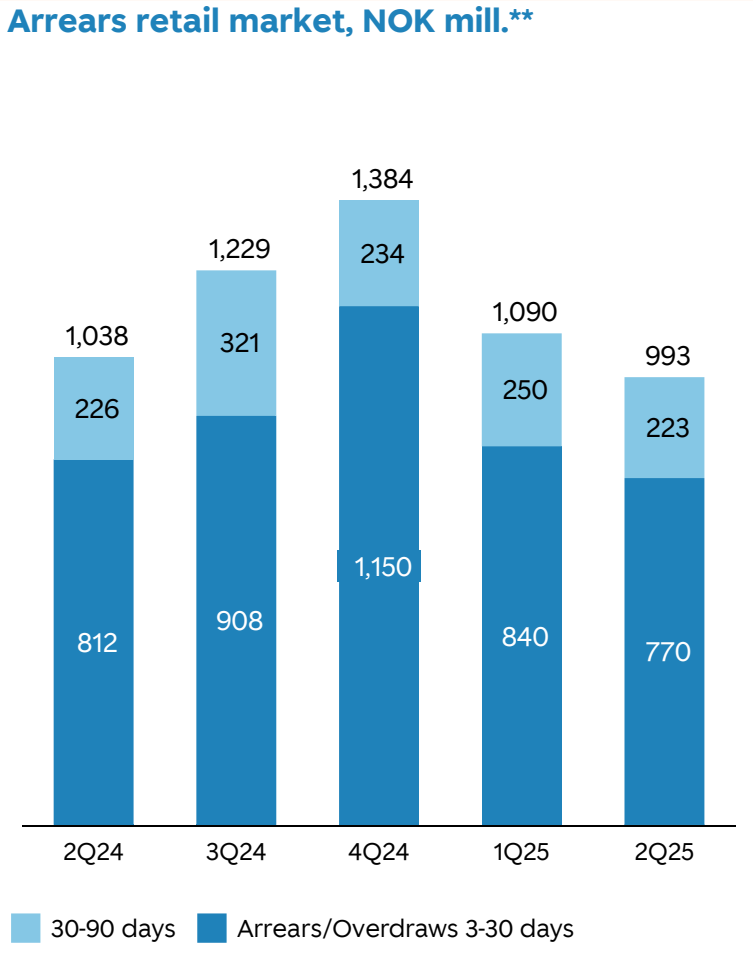
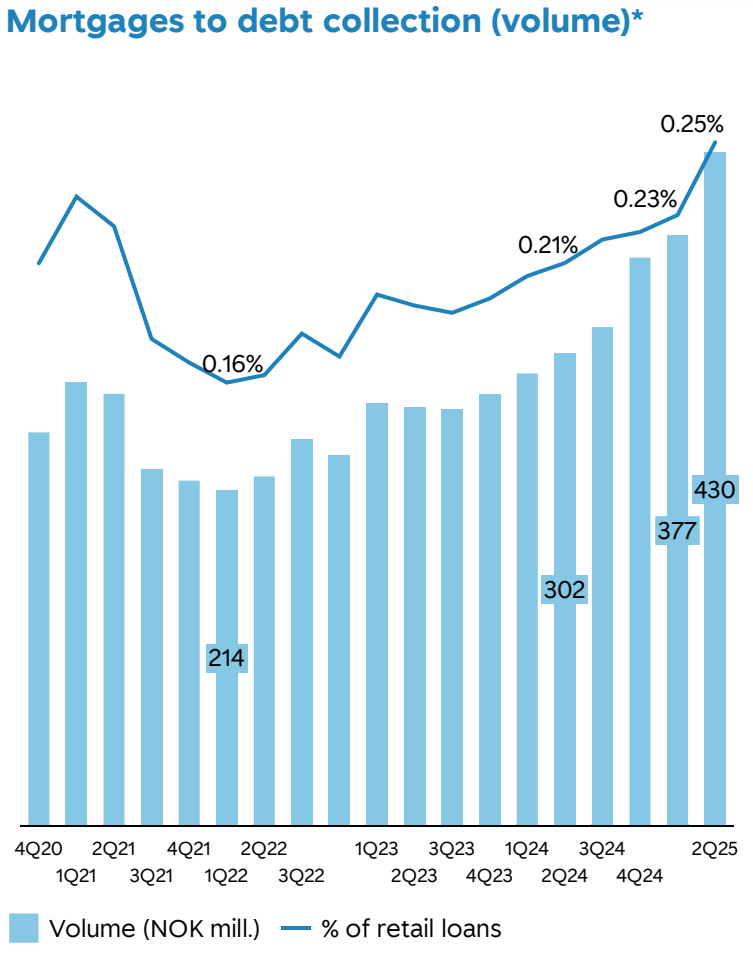
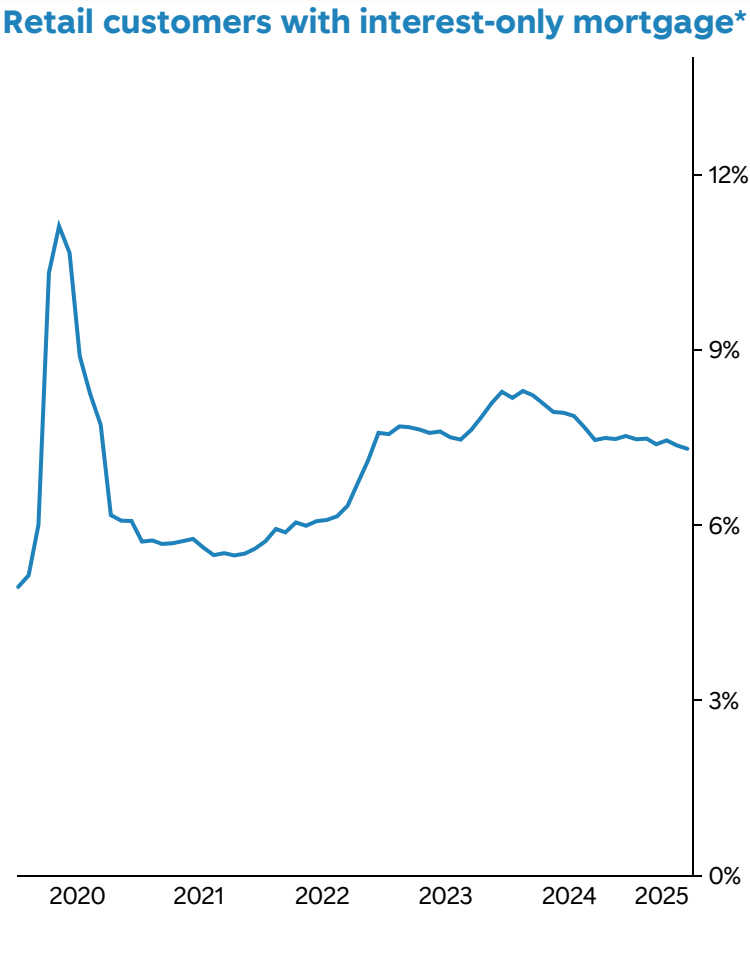


Share of lending according to LTV - retail mortgages\*



\* Including loans transferred to SpareBank 1 Boligkreditt.

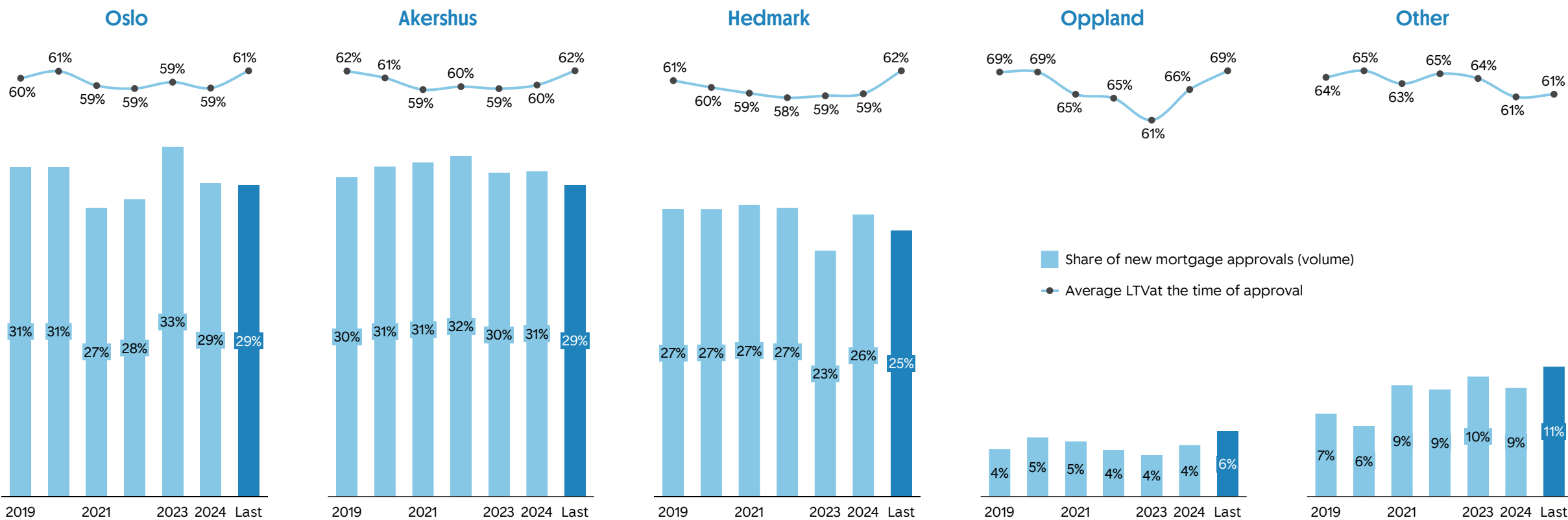
# Retail: Indicators of underlying credit quality



\* Based on numbers for parent bank excl. Toten. \*\* Does not include loans transferred to SpareBank 1 Boligkreditt.

# Stable low LTVs in new mortgage approvals

Share of new mortgage approvals and average LTV per period and county (Inland county divided b/w old Hedmark and Oppland counties)

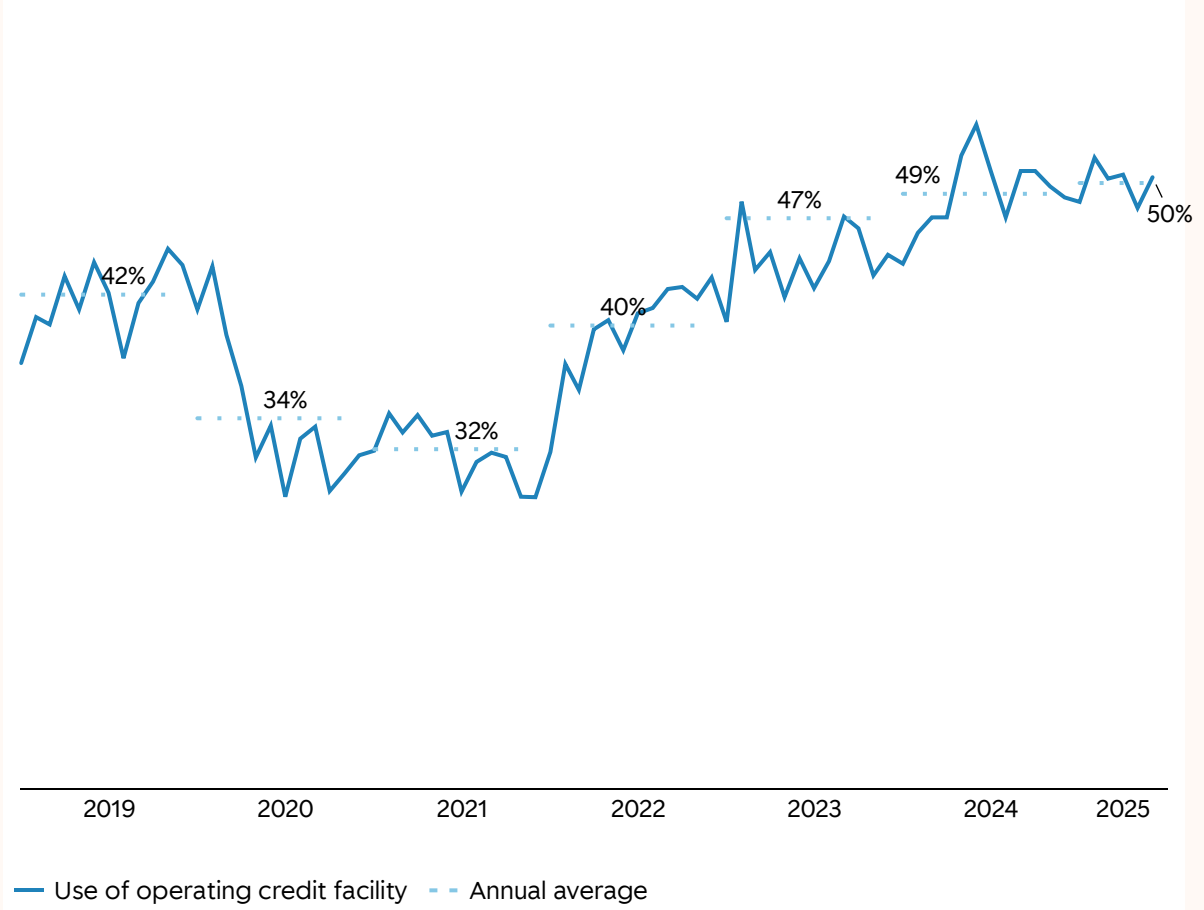


Based on numbers for parent bank excl. Toten portfolio.

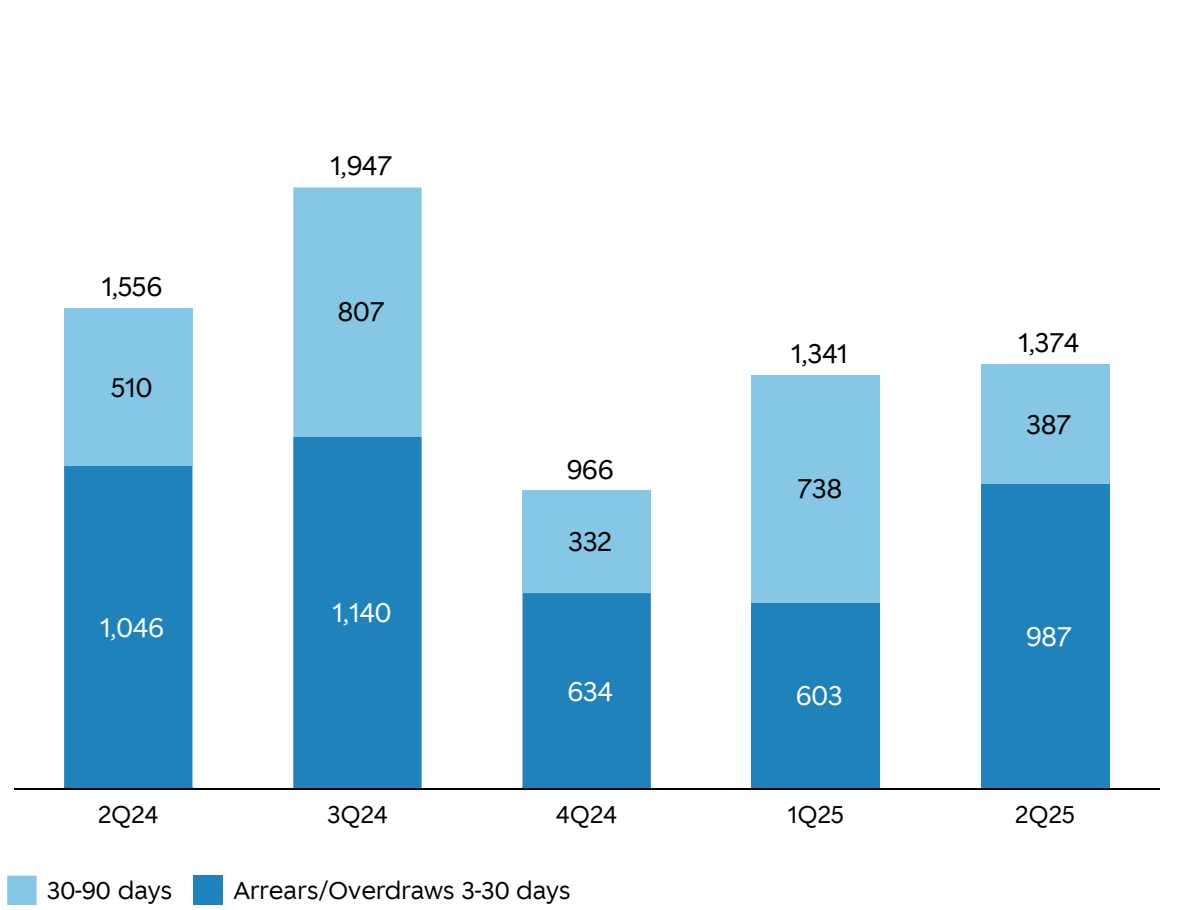


# Corporate: Indicators of underlying credit quality

Use of corporate credit facilities (parent bank)\*



Corp. arrears below 90 days (NOK mill.)\*

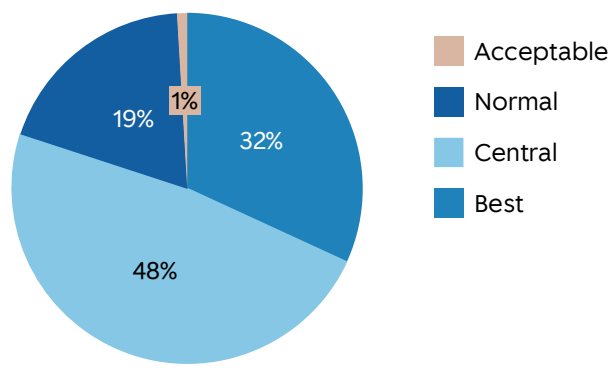


\* Based on numbers for parent bank excl. Toten portfolio, with exposures of at least NOK 10 mill.

