

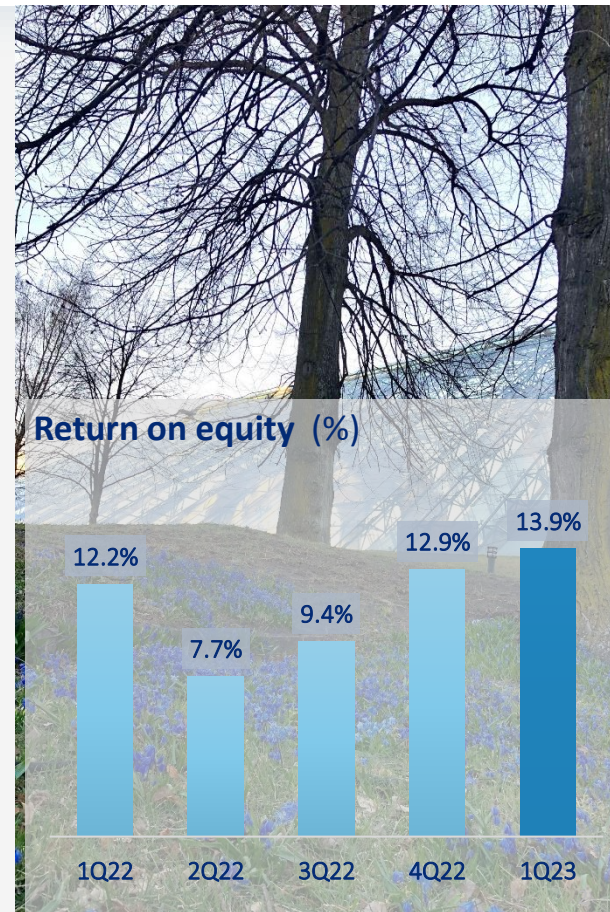
2023 Q1

COMPANY PRESENTATION

1st quarter of 2023: Strong profitability

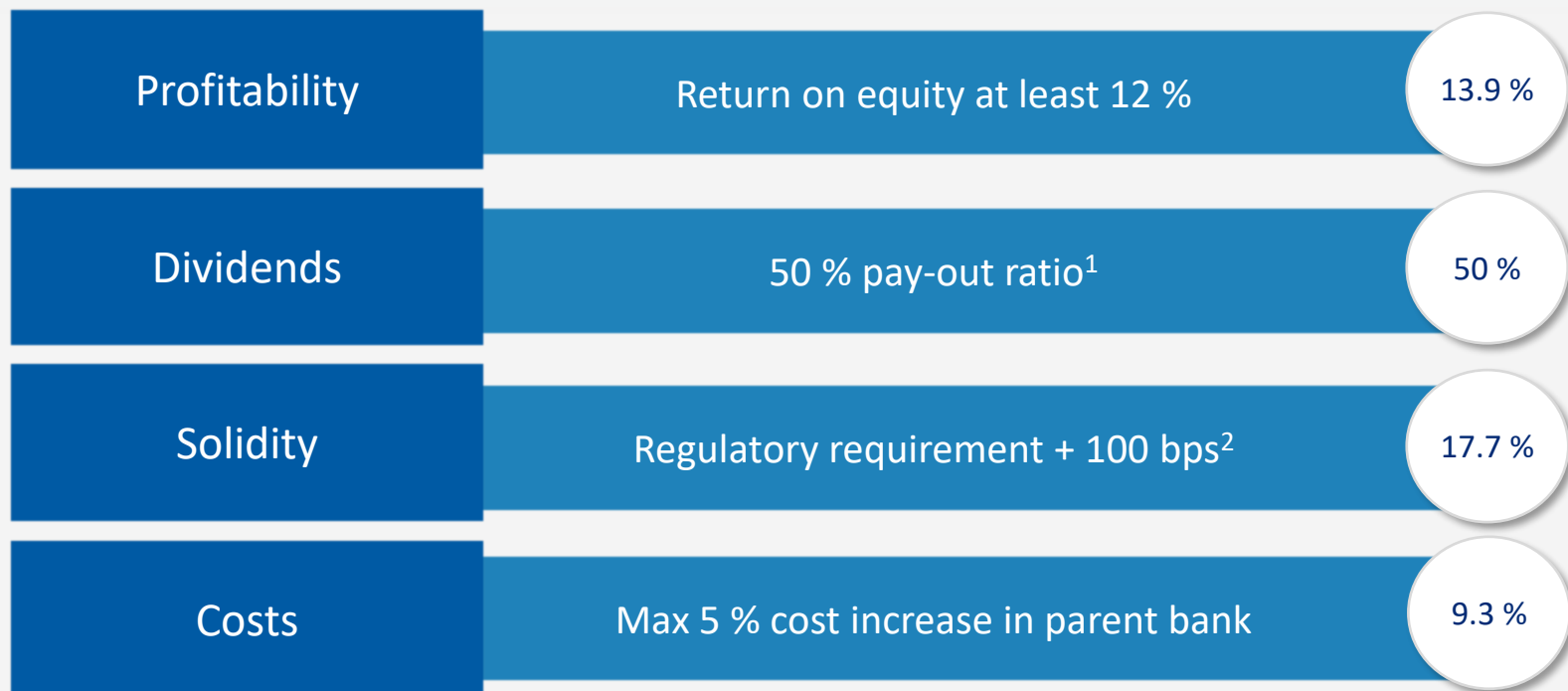
Summary

- Very strong return **on equity**: 13.9 %. Strong development in core banking operations as main contributor, particularly from higher net interest income.
- Solid growth in net **interest income** (including commission income from transferred loans): Up 36.9 % y/y (11.0 % q/q), from repricing and volume growth. Lending growth of 7.0 % y/y (0.8 % q/q) and deposit growth of 6.9 % y/y (1.6 % q/q).
- Net **commission income** (excl. transferred loans): Down by 2.9 % y/y (down 8.8 % q/q), due primarily to the reorganization of accounting operations in 3Q. Good underlying development in commission income, with a strong sales effort.
- Net **financials**: Positive contribution of NOK 102 mill.. Ownership contributions of NOK 59 mill., dividends of 17 mill. and positive contribution from other financial items of NOK 25 mill.
- **Operating expenses**: Up 5.1 % y/y (2.3 % q/q), due particularly to higher FTEs in parent bank, wage growth, and underlying inflation developments.
- **Loan losses**: Impairment charges of NOK 49 mill., of which NOK 30 mill. were model-based provisions.
- Capital adequacy: **CET-1 ratio** of 17.7 % (as in 4Q-22). Effects of positive results counterweighed by negative effects from basis swaps and higher risk-weighted assets.
- **ESG**: MSCI upgraded the bank's ESG rating from AA to AAA, the highest rating possible.