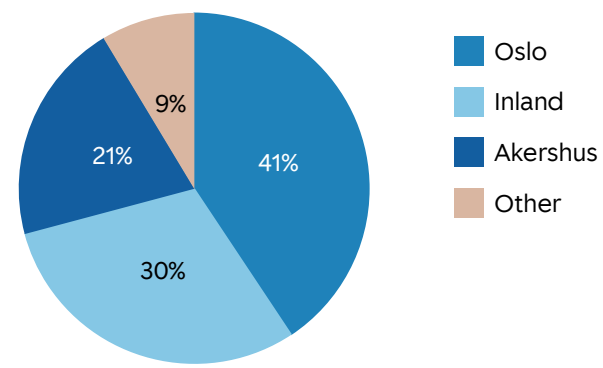
# CRE: Attractive, diversified portfolio

96 % of tenants have contracts that are 100 % indexed (to CPI)\*

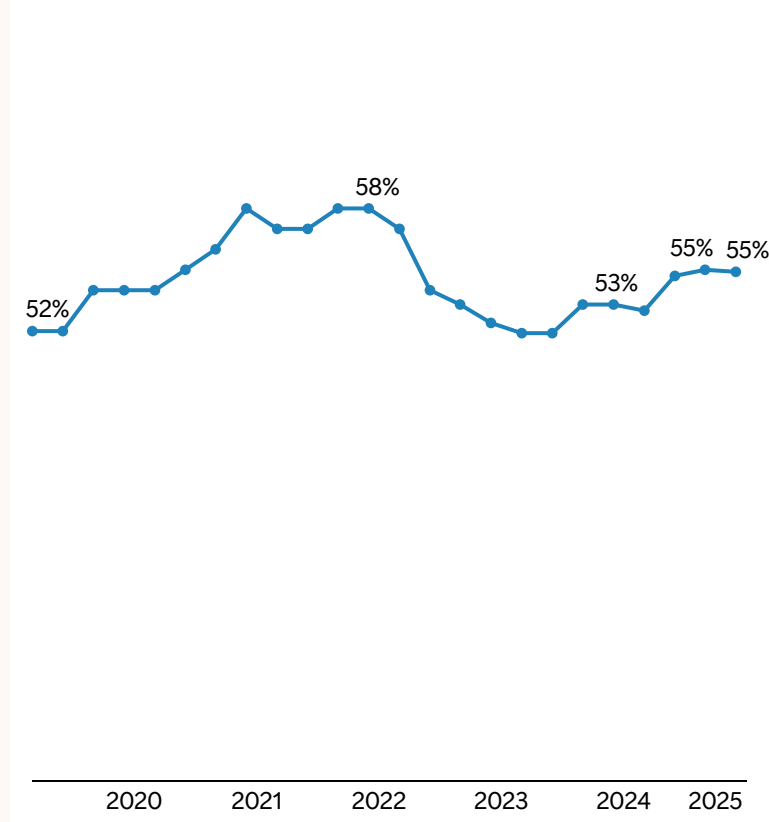
Rental space attractiveness



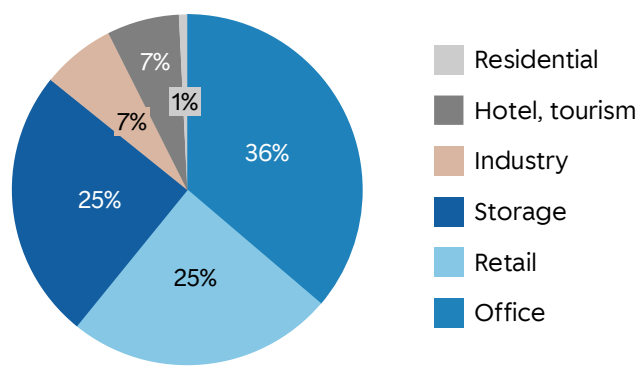
Geographical distribution of rental space



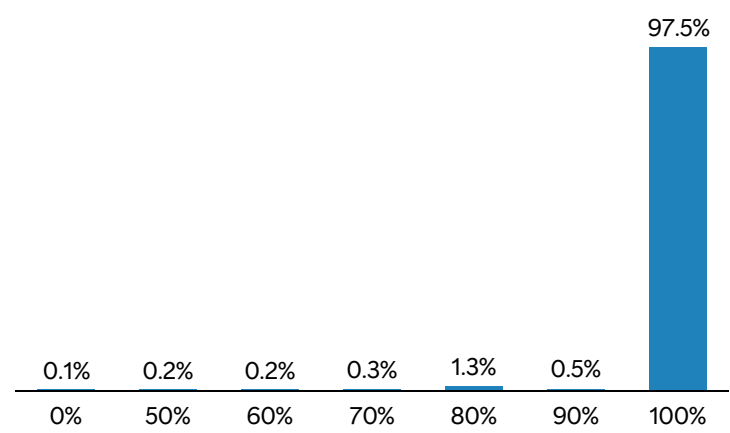
LTV for CRE portfolio



Share of rental space according to type



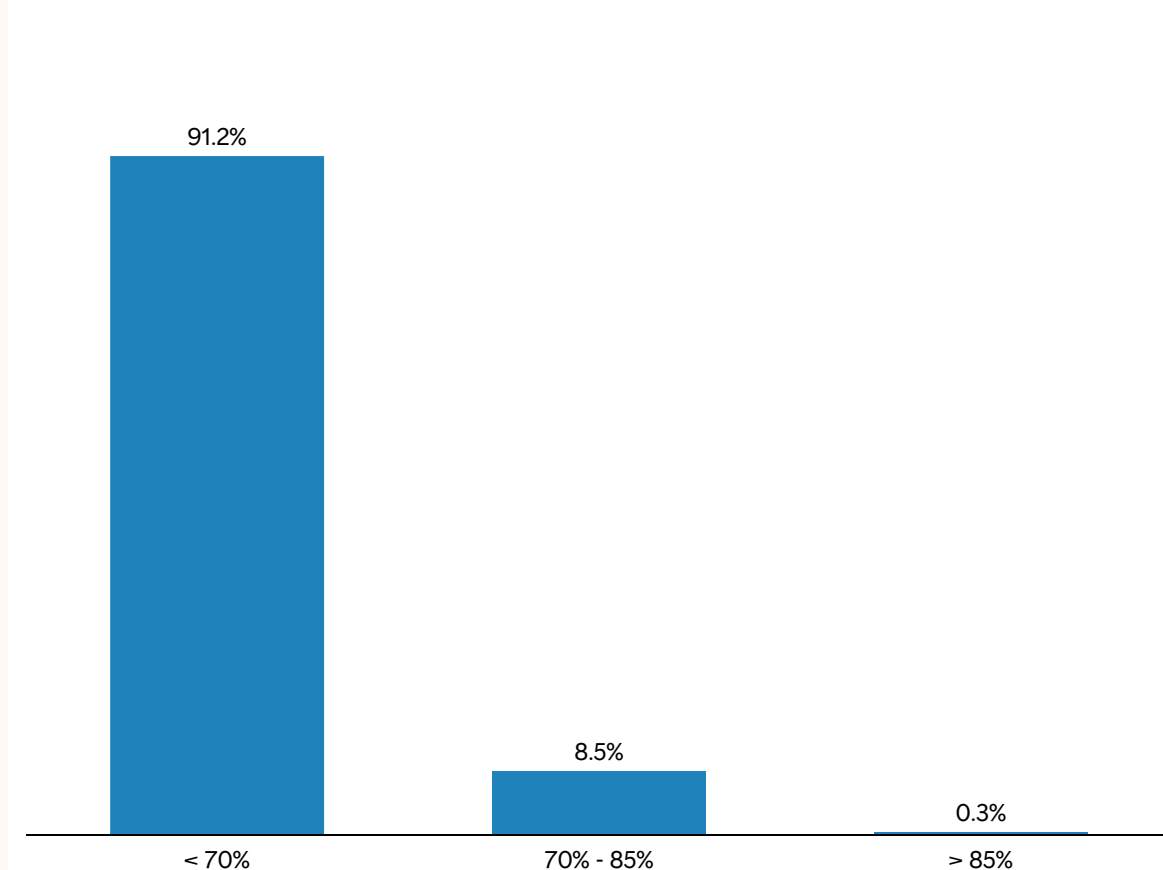
Share of rental space at different indexation



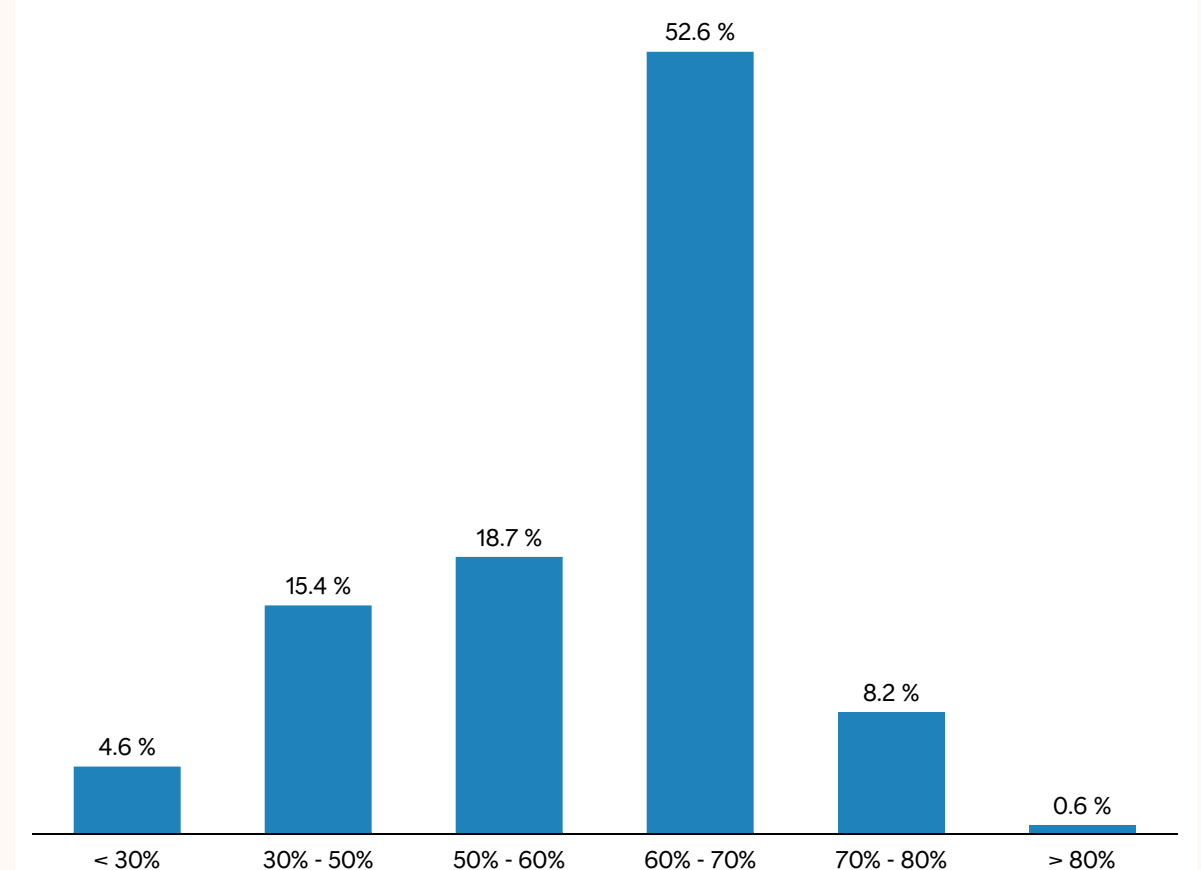
# CRE: Solid collateral

Loan portfolio is well positioned for higher yields in the commercial real estate market.

Share of LTV by exposure – CRE\*



Share of lending according to LTV – CRE\*

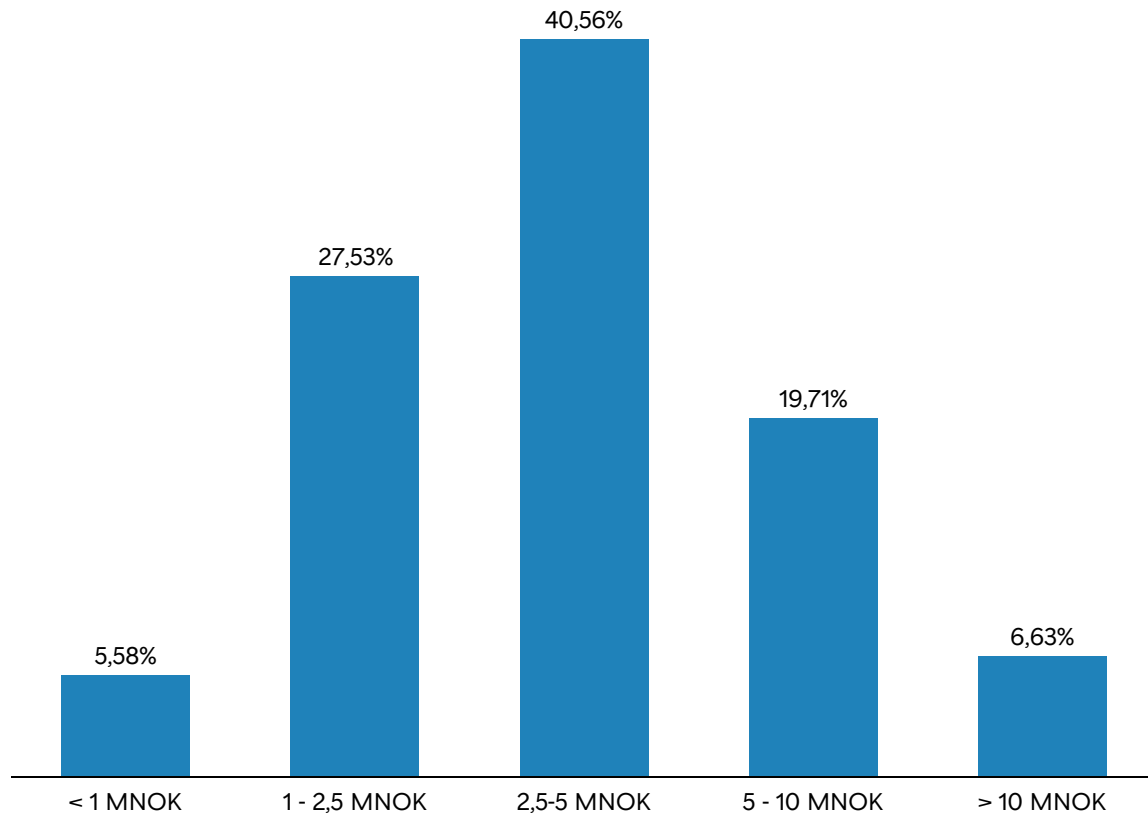


\* Based on numbers for parent bank excl. Toten portfolio, with exposures of at least NOK 10 mill.

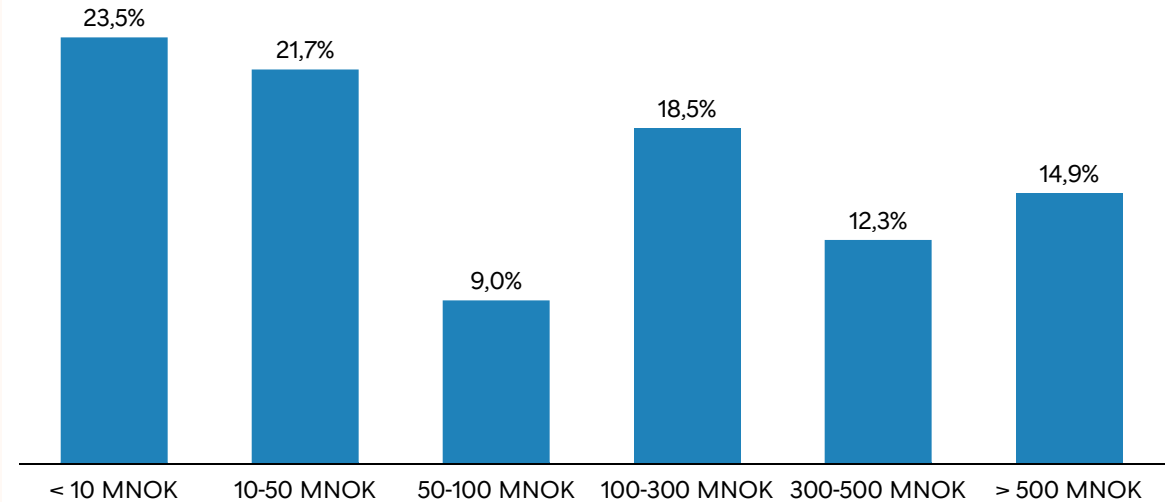
# Size concentration risk in the lending book is low

Retail and corporate loans by size (% share)\*

Retail market



Corporate market



\* Including loans transferred to the covered bond companies.



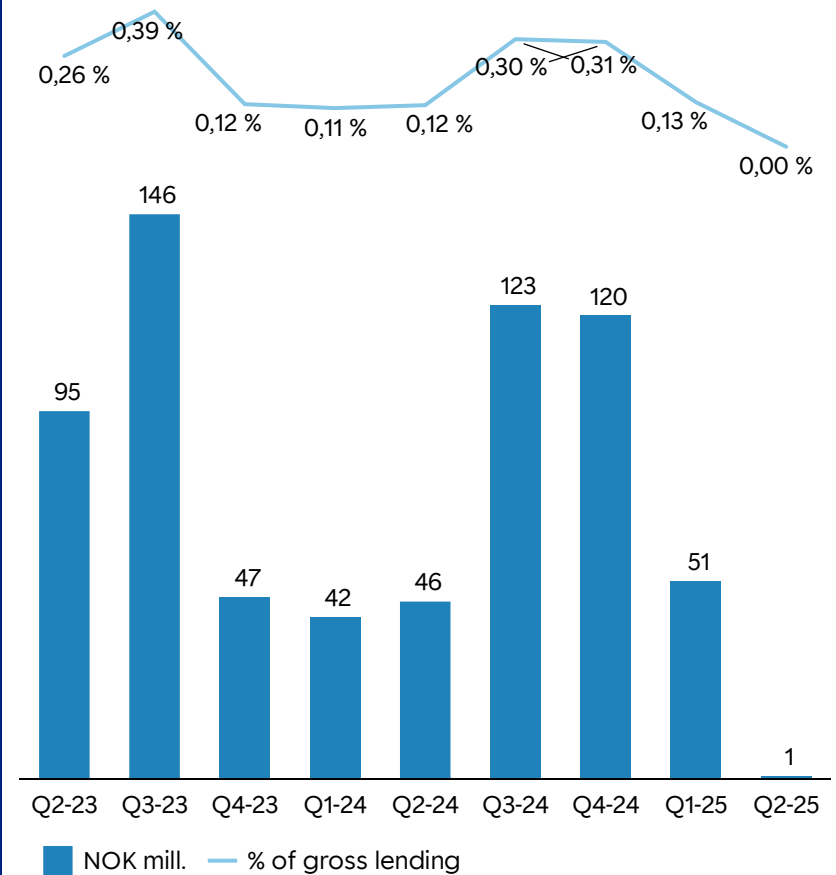
# Loan loss provisions

Proforma

Loan loss provisions (NOK million)	2Q25	1Q25	2Q24
Retail market	- 4.0	- 1.8	4.0
Corporate market	1.3	46.3	32.9
SpareBank 1 Finans Østlandet	3.4	6.7	9.2
<b>Group</b>	<b>0.8</b>	<b>51.3</b>	<b>46.0</b>

Loan loss provisions (NOK million)	2Q25	1Q25	2Q24
Change in model-based loss provisions	-26.1	-33.0	-30.7
Change individual loss provisions	-40.1	-100.8	48.3
Net write-offs	67.0	185.1	28.4
<b>Group</b>	<b>0.8</b>	<b>51.3</b>	<b>46.0</b>

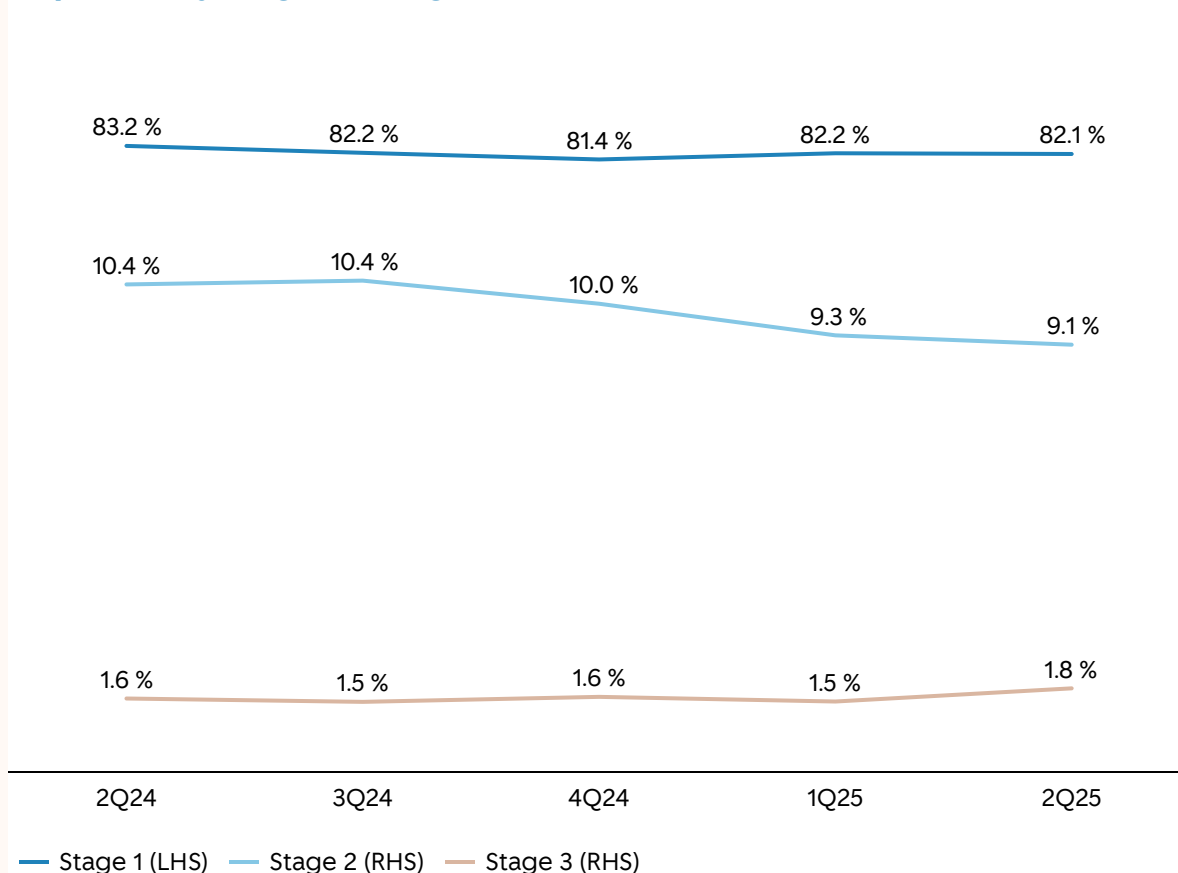
Quarterly loan loss provisions



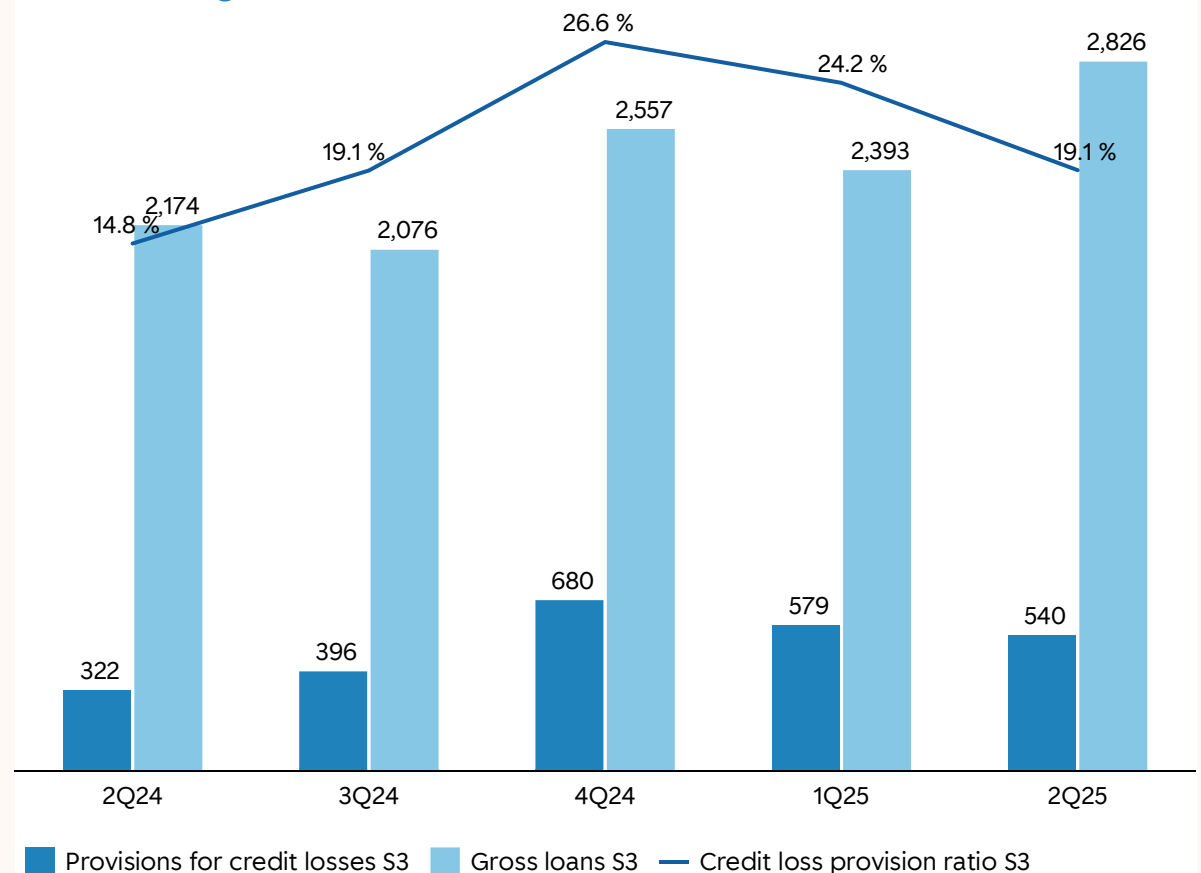
# Exposures per stage and credit loss provision ratio in stage 3

Merger with Totens contributed in isolation to an increase in gross loans in stage 3 loans of just above NOK 650 mill.

Exposure by stages (% of gross loans)\*



Loans in Stage 3 (NOK mill.)



\* Excluding loans transferred to covered bond companies. Residual up to 100 per cent is due to loans at fair value over profit.

# Aa3 Moody's Senior Unsecured rating with stable outlook

MOODY'S

RATINGS	VIEW ALL
LONG TERM COUNTERPARTY RISK RATING	
<b>Aa3</b>	
LT Counterparty Risk Rating - Fgn Curr	
12 JAN 2022	
Not on Watch	
LONG TERM DEPOSIT	
<b>Aa3</b>	
LT Bank Deposits - Fgn Curr	
Stable	
12 JAN 2022	
Not on Watch	
LONG TERM DEBT	
<b>Aa3</b>	
Senior Unsecured - Fgn Curr	
Stable	
12 JAN 2022	
Not on Watch	
SHORT TERM COUNTERPARTY RISK RATING	
<b>P-1</b>	
ST Counterparty Risk Rating - Fgn Curr	
12 JAN 2022	
Not on Watch	
SHORT TERM DEPOSIT	
<b>P-1</b>	
ST Bank Deposits - Fgn Curr	
12 JAN 2022	
Not on Watch	
BASELINE CREDIT ASSESSMENT	
<b>a3</b>	
12 JAN 2022	
Not on Watch	
ADJ BASELINE CREDIT ASSESSMENT	
<b>a3</b>	
12 JAN 2022	
Not on Watch	
OTHER DEBTS ON WATCH?	
No	

Source: Moody's Investors Service

## Main takeaways from the latest Credit Opinion:

- “Strong capital levels provide a good loss absorbing buffer”
- “Solid asset quality underpinned by a relatively low-risk retail mortgage portfolio”
- “Robust profitability on the back of recurring earnings”

## Rating Action – 5 March 2020:

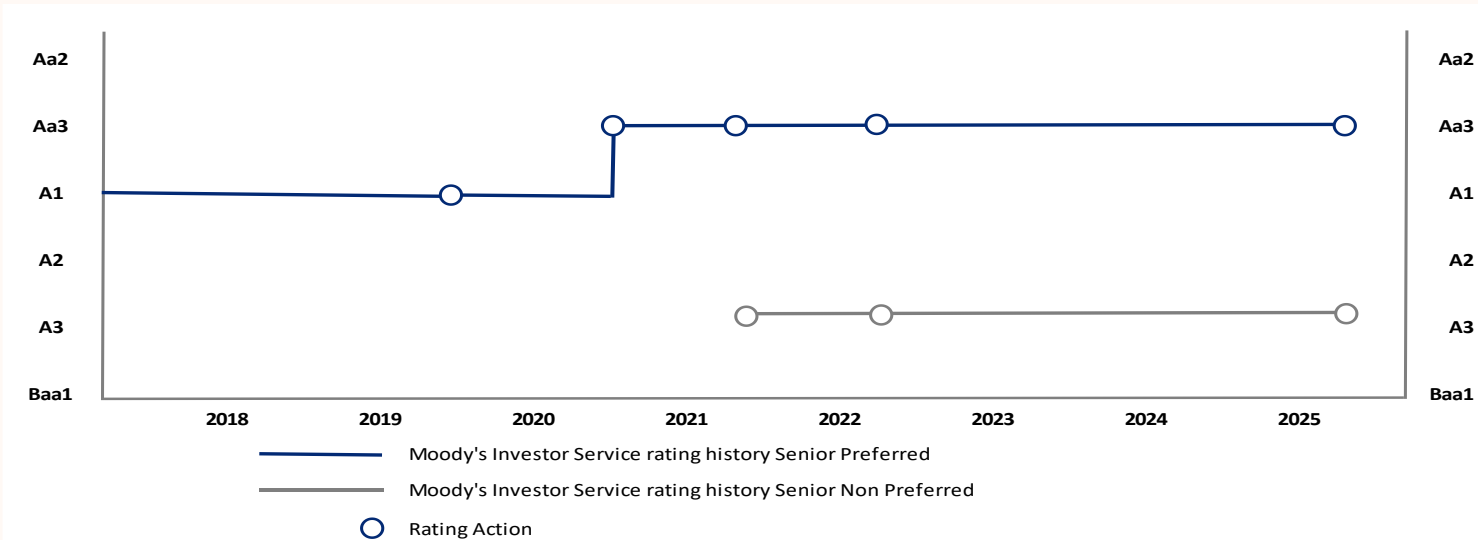
- Moody's has upgraded the BCAs and deposit/debt ratings with stable outlook for SpareBank 1 Østlandet and SpareBank 1 Nord-Norge.

## Rating Action – 13 July 2021:

- Moody's assigns A3 rating to SpareBank 1 Østlandet's Junior Senior unsecured (SNP) notes.

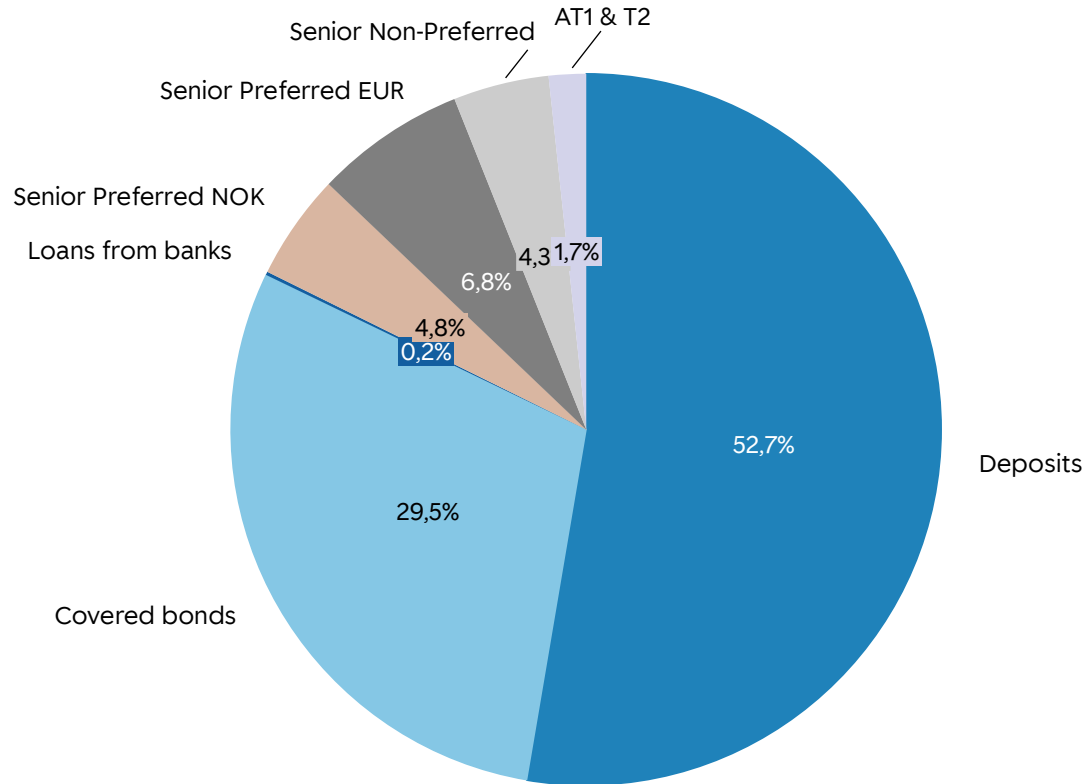
## Credit Opinion - 25 April 2025:

- Affirmed the Bank's rating with stable outlook.

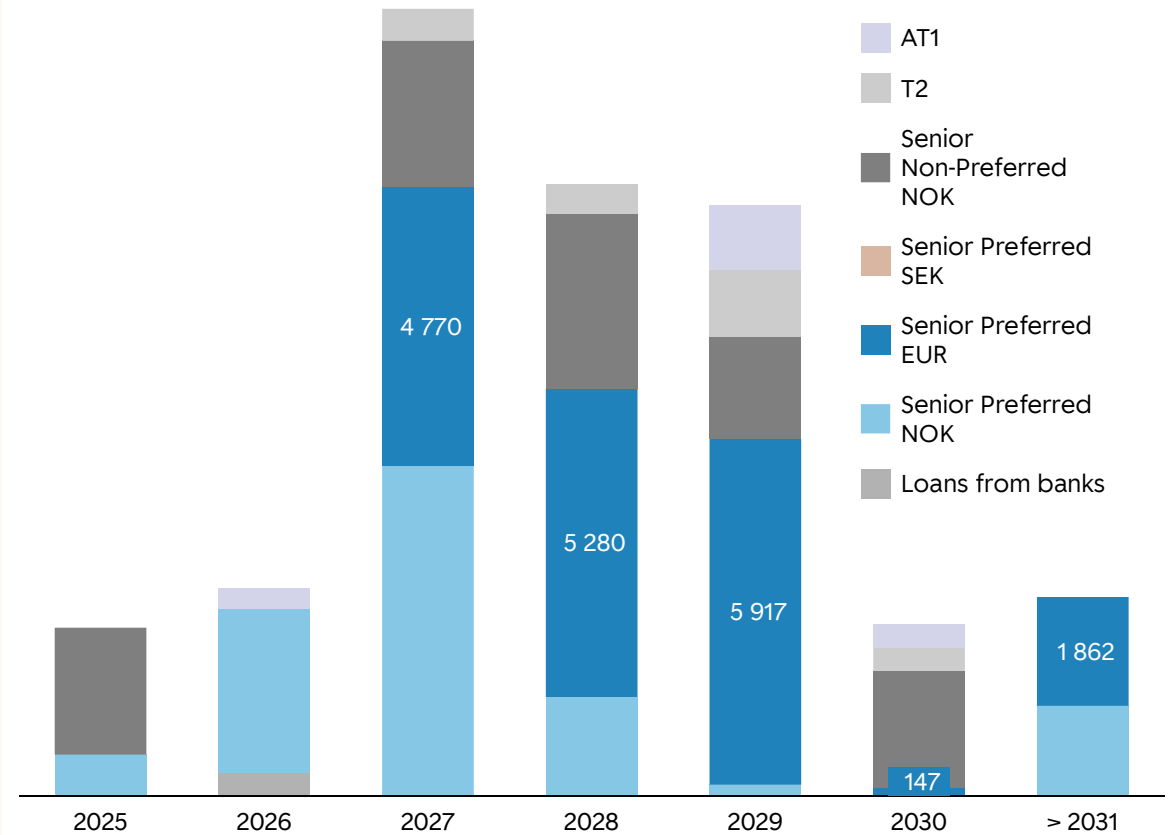


# Funding

Funding mix



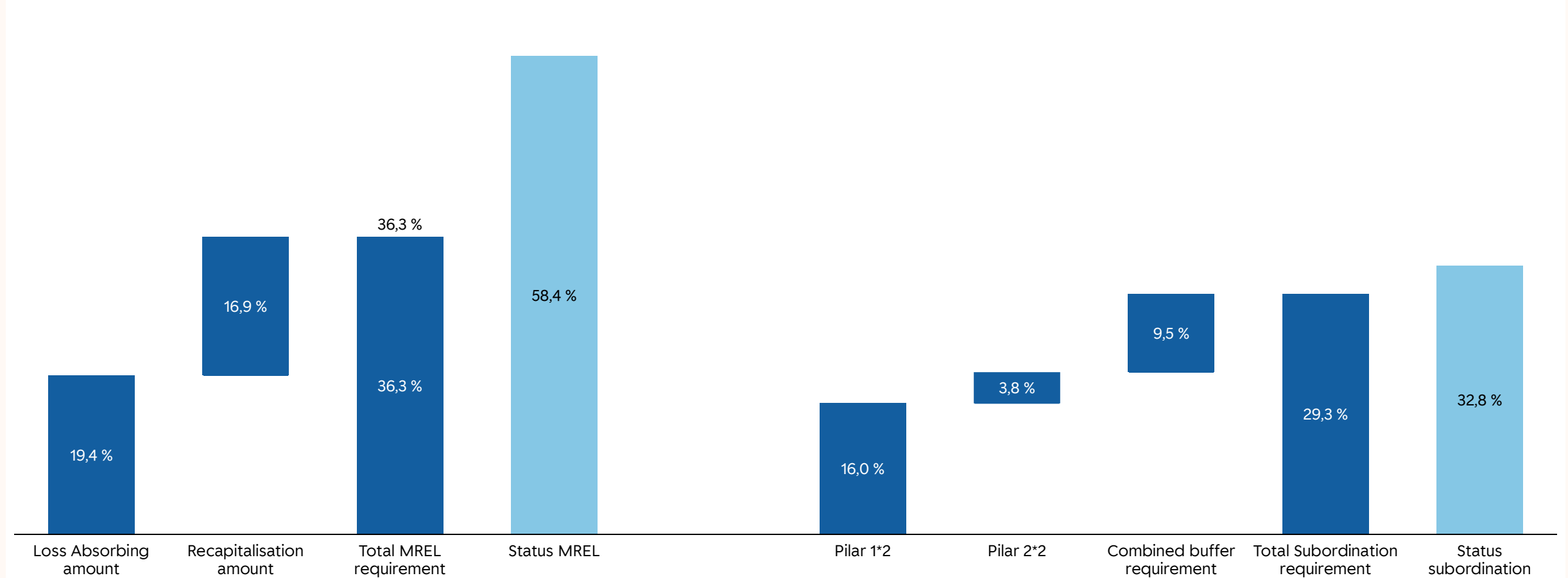
Funding profile excl. covered bonds. NOK mill.