Financial targets and achievements per 1Q-23

Long-term goals versus actual results

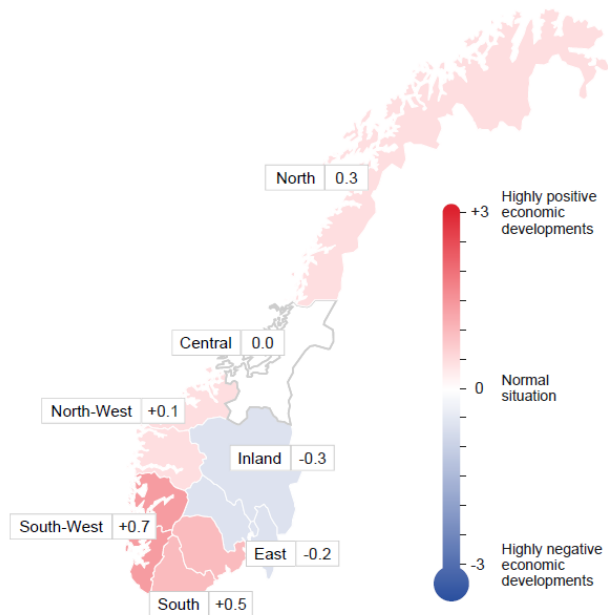


1. Out of profits after taxes taking into account non-controlling ownership interest and interest on hybrid capital.
2. Per 1Q 2023. Regulatory requirement of 15.8 %. Capital planning takes into account future planned regulatory changes.

A challenging macroeconomic backdrop

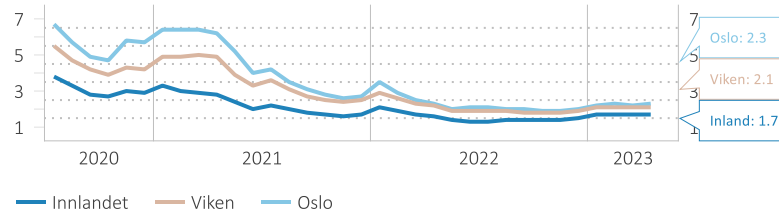
Negative companies. Sustained low unemployment is important. Stable housing market

Norges Bank's regional indicators



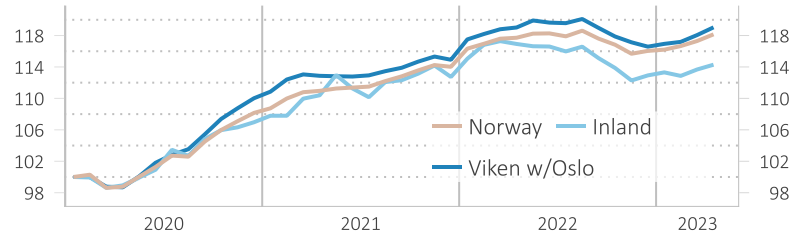
Source: Norges Bank's Regional Network, no. 1 2023

Unemployment (registered, %)



Sources: Macrobond, Norwegian Labour & Welfare Administration (Arbeids- og Velferdsforvaltningen - NAV)

Existing home prices, index = 100 at Jan. 2020

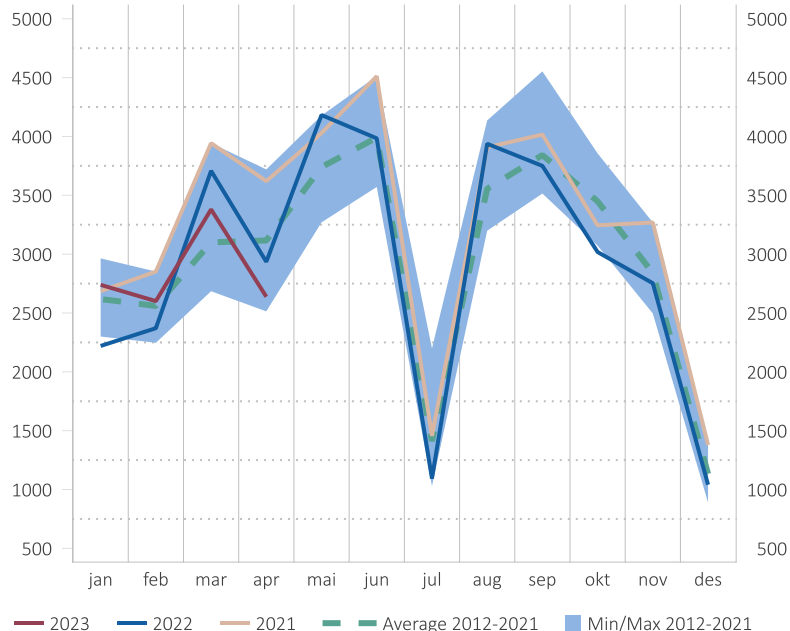


Sources: Macrobond, Eiendom Norge, FINN and Eiendomsverdi AS

Activity in housing market still good, but lower credit growth expected

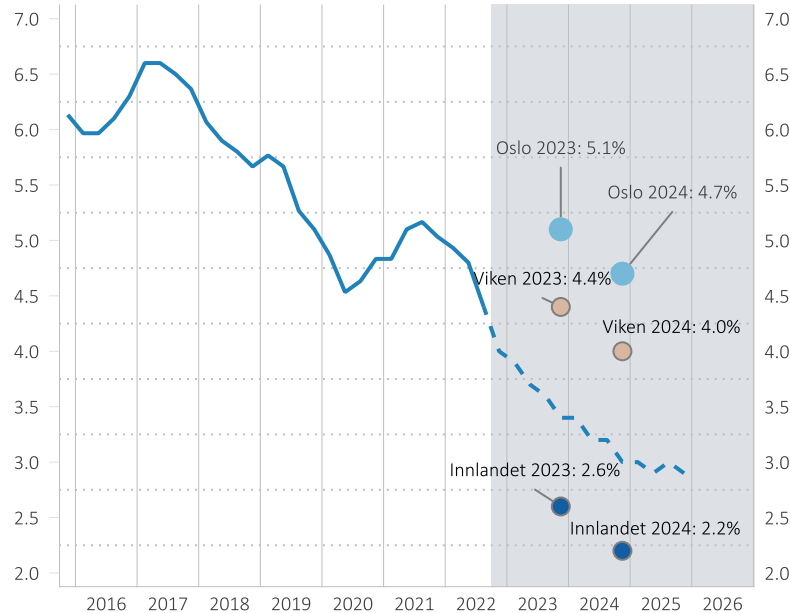
Credit demand from companies is also expected to slow

Existing home sales in market area, no. of homes



Sources: Macrobond, Eiendom Norge, FINN and Eiendomsverdi AS

Credit growth households, w/forecasts, %



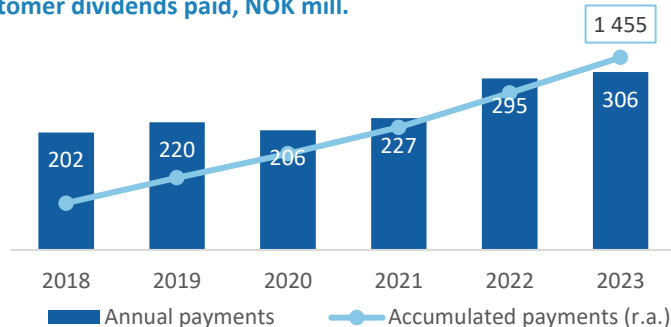
Sources: Macrobond, Norges Bank, earlyWarning Innsikt - EWI

* Note that EWI's regional forecasts are based on Norges Bank's projections in MPR 4/22


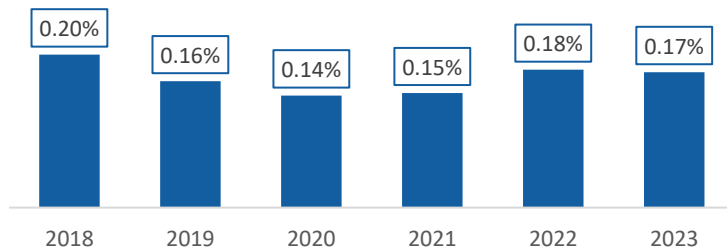
Customer dividends: More than NOK 300 mill. paid in 2023

Almost NOK 1.5 bill. paid to customers since the customer dividend was launched

Customer dividends paid, NOK mill.



Payments in % of qualified loans and deposits



The joy of sharing








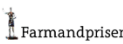




Every year we share the profit with our customers – we are the bank with customer dividends.

SpareBank
ØSTLANDET **1**

The bank that shares with you

Updated MSCI ESG-rating: AAA

Bank has taken a credible leadership role in sustainable financing

Company	In brief	Score	Scale
	Internationally recognised non-profit organisation that assesses the climate work of companies.	A 'Leadership'	A - F
	Assessment of companies' work with forests.	A-	A - F
	The assessment of our green bond framework resulted in a rating of CICERO Medium Green. The framework's management structure was rated 'Excellent'.	Medium Green/ Excellent	 Excellent, Good, Fair.
	Ranking that assesses the sustainability reporting of Norway's 100 largest listed companies.	A	A+ - F
	Ranking that assesses the Bank's policies for sustainability and corporate social responsibility. (The assessment was published in 2023).	2nd place in 2022. 85 %	0 % - 100 %
	Ranking that examines the Bank's compliance with its own policies. (The assessment was published in 2023).	1st place in 2022	
	Ranking of Norway's best annual reports. Sustainability reporting is an important component of the evaluation.	3rd place	Not available
	ESG rating that assesses environmental, social and governance data. (Published in 2023).	AAA	AAA - CCC
	Global ranking produced by The Banker, owned by the Financial Times, in collaboration with Corporate Knights. Analyses the proportion of bank income derived from sustainable activities.	2nd place (globally)	1 - 60
	ESG rating that assesses environmental, social and governance data.	9 'Negligible risk'	0 - 100
	Global ranking of the world's most socially responsible banks, produced by Newsweek and research company Statista.	8th place (globally)	1 - 175

Climate report 2022 og report on the impact on nature

Important reports giving direction for how the bank works with sustainability in practice

- **Climate report 2022:** Details the bank's emission targets, including for the mortgage and corporate portfolios.
- **Impact on nature report:** Report shows what impact the bank has on nature, through mortgage, CRE and agricultural portfolios.
- See [here](#) for more on our ESG-reporting.



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SpareBank 1 Østlandet's impact on nature

In this report, we examine our presumed largest footprints on nature. With new knowledge from the WWF's report "Reducing Norway's Footprint", we look at how production and consumption from our lending portfolio can break the planetary boundaries.



2023 1

FINANCIAL ACCOUNTS

Another strong quarter, with high profitability

Financial accounts 1Q 2023 (same period last year in brackets)

Profit after tax

- Profit after tax in 1Q23 of NOK 652 million (NOK 536 million)

Return on equity

- ROE in 1Q-23 of 13.9 % (12.2 %)

CET-1

- CET 1 ratio of 17.7 % (18.0%)

Lending growth

- Lending growth 0.8 % in 1Q23 (2.4 %), incl. covered bond companies
- Lending growth 7.0 % (9.4 %) last 12 mths, incl. cov. bond companies

Deposit growth

- Deposit growth of 1.6 % in 1Q23 (1.9 %)
- Deposit growth of 6.9 % (7.4 %) last 12 months

Loan losses

- Net impairments of NOK 49 million in 1Q-23 (NOK 4 million).