# MREL and subordination

## MREL and subordination requirement



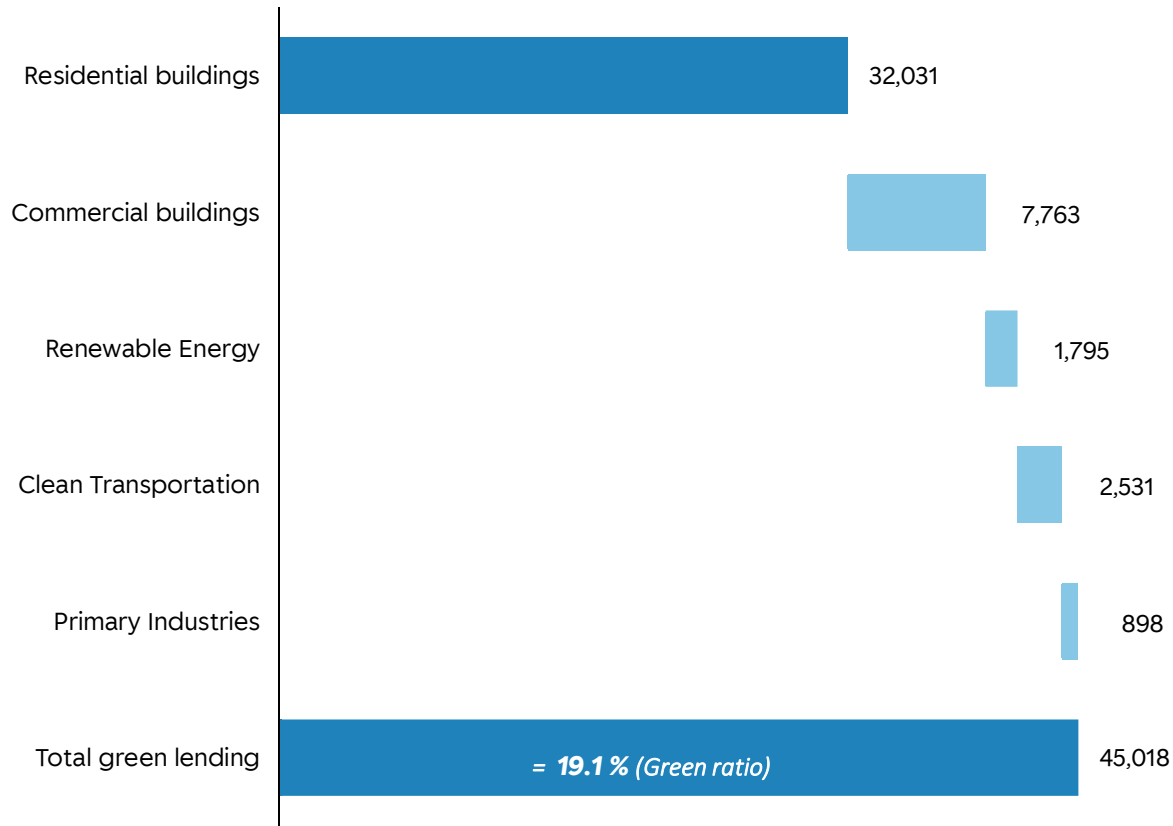
# Good feedback on our work on CSR

Company	In brief	Score	Scale	Published
	Internationally recognised non-profit organisation that evaluates organisations on their environmental transparency and performance (published 2025).	<b>B</b> “Climate” <b>B</b> “Forest” <b>C</b> “Water”	A-F	2025
	In February, 2024, SpareBank 1 Østlandet received a rating of AAA (on a scale of AAA-CCC) in the MSCI ESG Ratings assessment.	<b>AAA</b>	AAA-CCC	2024
	In 2025, SpareBank 1 Østlandet was recognized by Sustainalytics as an ESG Industry Top Rated company. In December, 2024, SpareBank 1 Østlandet received an ESG Risk Rating of 12,0 and was assessed by Sustainalytics to be at low risk of experiencing material financial impacts from ESG factors.	<b>11.9</b> “low risk”	0-100	2024/2025

# Green lending

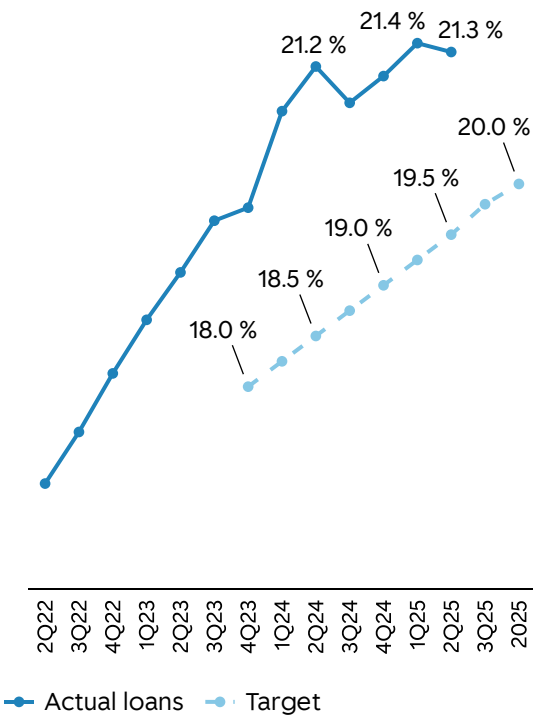
Green share of lending is important to reach our net zero emissions objective.\*

Green loans per 30 June 2025, MNOK

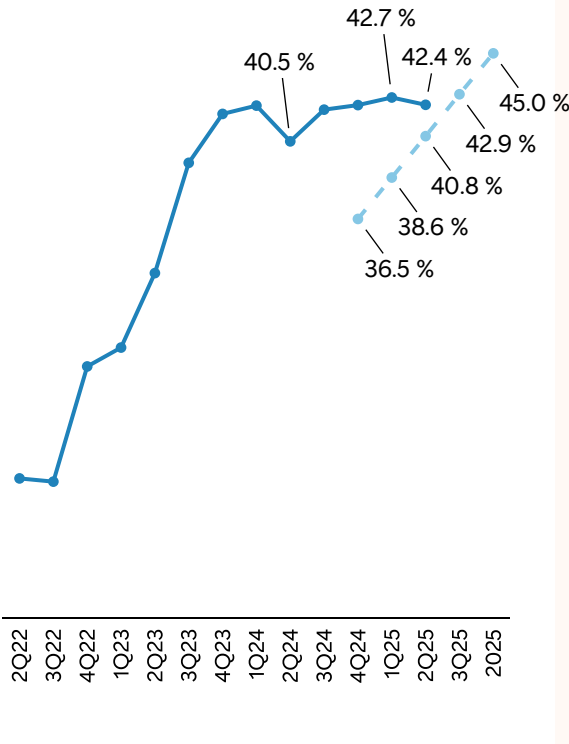


Share of green lending, %

Residential mortgages



Commercial real estate



\* Green loans are defined on page 122 in [2024 Annual report](#).

# Allocation report 2Q 2025

Portfolio date: 30 June 2025

Eligible Green Loan Portfolio		
	Amount (NOK million)	Portfolio Growth 2Q 2025
Residential buildings (Top 15 % and EPC A for buildings buildt after 1.1.2021)	10.064	(4.446)
Commercial buildings	6.025	(364)
Grandfathered renovated buildings as of 31.12.2023	1.738	(109)
Agriculture	122	5
Forestry	775	(19)
Renewable energy	1.795	11
Clean Transportation	2.531	-
Total (a)	<b>23.051</b>	<b>(4.924)</b>

Green Financing						Amount (NOK million)
Instrument (ISIN)	Rank	Currency	Issue Date	Due Date		
XS2308586911	Green Senior Preferred	EUR	24.02.2021	03.03.2028		5.139
XS2472845911	Green Senior Preferred	EUR	20.04.2022	27.04.2027		4.770
NO0012702606	Green Senior Preferred	NOK	13.09.2022	22.09.2027		500
NO0012702614	Green Senior Preferred	NOK	13.09.2022	22.09.2027		1.500
NO0012940404	Green Senior Non Preferred	NOK	09.06.2023	15.06.2028		500
NO0012940396	Green Senior Non Preferred	NOK	09.06.2023	15.06.2028		500
XS2828914767	Green Senior Preferred	EUR	23.05.2024	30.05.2029		5.775
	Green Deposits	NOK				38
Total (b)						<b>18.722</b>

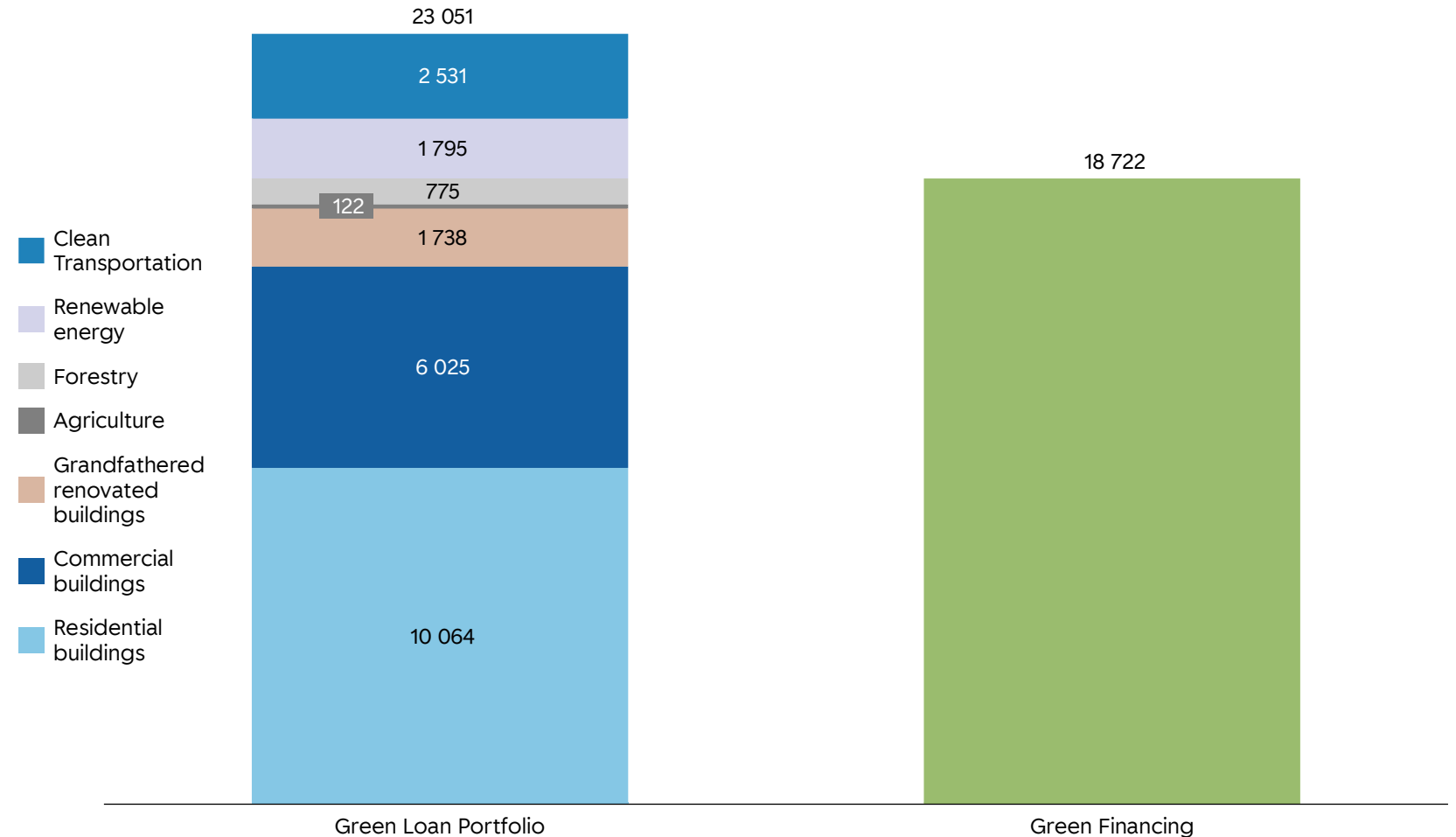
Green Senior Bond eligible assets	a	23.051
Percentage of Eligible Green Loan Portfolio allocated	b/a	81,2%
Percentage of Net Proceeds of Green Funding allocated to Eligible Green Loan Portfolio		100,0%
Eligible Green Loan Portfolio - Unallocated Senior Preferred (NOK million)	a-b	4.329
New loans added to the portfolio 2Q 2025		(4.924)
New loans added to the portfolio since 2Q 2024		(4.690)
New loans added to the portfolio since inception (YE 2020)		6.142



# Positioned for more green bonds

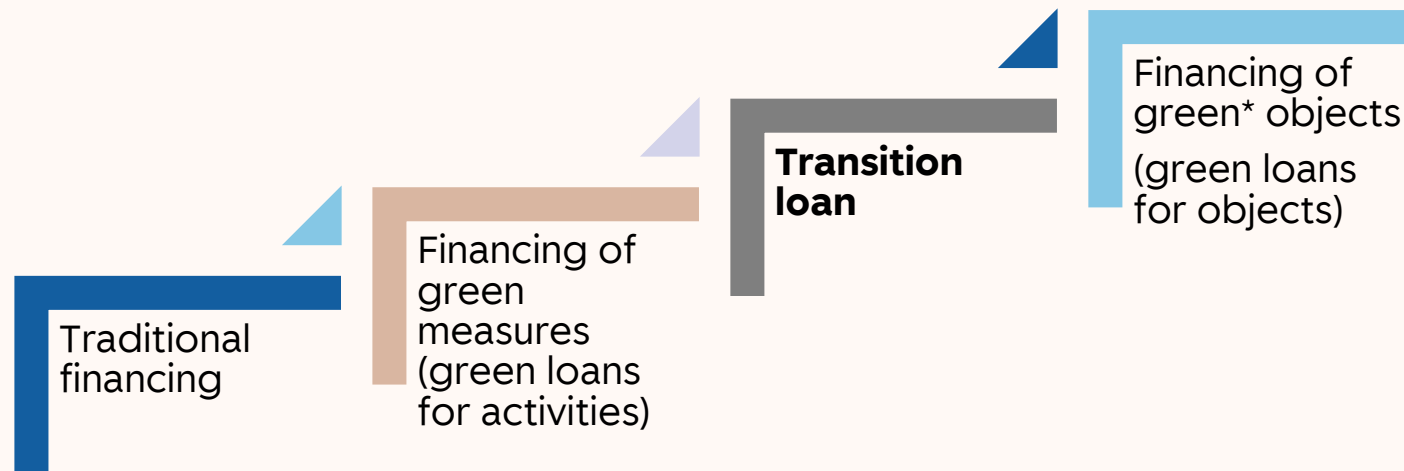
- Green Bond Framework updated in April 2024
- 81 % of the Green Loan Portfolio allocated
- 54 % Taxonomy alignment YE 2024 on all parameters (TSC, DNSH,

Green eligible assets and green funding, NOK mill.



# Framework for transition finance

- Transition finance is essential for accelerating the green transition. It encompasses not only funding activities and objects that already meet the criteria for sustainability but also supporting initiatives that drive sustainable transformation
- The bank finance **green measures** taken by customers to reduce emissions and increase energy efficiency
- In addition, **transition loans** are granted to companies that commit to implementing measures of such magnitude that the object on which these measures are carried out can be classified as green. When implemented, these transitioned objects qualify for green loans in accordance with our green bond framework.
- Transition loans will initially be made available for commercial real estate but will be expanded to include other industries over time.

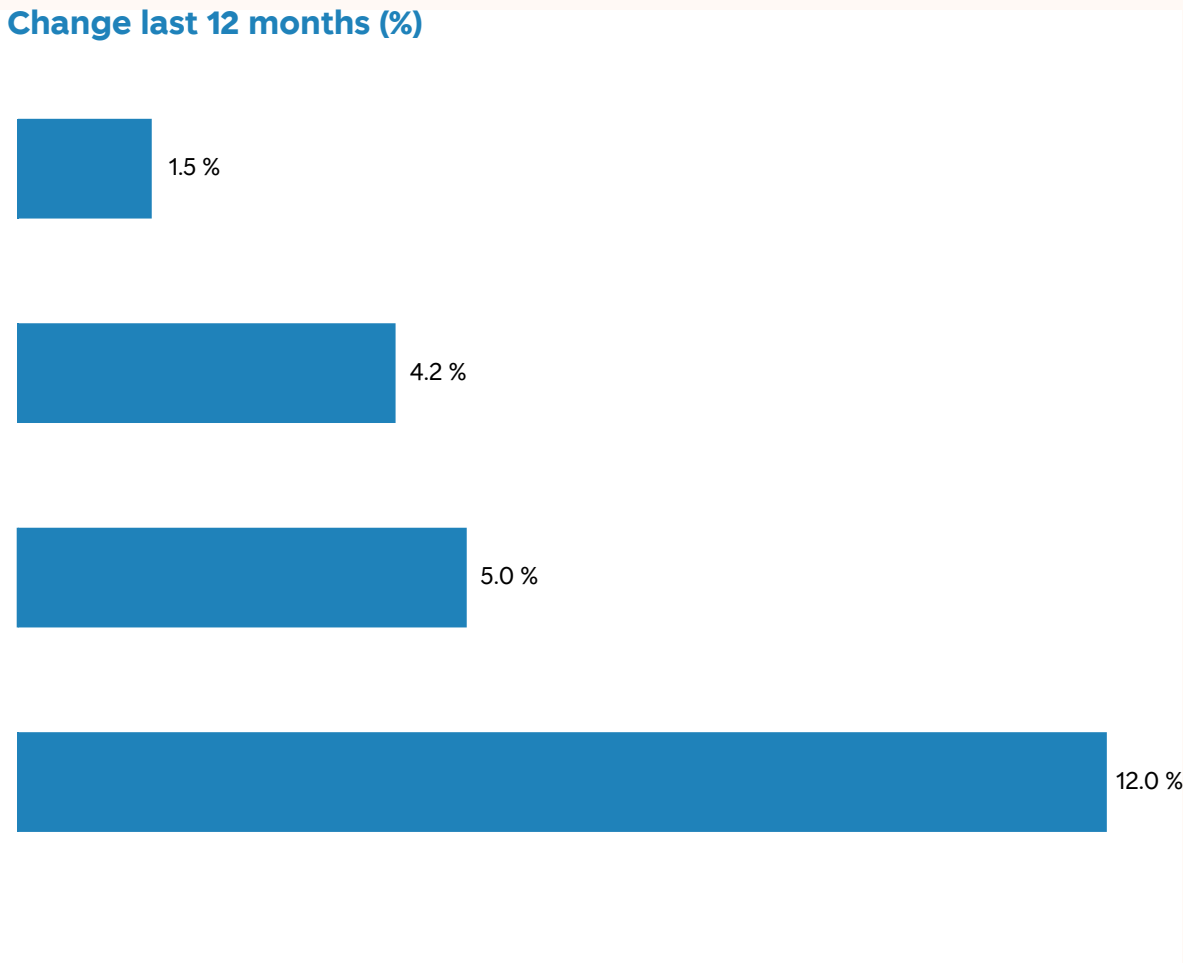
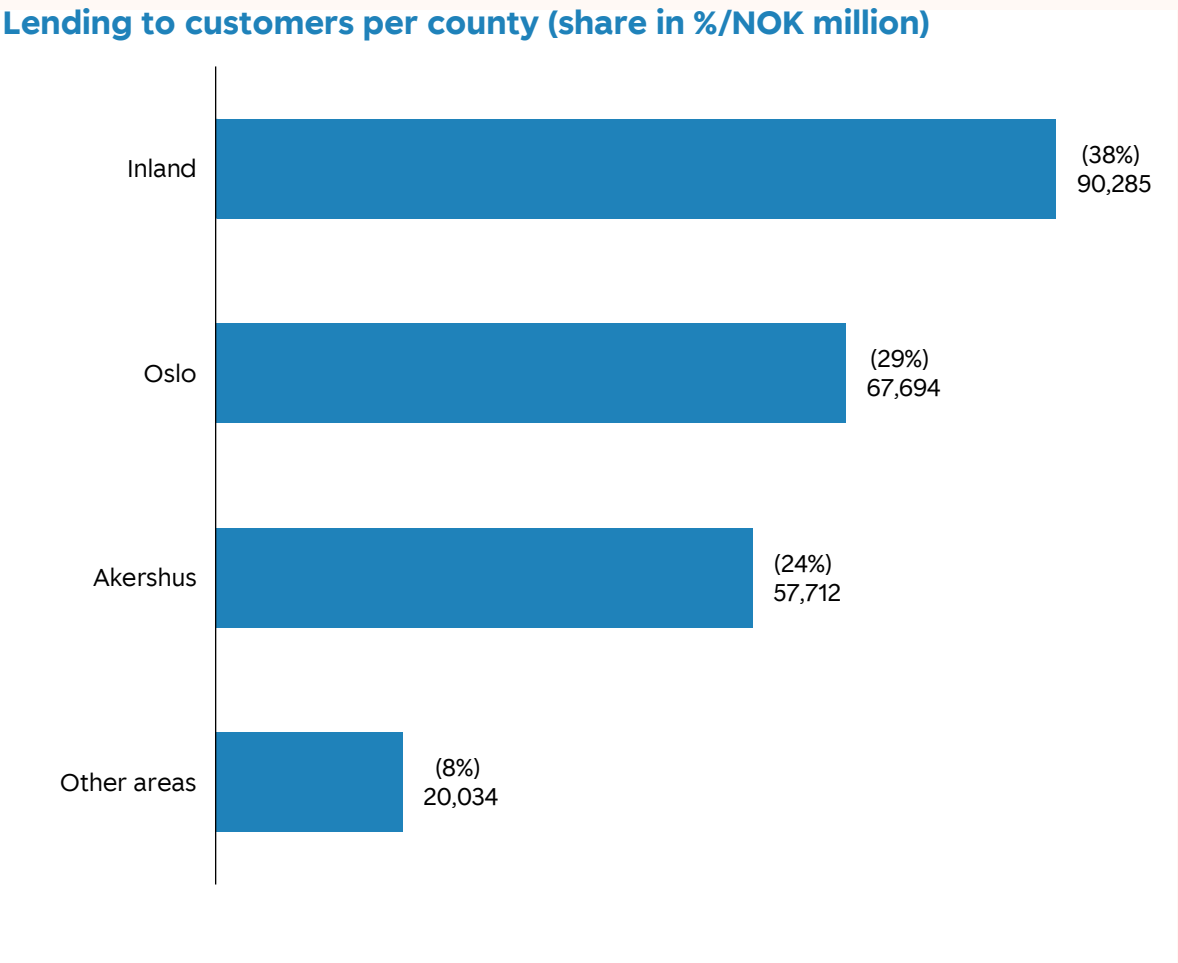


\* In accordance with Sparebank 1 Østlandet's Green Bond Framework, which is harmonised with the EU taxonomy

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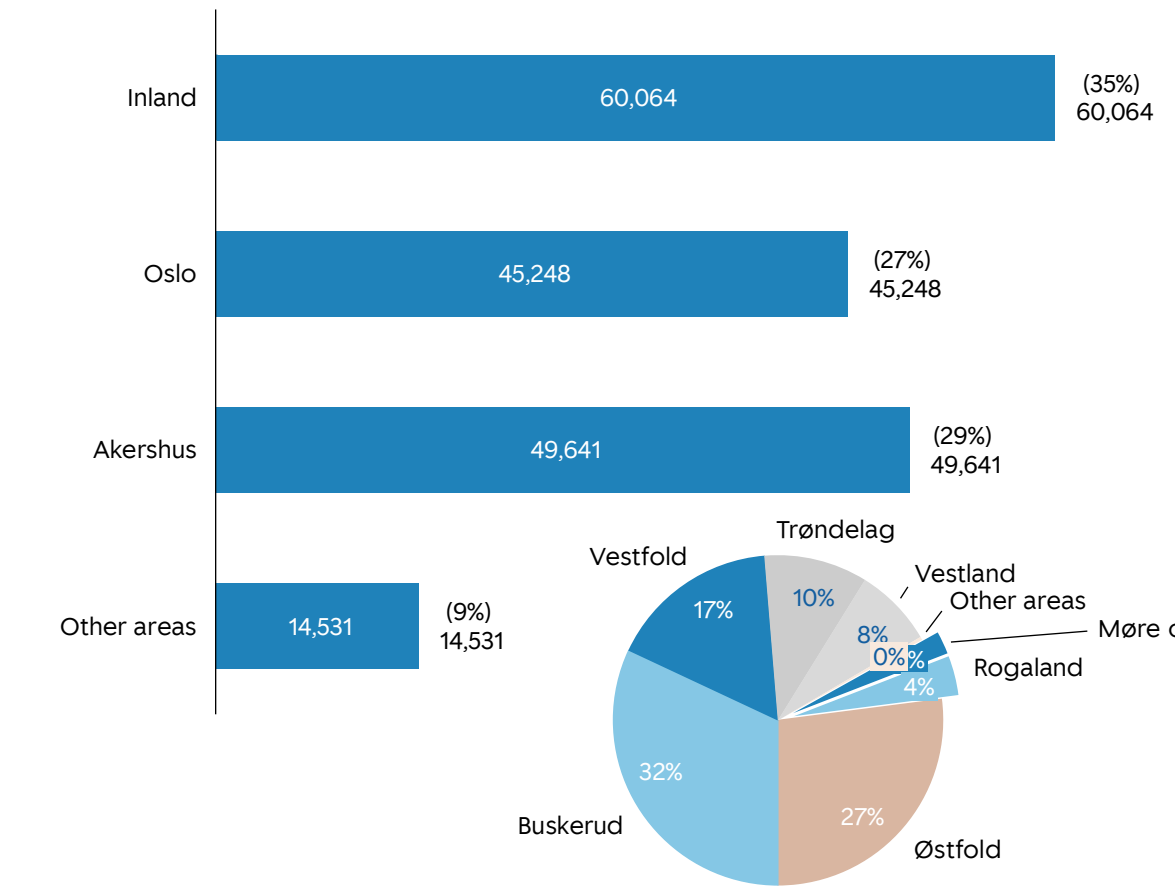
# The Group's lending by geography



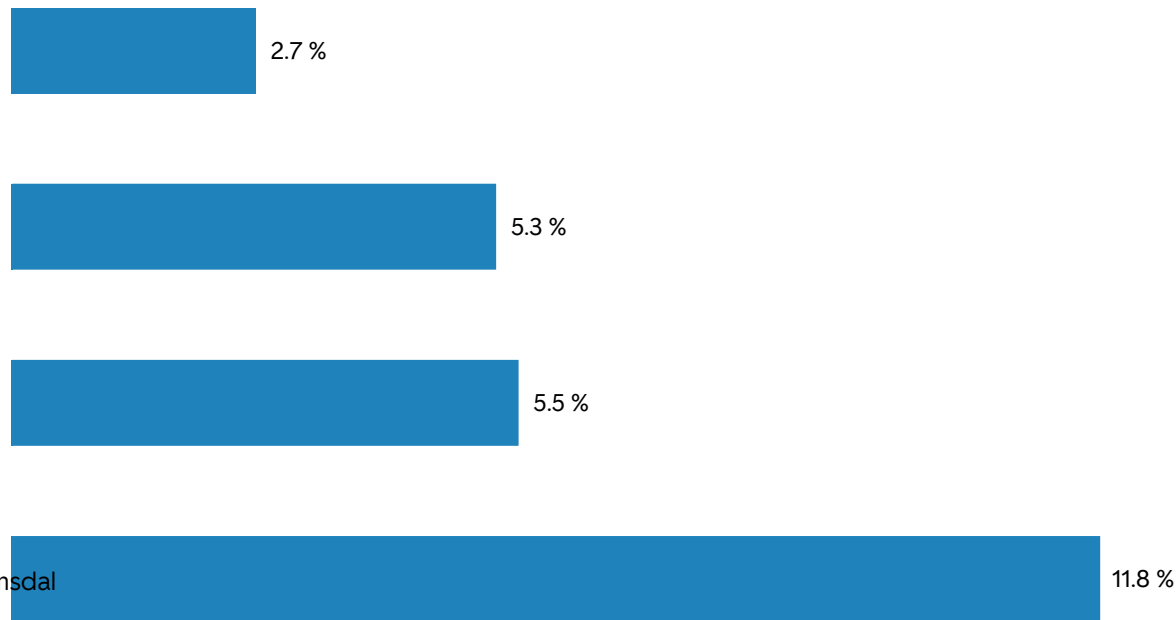


# Mortgage loans by geography

Retail lending by county (share in %/NOK million)

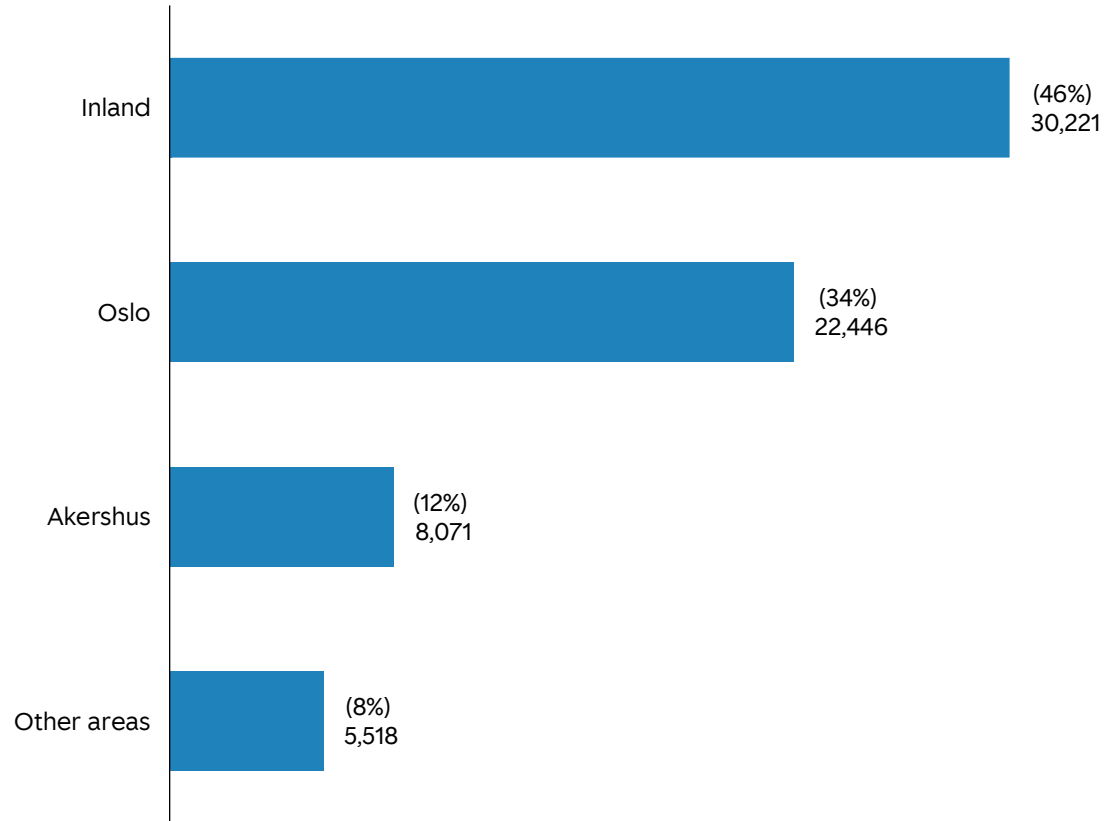


Change last 12 months (%)

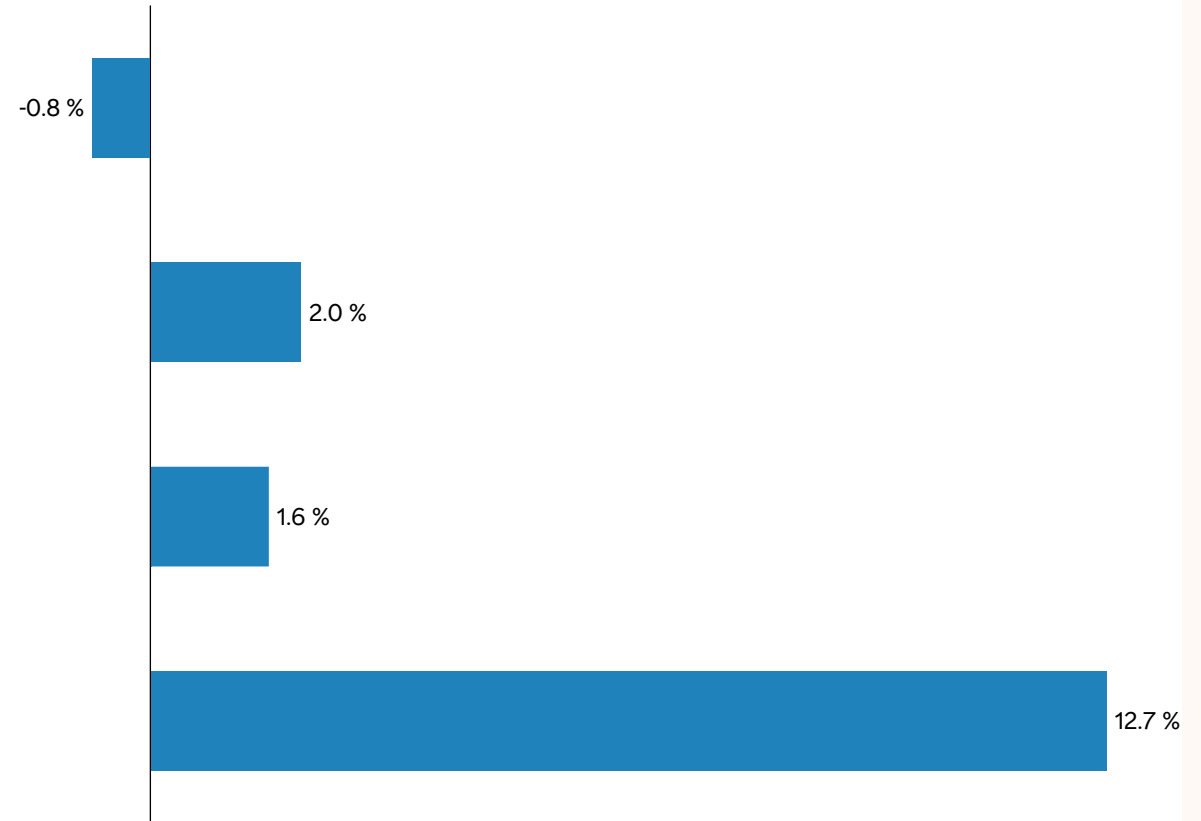


# Corporate market lending by geography

Corporate lending by county (share in %/NOK million)



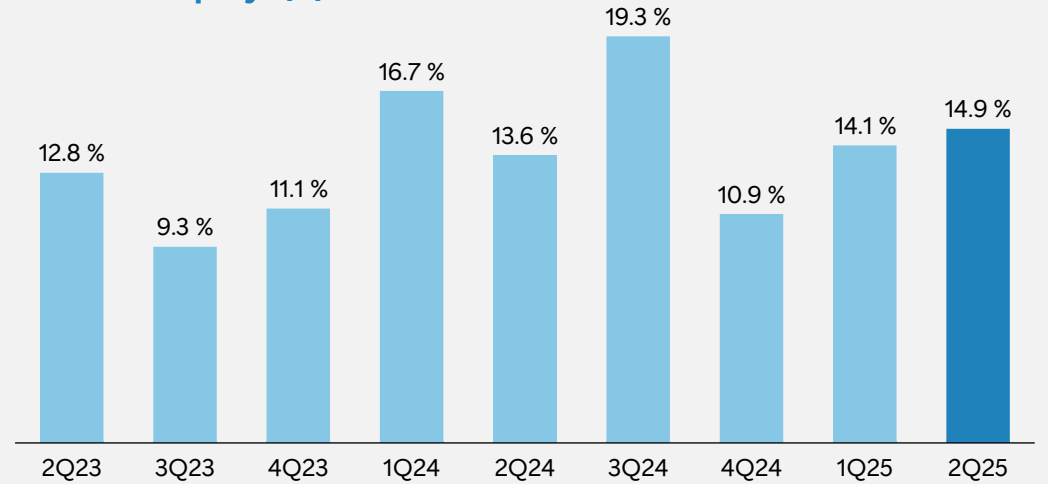
Change last 12 months (%)



# 2Q: Strong profitability

- **Return on equity** of 14.9 %. Strong contributions from all income lines and very low loan losses.
- Solid growth in **net interest income**. Continued high activity in the retail market with intense competition. More moderate corporate market activity, but rate cut from Norges Bank is expected to contribute positively.
- Strong growth in **non-interest income**, especially in insurance, with solid sales activity. High revenues also from the merged real estate brokerage operations.
- Significant profit contributions from **financial items**, including SpareBank 1 Gruppen, as well as share sales and dividends received from Eika
- High **cost growth**, driven by IT, merger-related expenses, and increased staffing. Some of this is due to one-off effects but also reflects new initiatives and continuous strengthening of business development, regulatory compliance, and quality initiatives.
- Low **impairment charges**, of NOK 1 million. The overall quality of the loan portfolio is solid.