Income statement

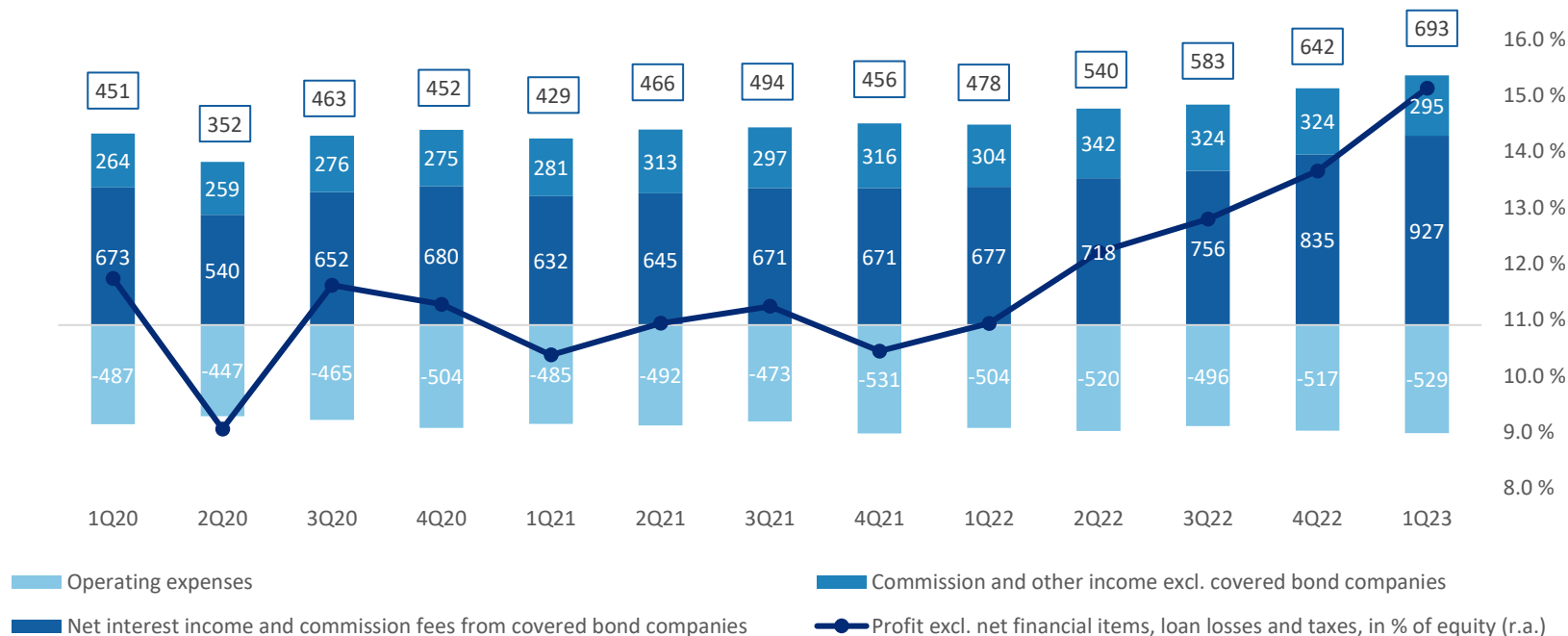
Group

	1Q23	4Q22	1Q22	2022
Net interest income	857	789	585	2 693
Net commission income	315	327	331	1 375
Other income	50	43	66	213
Dividends	17	14	16	43
Net profit from ownership interest	59	113	16	186
Net income from financial assets/liabilities	25	46	68	-67
Total operating expenses	529	517	504	2 037
Operating profit before losses on loans and guarantees	796	814	577	2 406
Impairment on loans and guarantees	49	63	4	27
Pre-tax operating profit	747	751	573	2 379
Tax expense	95	130	37	431
Profit/loss after tax	652	622	536	1 948
Return on equity	13.9 %	12.9 %	12.2 %	10.5 %
Cost/income ratio	39.9 %	38.8 %	46.6 %	45.8 %
Losses on loans as a percentage of gross loans	0.2 %	0.2 %	0.0 %	0.0 %

Strong development for core operations

Sharp increase in NII

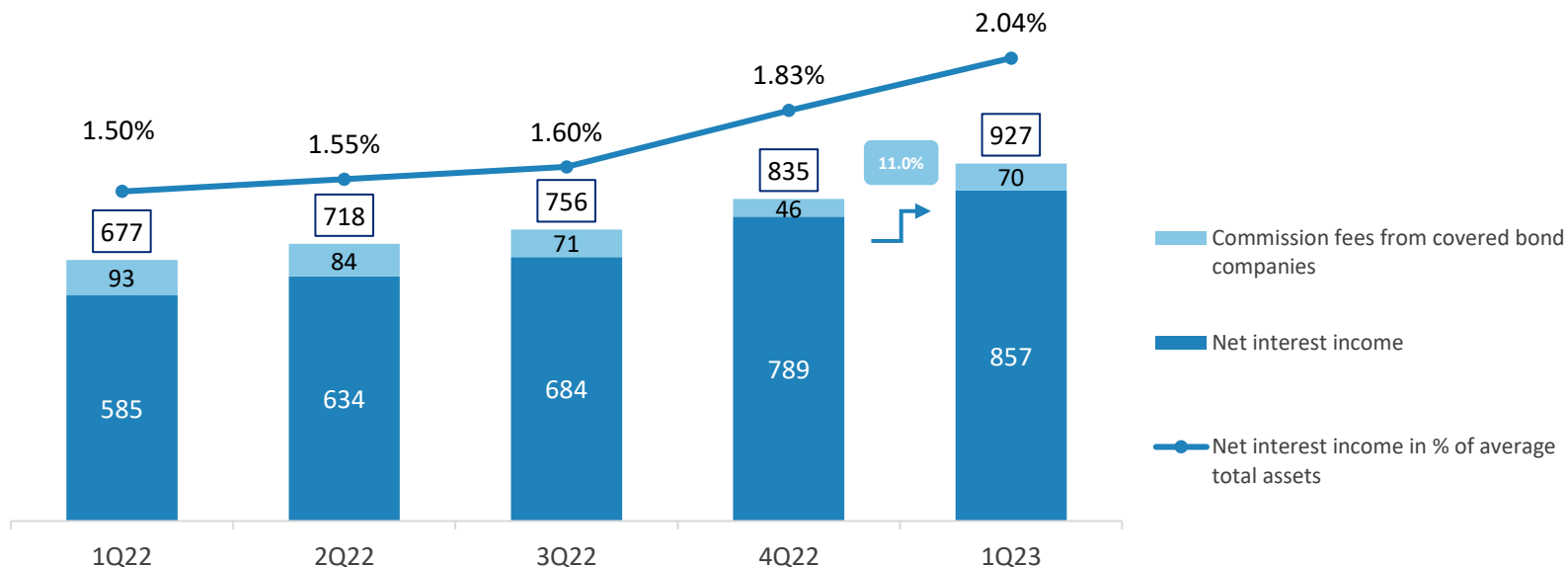
Net interest income, net commission income and operating expenses (NOK mill.)