Return on equity (%)



## Earnings/ECC

4.71 NOK

## Loan growth\*

3.9 %

## NIM

2.17 %

## Cost/income

40.8 %

## Loss provisions

1 NOK mill.

## CET-1

18.3 %

\* Proforma

# Financial targets



**> 13 %**

Profitability



**> 50 %**

Dividends



**16.1 %**

Solidity

*Achievements year-to-date*

**14.4 %**

**62 %**

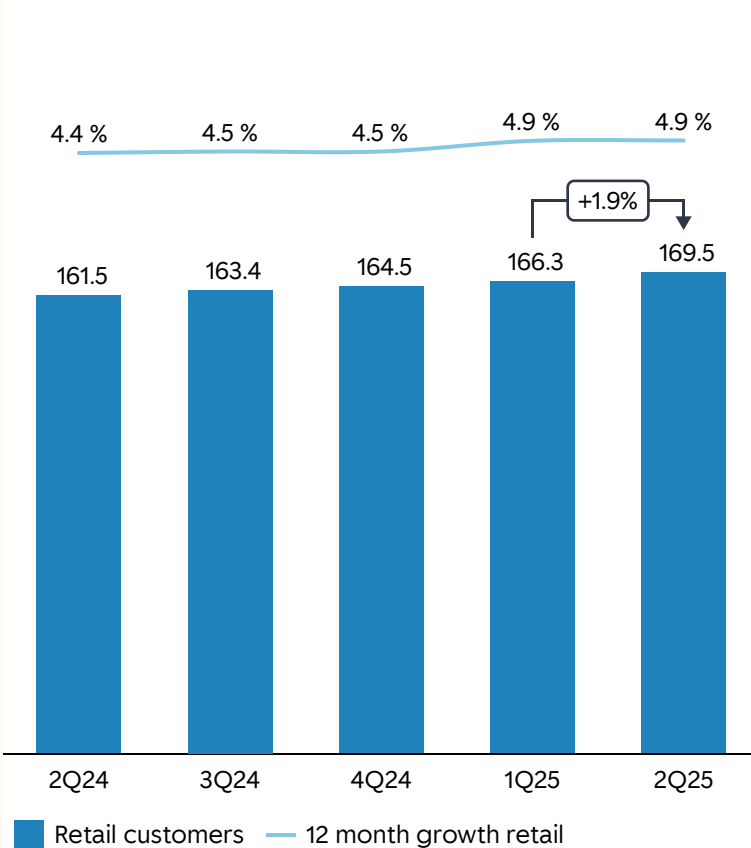
**18.3 %**

# Retail market: Another strong quarter

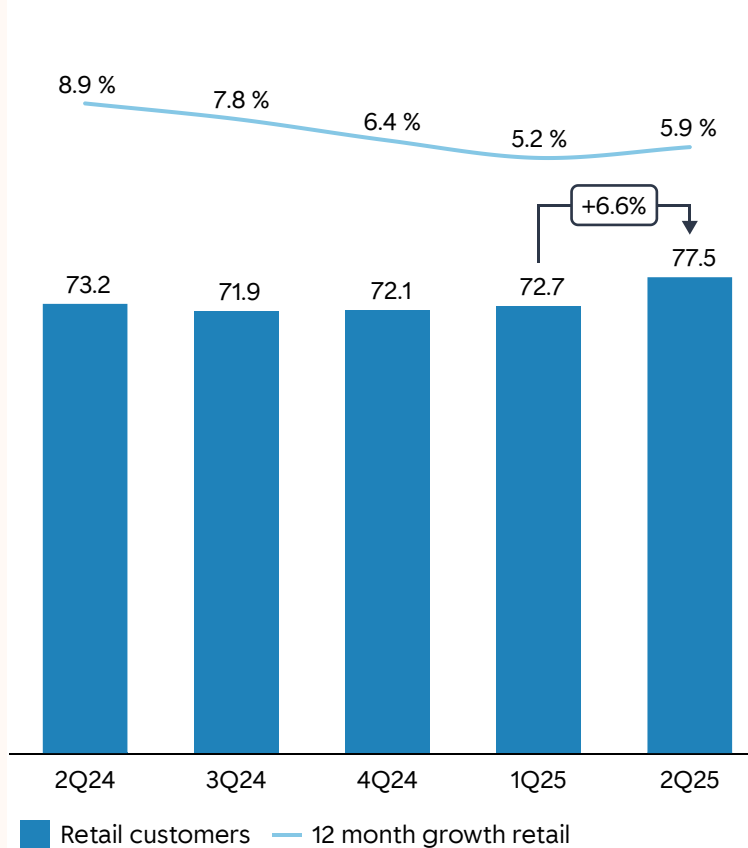
Proforma excl.  
margins

High activity with large number of mortgage applications. The best union offers in the market contributes especially positively and market share has increased. Strong non-interest income, especially from insurance sales.

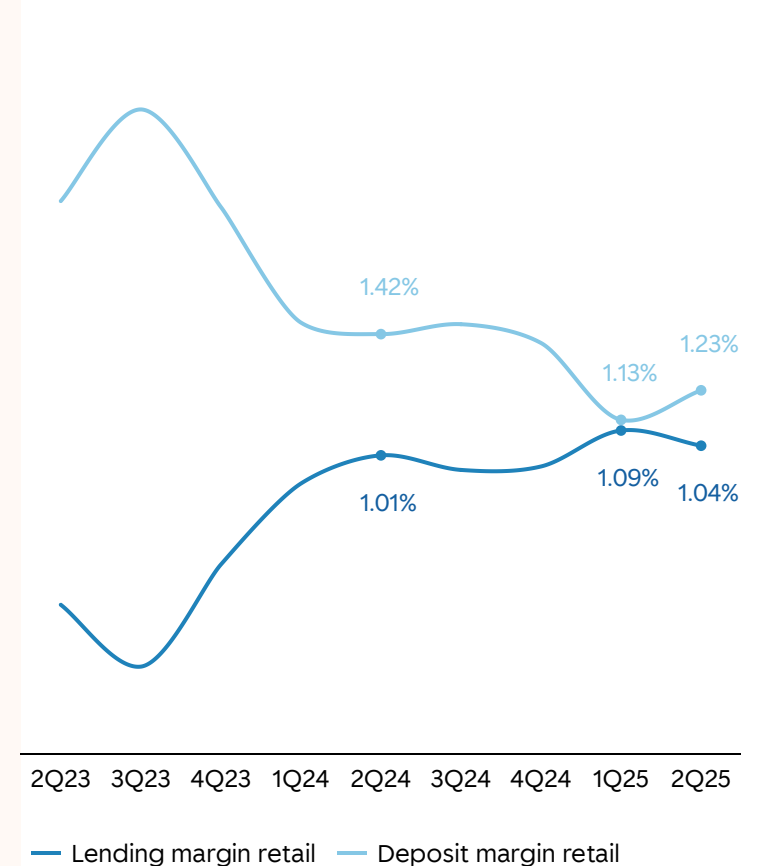
Loan volume and growth (NOK bill. and %)\*



Deposit volume and growth (NOK bill. and %)



Margins, parent bank (%)\*\*

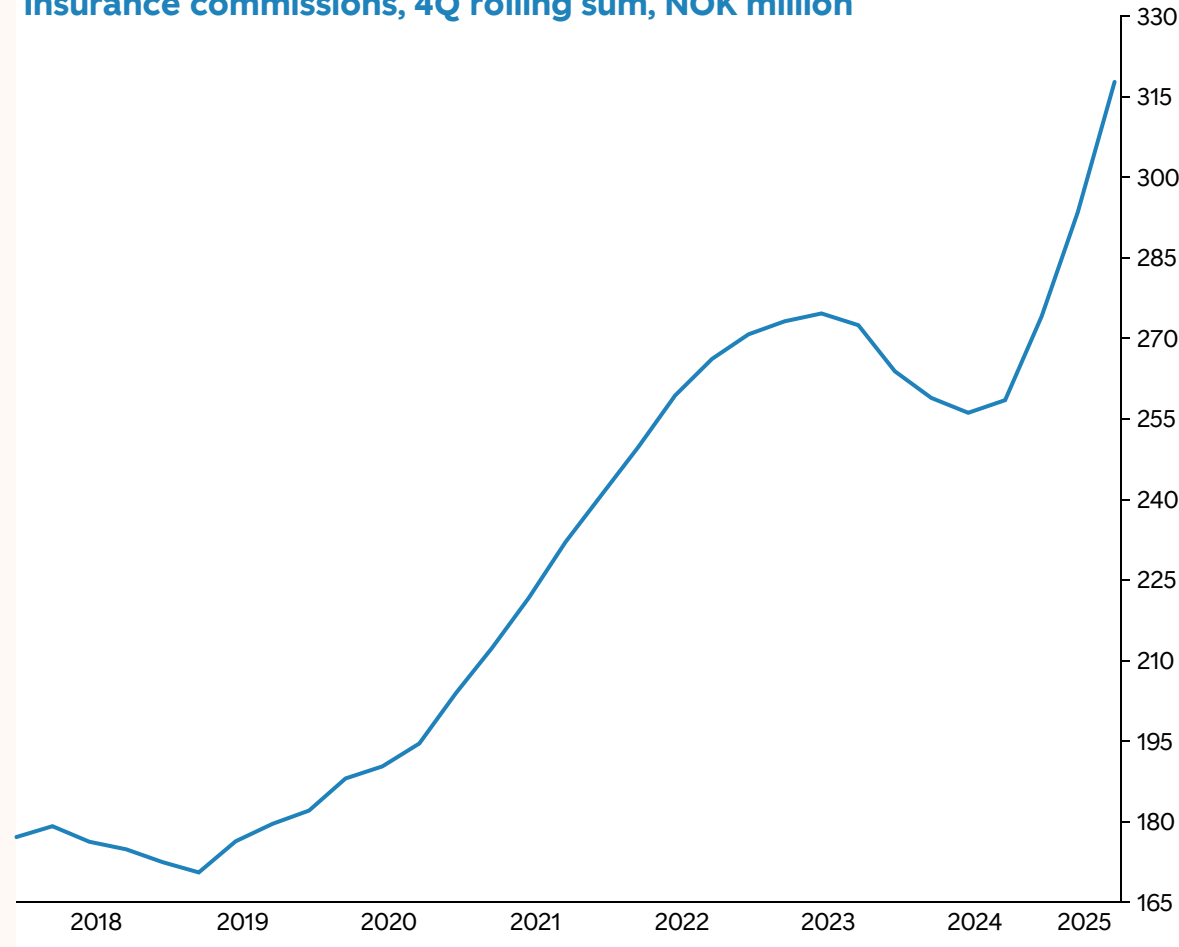


\* Includes loans transferred to the covered bond companies. \*\* Based on allocation of customer loans between retail and corporate divisions.

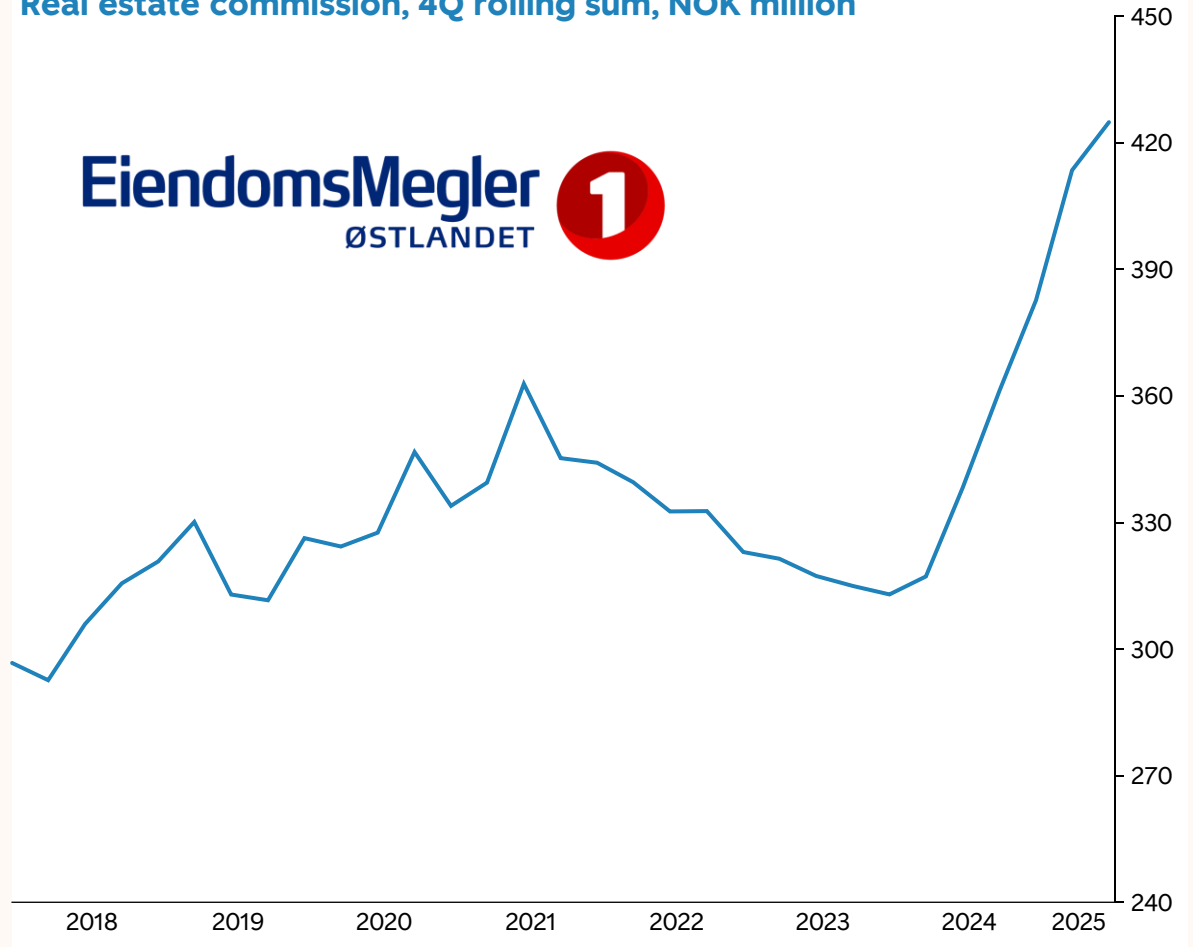
# Lower interest rates sharpens focus on commissions

Bank is leading in insurance sales. Good sales, insurance price adjustments, and low claims contributes positively. Merged real estate company delivers strong first half year, with increasing market shares.

Insurance commissions, 4Q rolling sum, NOK million



Real estate commission, 4Q rolling sum, NOK million



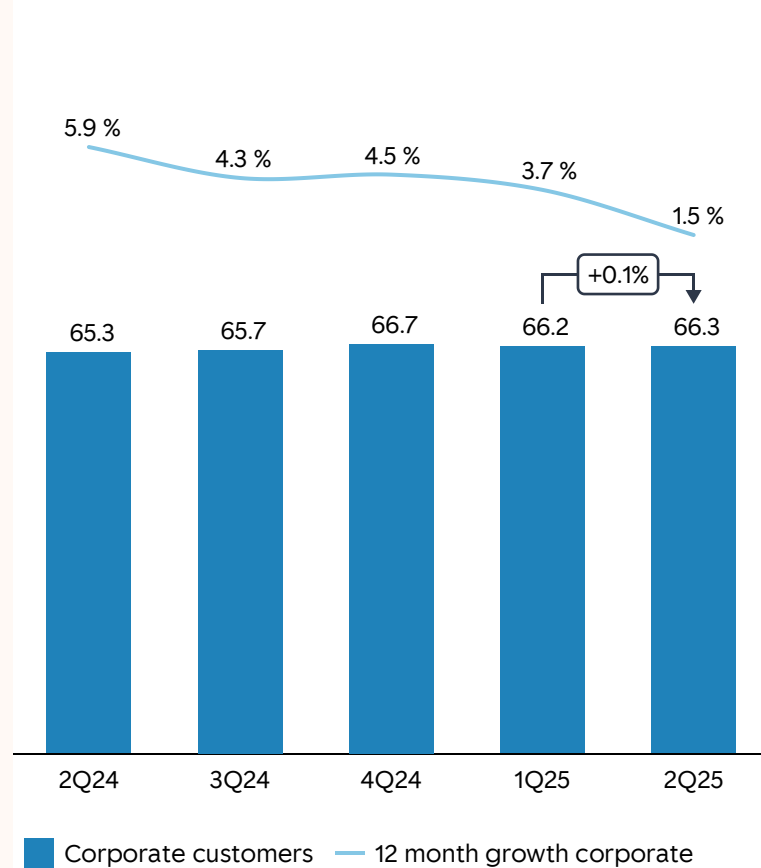


# Corporate market: Moderate activity levels

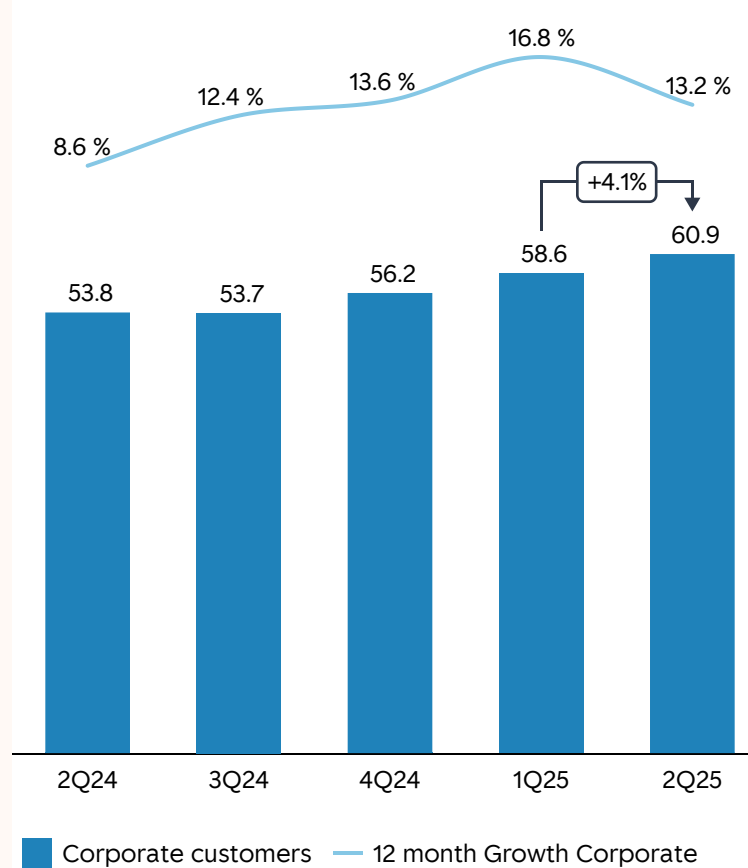
Proforma excl.  
margins

Moderate growth in market area and the loan portfolio has been stable. Signs of increased investment appetite in interest-sensitive sectors. Very high CM customer satisfaction, which will benefit the bank when the market turns.