Net interest income

Better margins, volume growth and increased commissions from covered bond companies

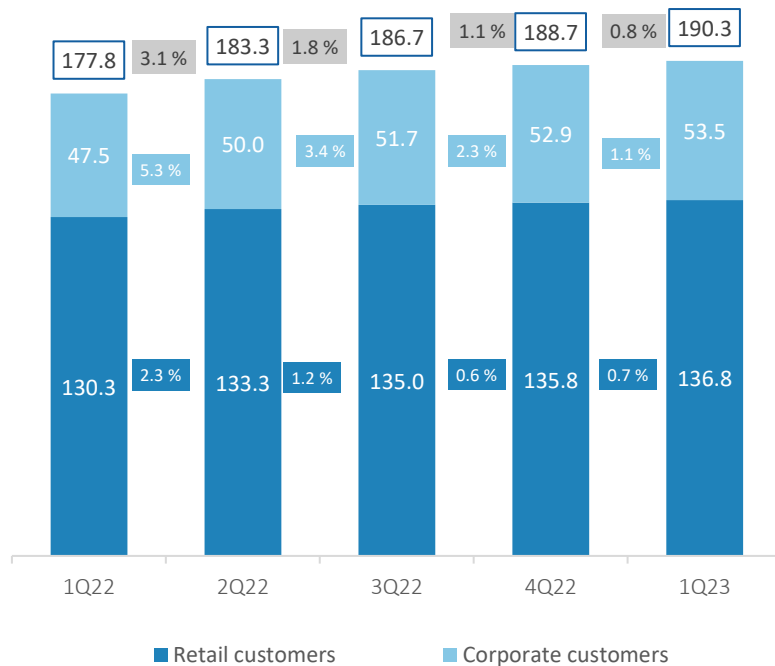
Net interest income incl. commissions from covered bond companies (MNOK and %)



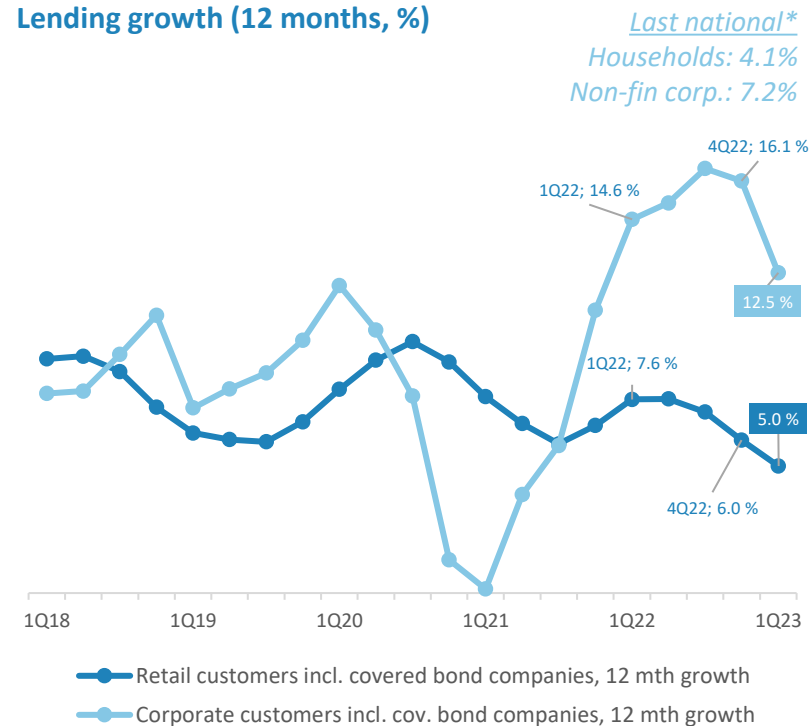
Loan volumes and growth

Somewhat lower lending growth, in line with expectations

Gross lending (NOK billion)

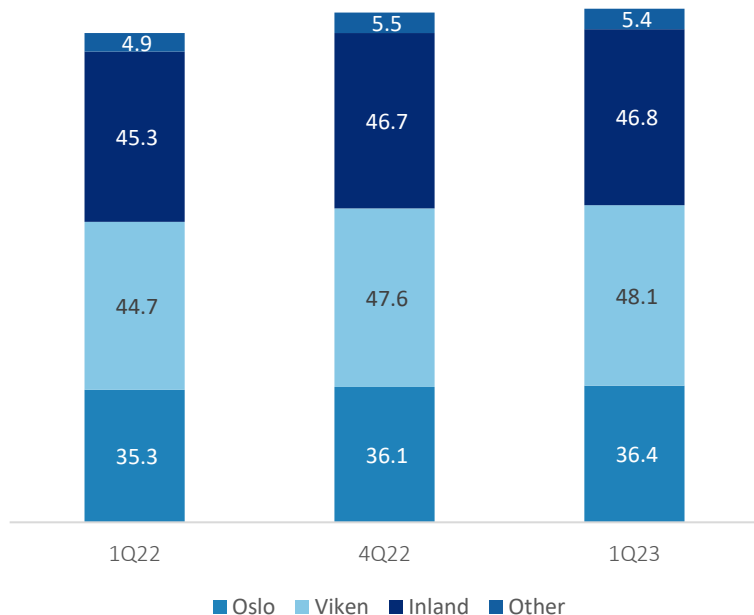


Lending growth (12 months, %)

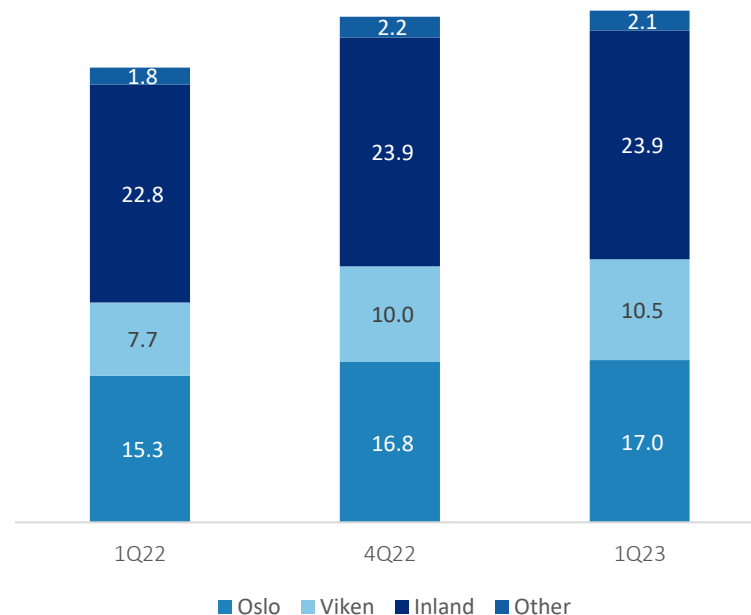


Strongest lending growth in Viken, more moderate in Inland region

Loan volume (NOK billion), retail



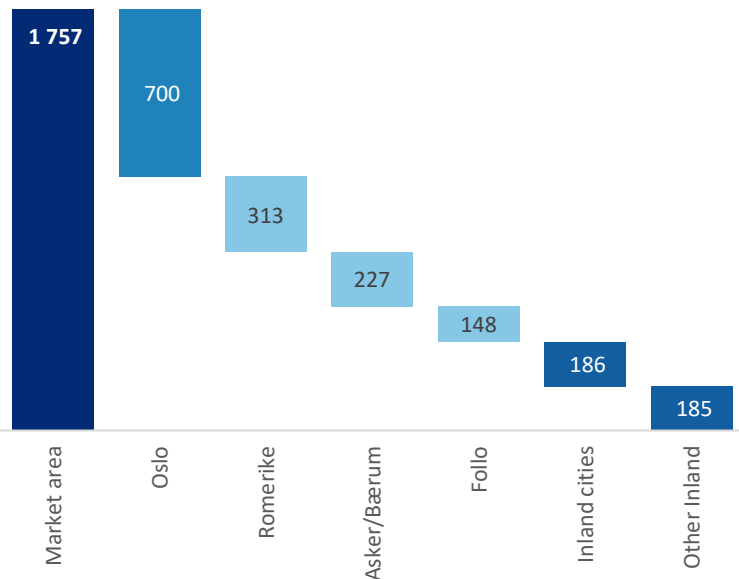
Loan volume (NOK billion), corporate



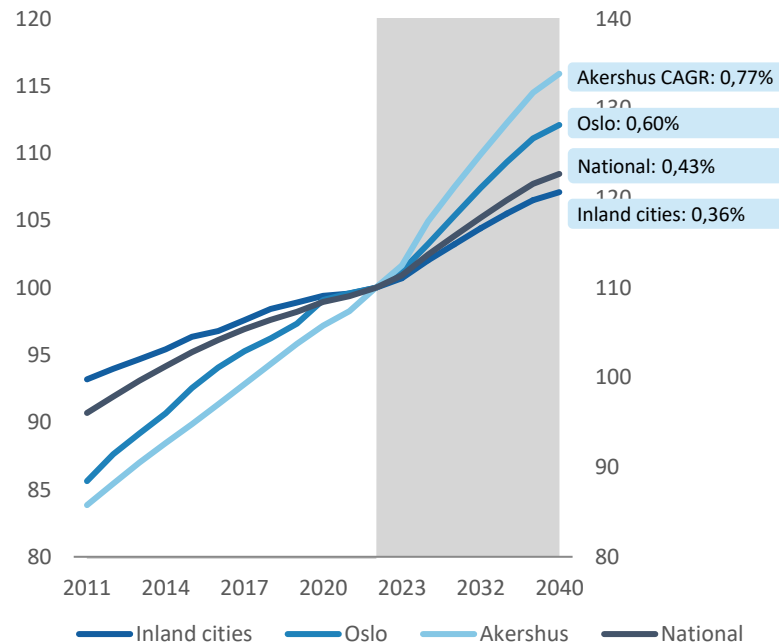
Big picture: Norway's most attractive market area

Bank's core area is expected to grow faster than the country average

Population in market area, 1000'*



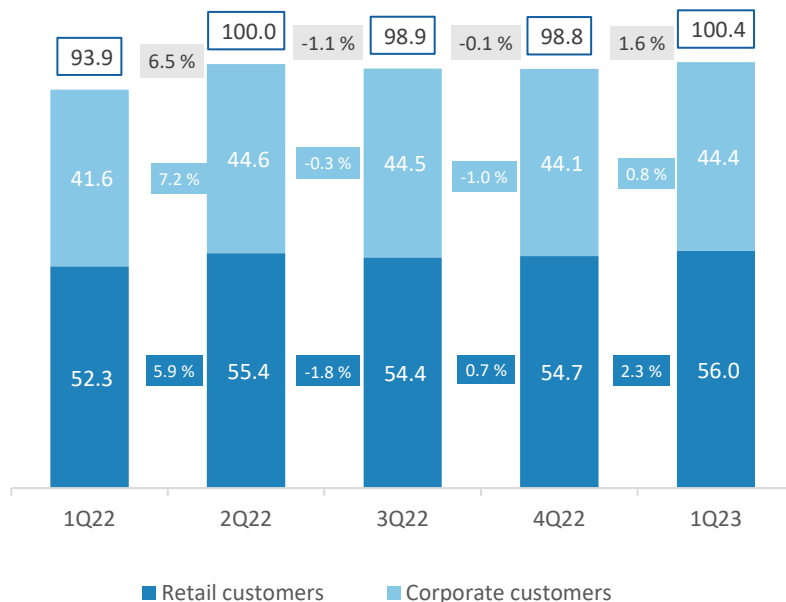
Population, index = 100 in 2022*



Deposit volume and growth

Good deposit growth, especially in the retail market

Deposits (NOK billion)



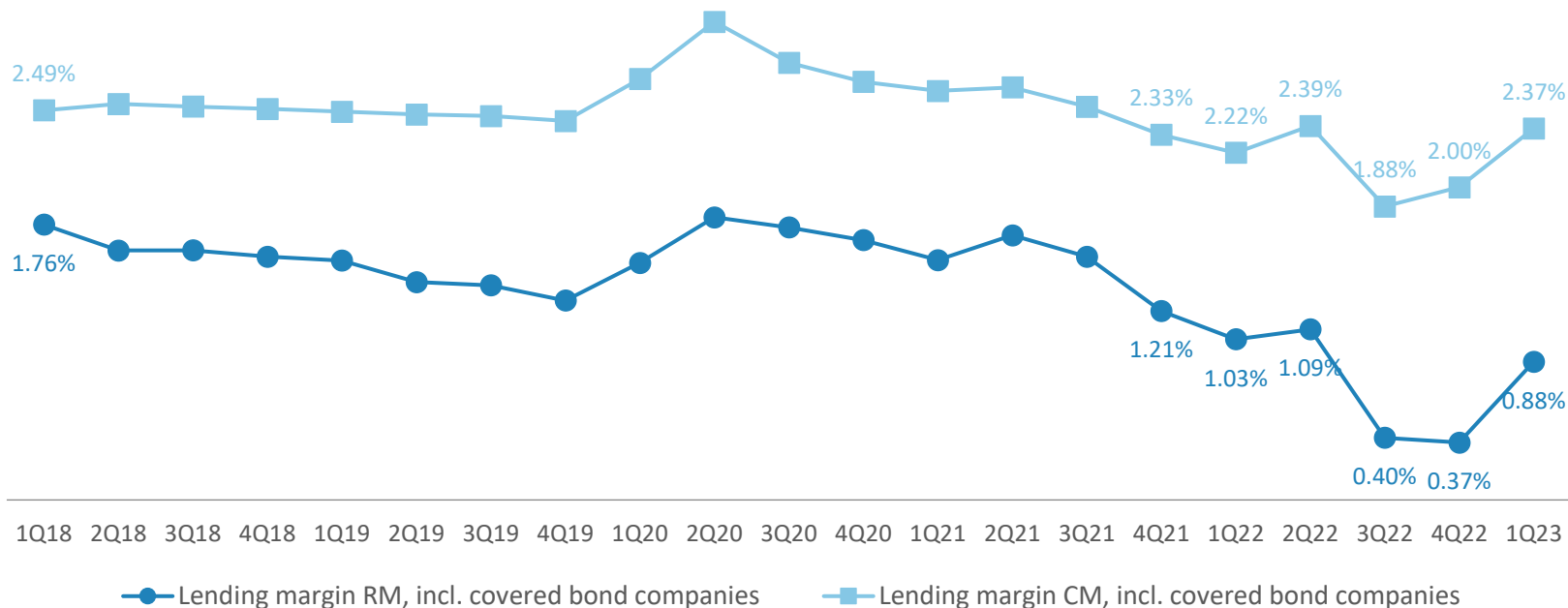
Deposit growth (12 months, %)