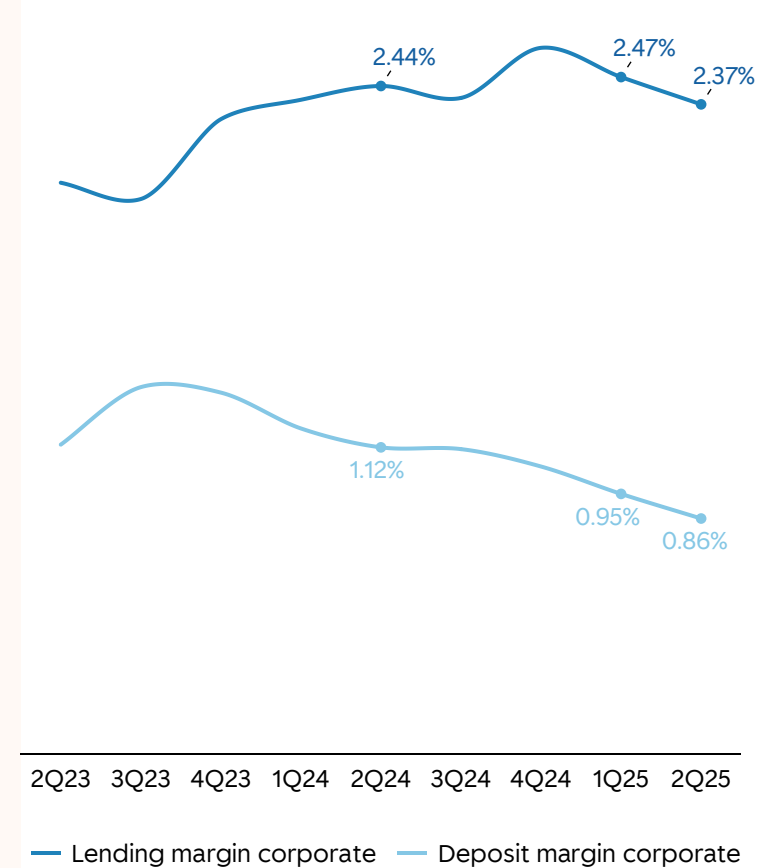
Loan volume and growth (NOK bill. and %)\*



Deposit volume and growth (NOK bill. and %)



Margins, parent bank (%)\*\*



\* Includes loans transferred to the covered bond companies. \*\* Based on allocation of customer loans between retail and corporate divisions.

# New initiatives and leading customer service



Opening of finance centre in Drammen  
New and important market area  
Real estate branches being established



Developing strong finance centre in Gjøvik  
Opening of new customer service centre  
Important element in growth initiative in Oppland region

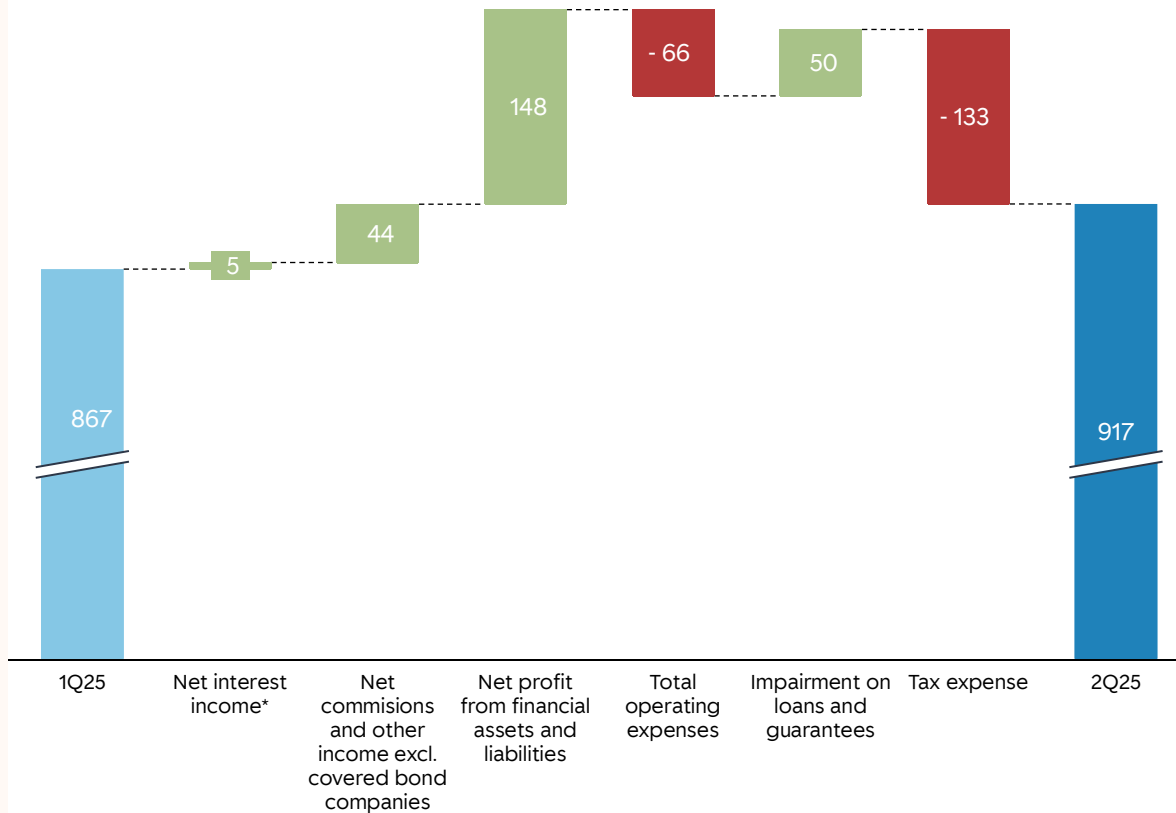


Leading customer service  
Ranked top-3 for the second year in a row («KSIndeks»)

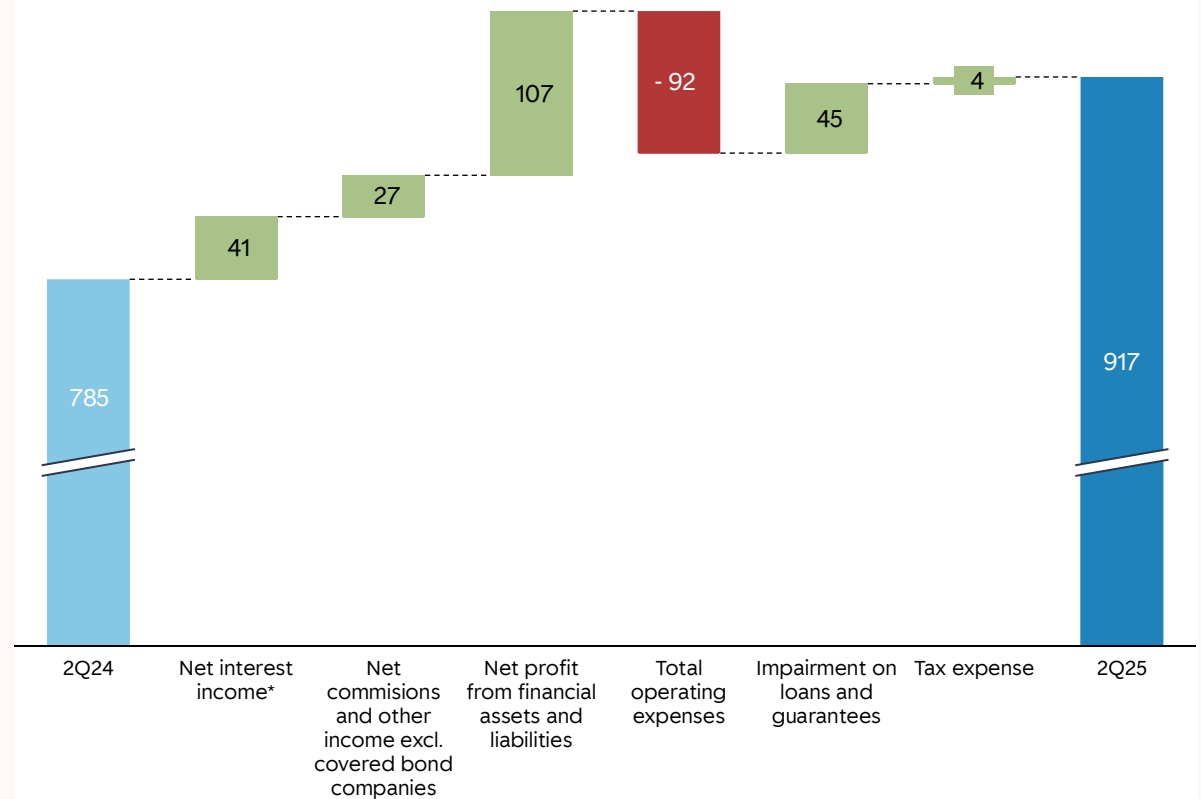
# Income statement

Proforma

Chg. in operating profit after tax (NOK mill.), from previous quarter



Chg. in operating profit after tax (NOK mill.), from last year



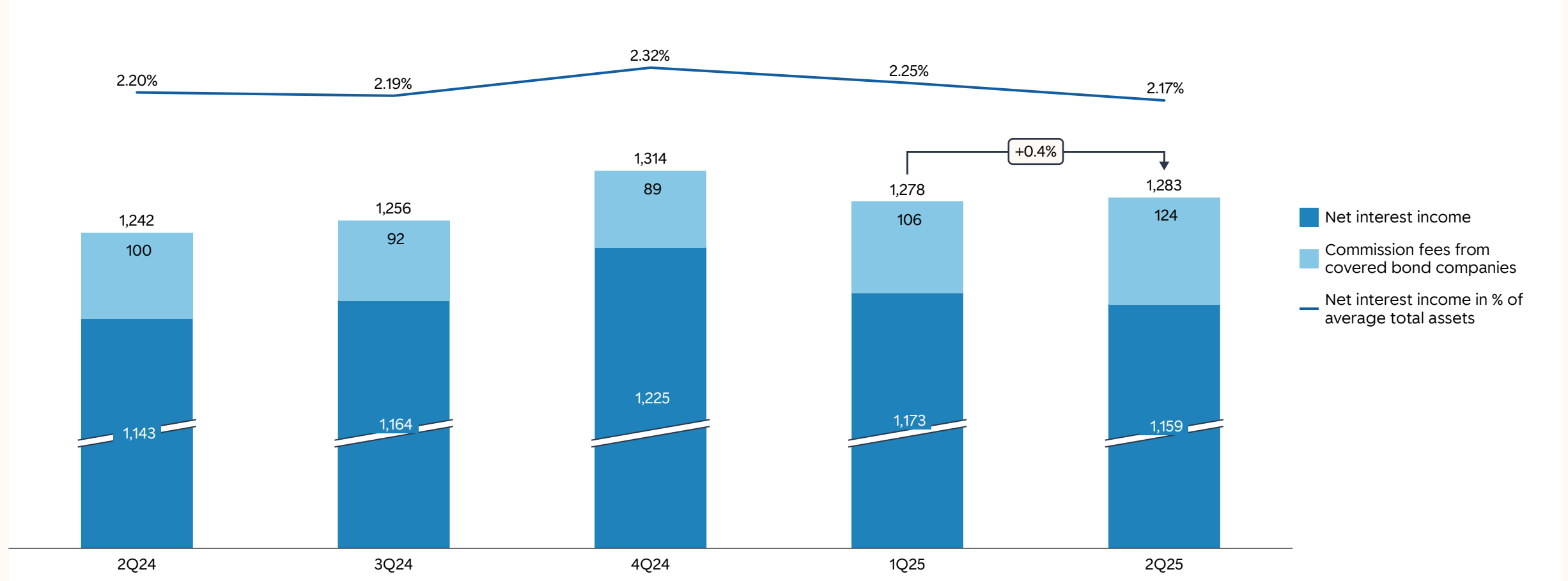
\* Net interest income includes commission fees from covered bond companies.

# Net interest income

Proforma

NII incl. commission fees from the covered bond companies rose by 3.2 % from the same period in 2024. New income model in covered bond companies contributed 19 MNOK in increased income in 2Q-25.

Net interest income incl. commissions from covered bond companies (MNOK and %)



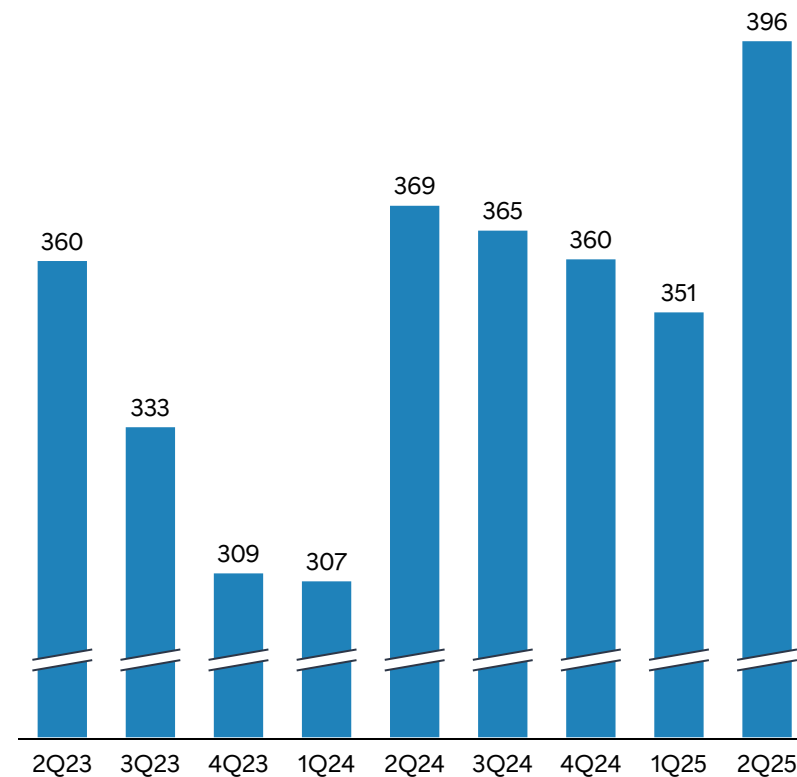
# Commission income

Proforma

(NOK million)	2Q25	1Q25	2Q24
Commission income from credit cards	10.2	9.6	17.3
Payment services	78.5	63.0	78.1
Commissions from insurance	90.2	83.4	71.6
Commissions from savings	13.1	11.7	13.3
Commission from real estate brokerage	127.5	108.3	116.1
Income from accounting services	54.4	51.6	51.7
Other operating income / -commissions	21.7	23.7	20.6
<b>Commision income and other income *</b>	<b>395.7</b>	<b>351.3</b>	<b>368.8</b>

\* Excludes commission income from the covered bond companies.

Net commissions and other income (NOK million)

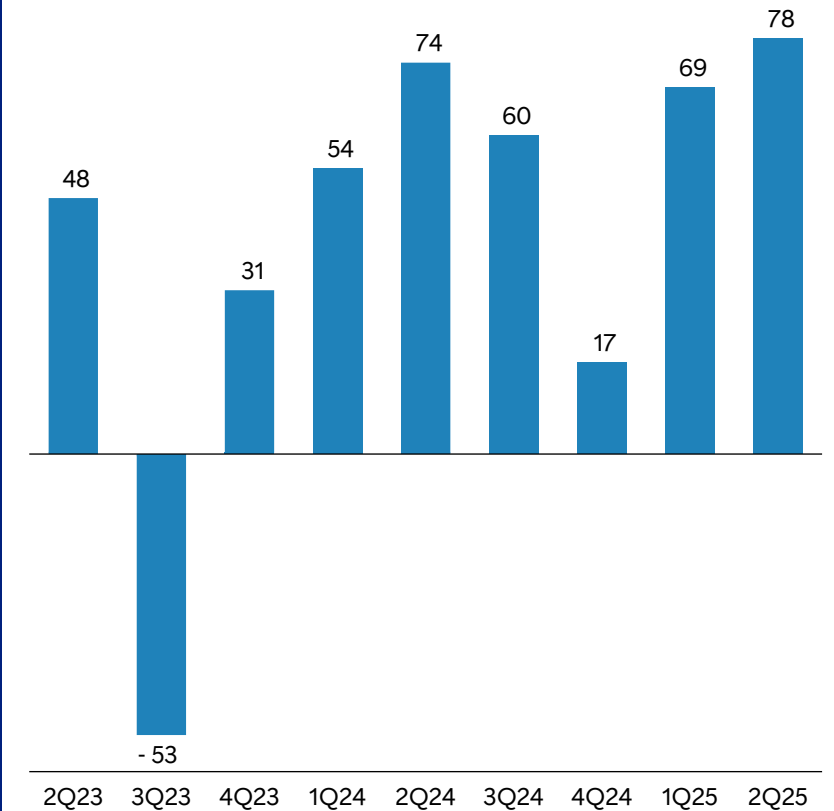


# Profits in subsidiaries

Proforma

(NOK million, after taxes)	2Q25	1Q25	2Q24
Sparebank 1 Finans Østlandet AS - Group	58.1	57.7	50.4
Totens Boligkreditt AS	3.2	3.8	5.4
EiendomsMegler 1 Østlandet AS *	11.7	4.7	13.4
SpareBank 1 ForretningsPartner Østlandet AS - Group	5.5	3.2	4.8
<b>Subsidiaries</b>	<b>78.5</b>	<b>69.3</b>	<b>73.9</b>

Profits after tax in subsidiaries (NOK million)



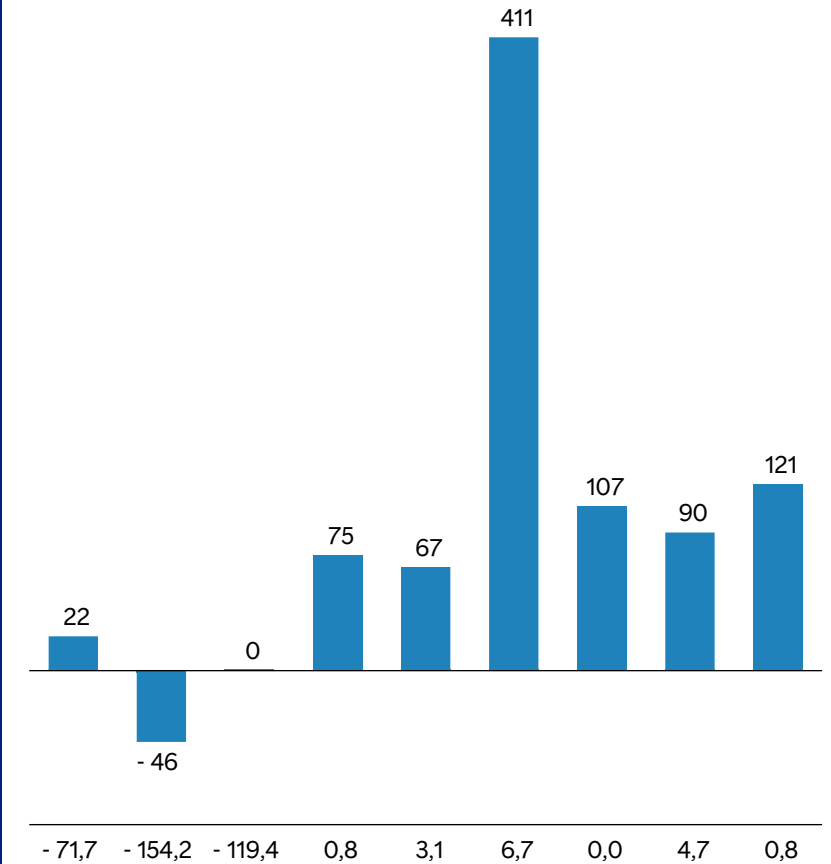
\* EiendomsMegler 1 Oslo Akershus AS, and EiendomsMegler 1 Innlandet AS merged with accounting effect from January 1, 2025. Comparative figures are shown aggregated.



# Profits in joint ventures

(NOK million, after taxes)	Ownership	Result share		
		2Q25	1Q25	2Q24
SpareBank 1 Gruppen AS - Group	12.4%	72.8	37.3	0.4
SpareBank 1 Forvaltning AS	6.3%	4.4	4.4	3.8
SpareBank 1 Boligkreditt AS	23.2%	17.2	23.7	35.0
SpareBank 1 Næringskreditt AS	10.9%	2.5	2.4	2.9
Kredittbanken ASA	20.5%	3.0	- 0.8	1.1
SpareBank 1 Betaling AS	17.3%	- 3.7	- 3.0	0.1
BN Bank ASA	10.0%	24.4	21.0	20.9
Other ventures		0.8	4.7	3.1
<b>Joint ventures</b>		<b>121.2</b>	<b>89.7</b>	<b>67.3</b>

Profits after tax in joint ventures (NOK million)

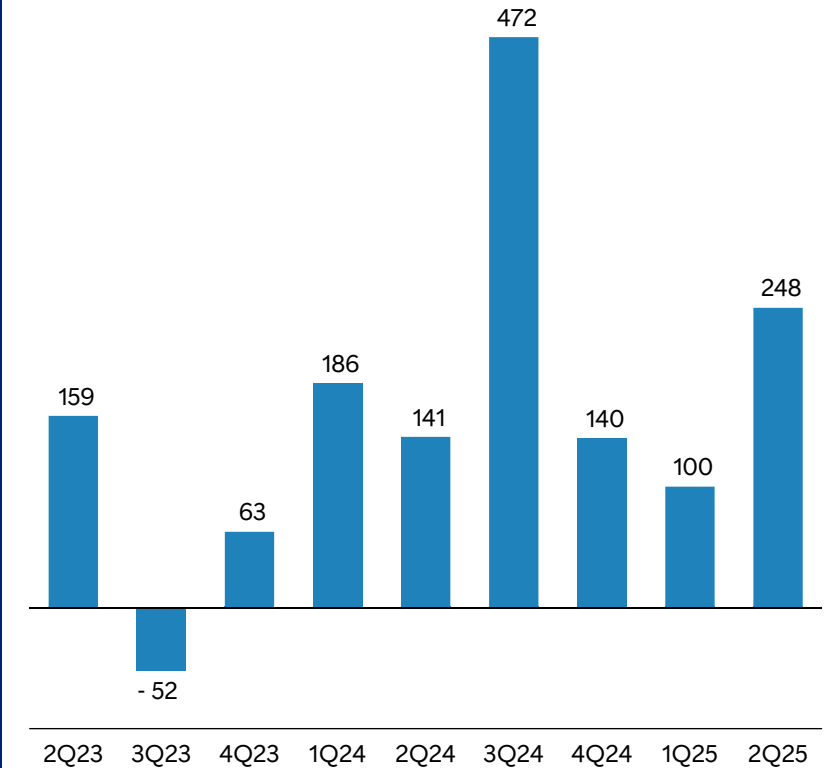


# Net income from financial assets and liabilities

Proforma

(NOK million)	2Q25	1Q25	2Q24
Dividends from shares and other equity instruments	48.7	1.4	38.5
Share of profit or loss of associates and joint ventures	121.2	89.7	67.3
Net profit from other financial assets and liabilities	78.0	8.9	35.3
<b>Net profit from financial assets and liabilities</b>	<b>247.8</b>	<b>100.0</b>	<b>141.2</b>

Net income from finance (NOK million)

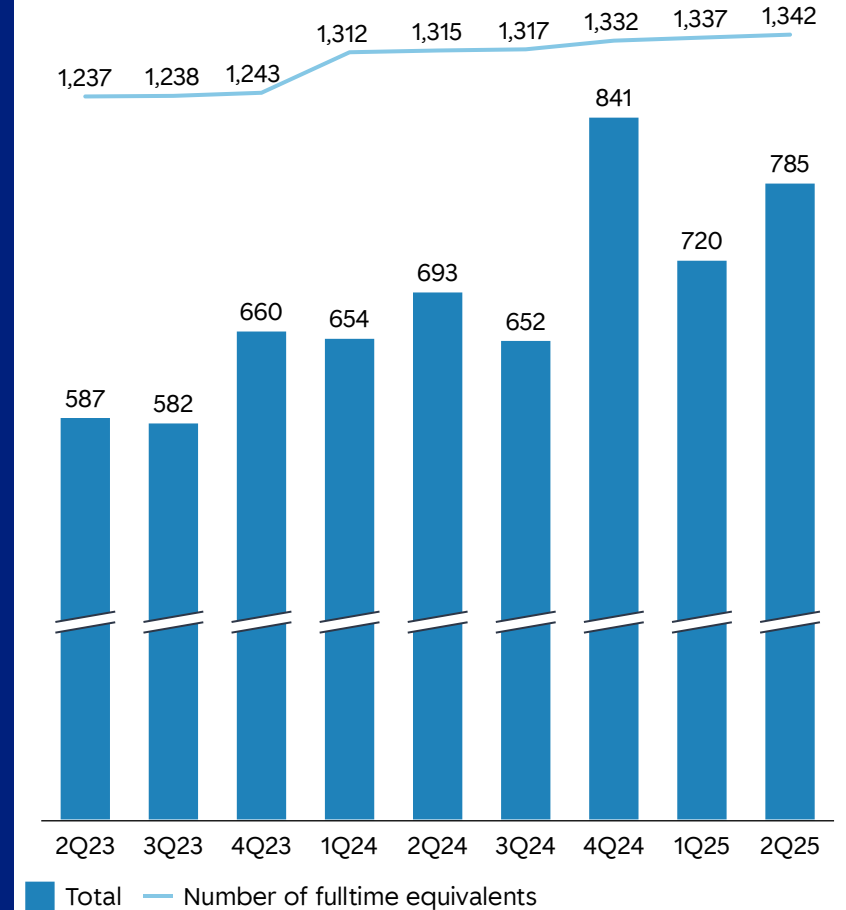


# Operating expenses

40 MNOK in increased ICT expenses from court ruling in the case b/w SpareBank 1 Utvikling and Tietoevry. In addition, running ICT expenses will increase by about 15 MNOK annually going forward.

(NOK million)	2Q25	1Q25	2Q24
Personnel expenses	400.2	394.8	368.1
Depreciation/amortisation	39.0	39.5	33.2
ICT expenses	170.8	121.4	113.7
Marketing expenses	29.1	28.1	33.0
Operating expenses real estate	19.8	27.1	19.7
Merger costs	24.8	1.2	1.5
Other expenses	101.7	107.9	123.9
<b>Total</b>	<b>785.4</b>	<b>720.0</b>	<b>693.1</b>

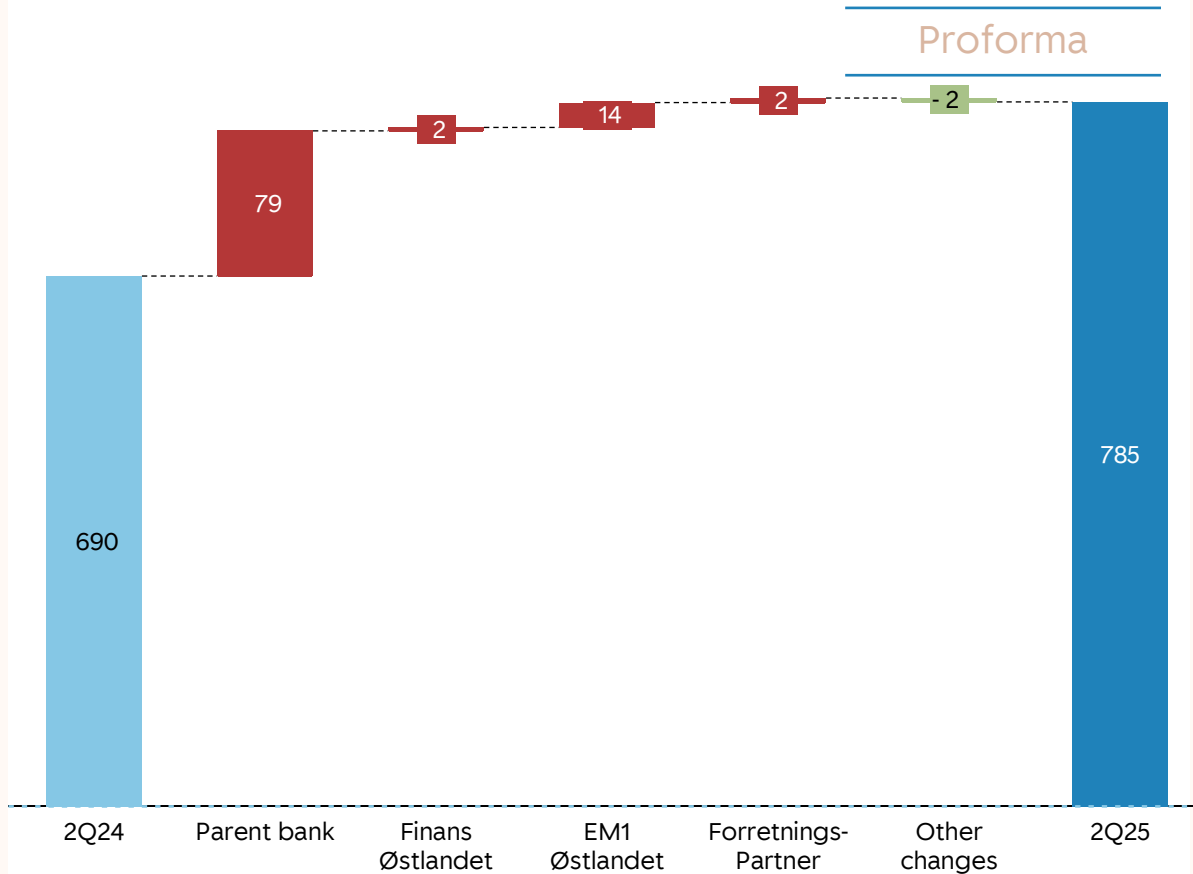
Operating expenses (NOK million)



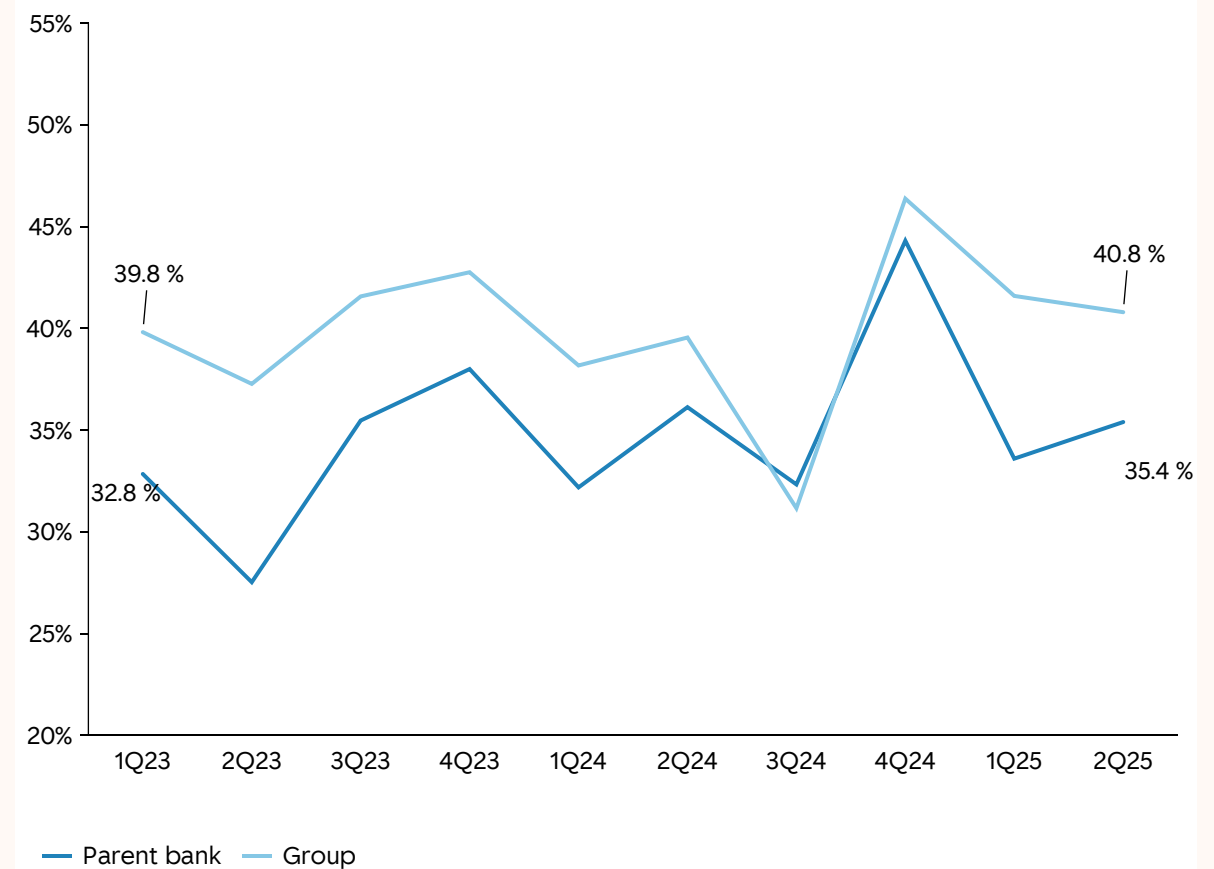
Proforma

# Operating expenses

Changes in operating expenses (NOK million), from last year



Quarterly cost income ratios, excl. financial items

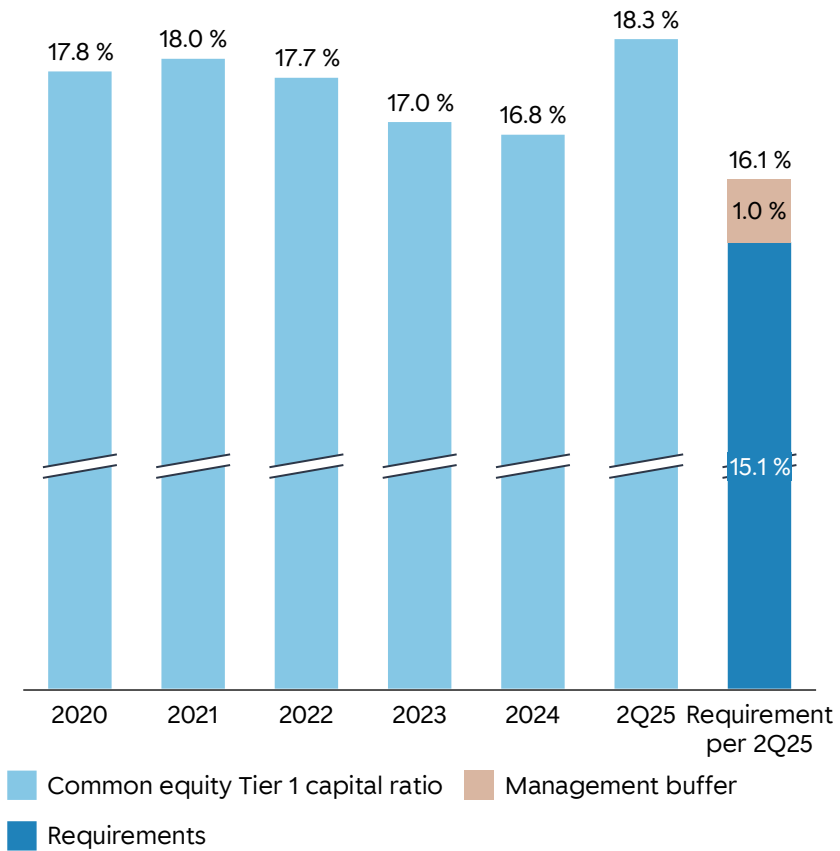


# Capital levels

Larger positive effect from CRR3 on CET-1 than originally estimated, but larger negative effect in 3Q than previously estimated from higher risk weight floor. Net effect of regulatory changes is estimated to be somewhat smaller than previously thought (+0.1 pp. vs. +0.3 pp.)

	2Q25	1Q25	2Q24
CET 1 capital ratio	18.3 %	17.1 %	16.8 %
Tier 1 capital ratio	20.2 %	19.0 %	18.8 %
Capital adequacy ratio	22.7 %	21.3 %	21.2 %
Leverage Ratio	7.2 %	7.5 %	7.1 %

Common equity Tier 1 capital ratio



# Together we develop Eastern Norway





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