Lending margins

Increased lending margins

Lending margins, parent bank (%)*

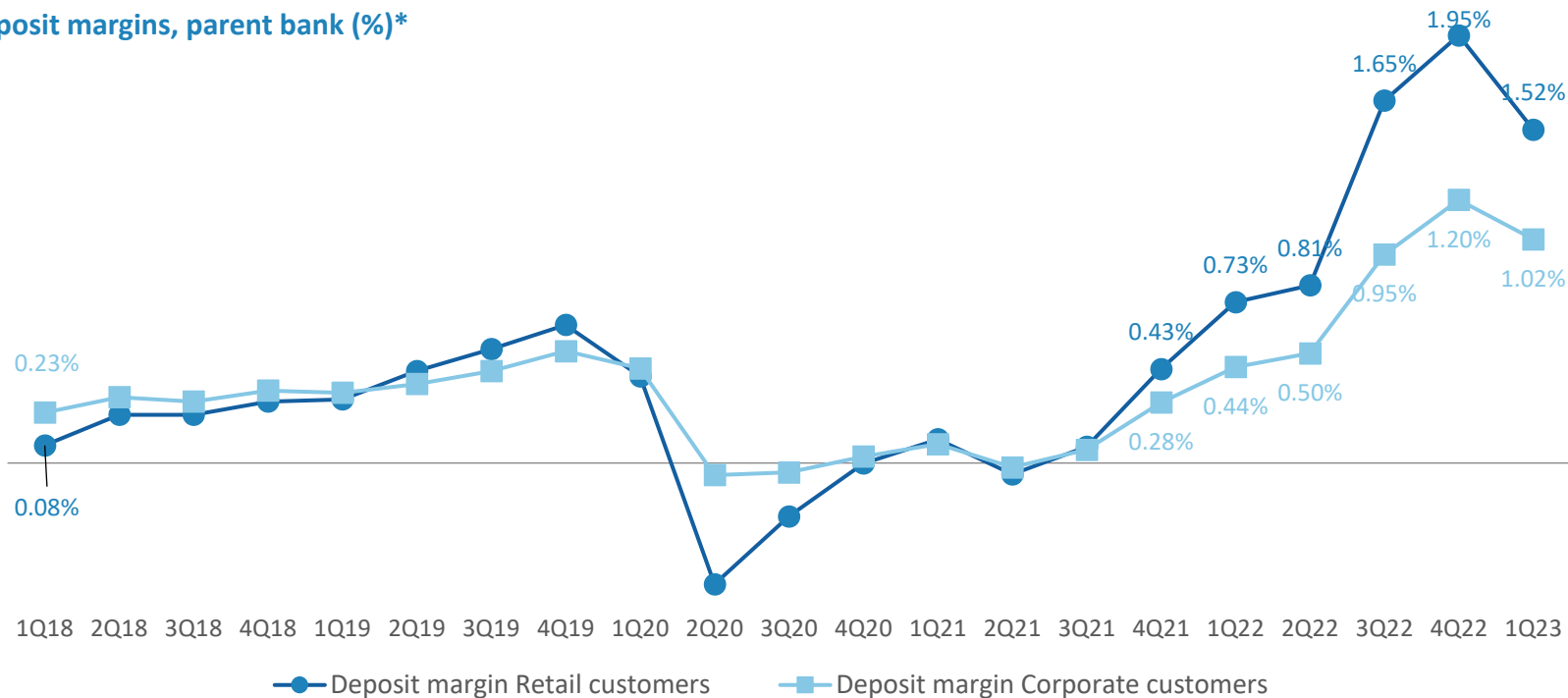


* Based on allocation of customer loans between retail and corporate divisions, respectively.

Deposit margins

Lower deposit margins

Deposit margins, parent bank (%)*

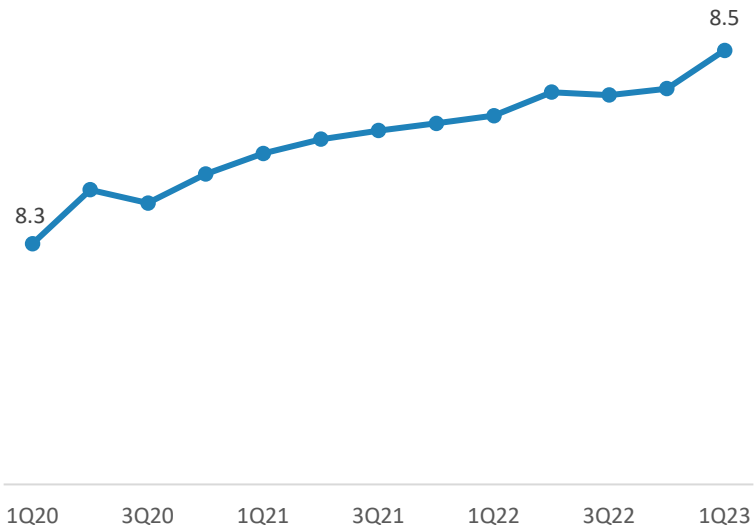


* Based on allocation of customer deposits between retail and corporate divisions, respectively.

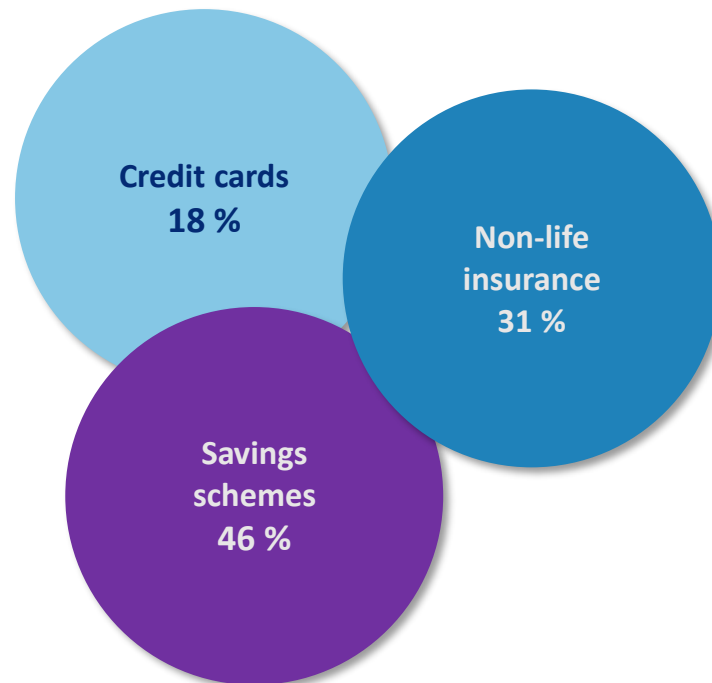
Continued strong development in sales of non-mortgage products

Strong sales force gives more products per borrower, with good profitability

Number of products, per mortgage borrower



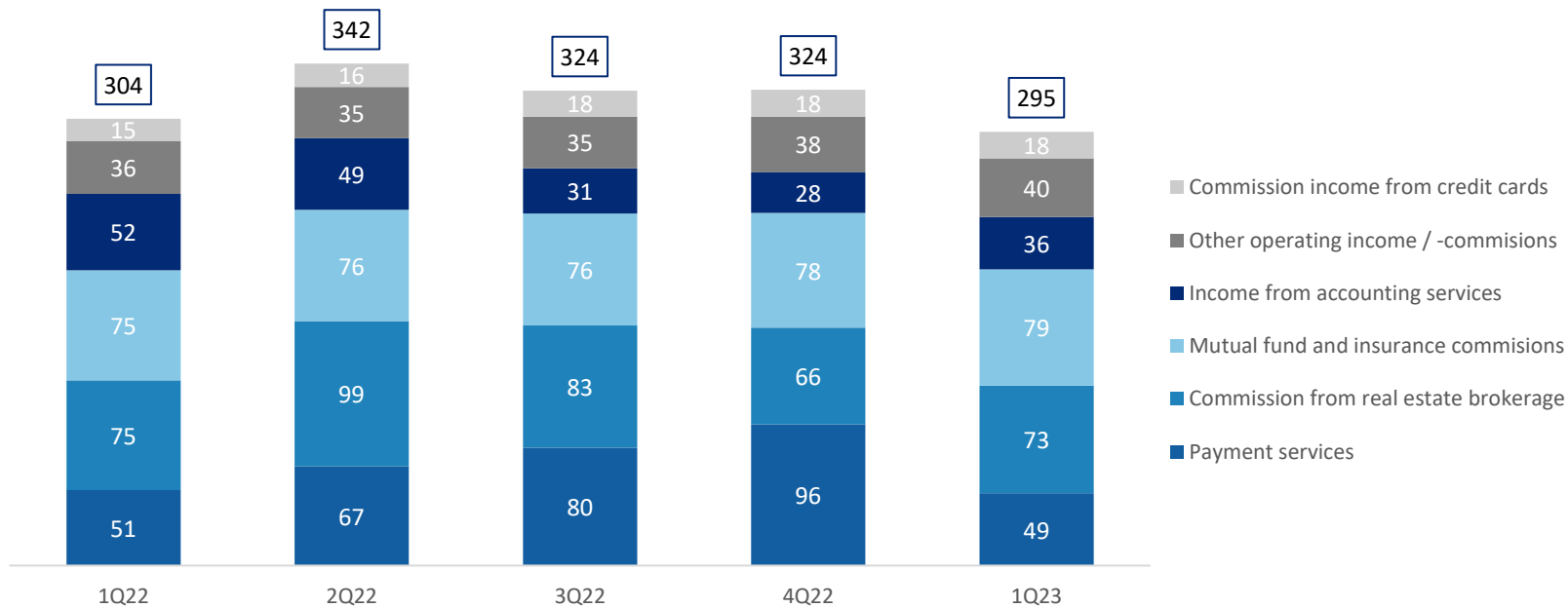
Sales volumes Q1-23 vs. Q1-22, % growth



Commission income

Seasonally lower income from payment services. Good development in fund and insurance commissions

Commission income and other income, excluding covered bond companies (NOK million)



Profits in subsidiaries

Profit after taxes

(NOK million)	1Q23	1Q22
Sparebank 1 Finans Østlandet AS - Group	47.5	43.8
EiendomsMegler 1 Innlandet AS	- 3.5	3.0
EiendomsMegler 1 Oslo Akershus AS - Group	- 2.2	1.3
SpareBank 1 ForretningsPartner Østlandet AS - Group *	- 0.7	4.8
Subsidiaries	41.1	46.8



På jakt etter ny 

Stikk innom et av våre kontorer eller ring
kundesenteret for en uforpliktende prat.

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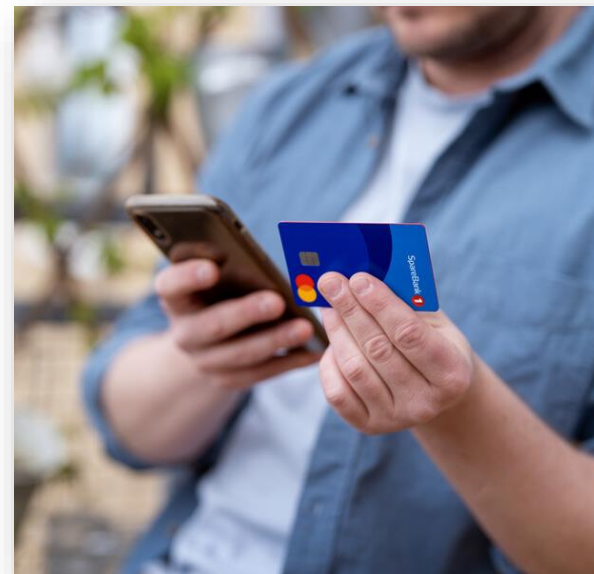
SpareBank 1
ØSTLANDET

* SpareBank 1 Østlandet sold the consultancy part to TheVIT AS on 24 August. Payroll and accounting operations were taken over in its entirety by SpareBank 1 Østlandet. The company changed its name to SpareBank 1 ForretningsPartner ('Business Partner') Østlandet AS.

Profits in joint ventures

Profit after taxes

(NOK million)	1Q23	Ownership	1Q22	Ownership
SpareBank 1 Gruppen AS - Group*	271.9	12.40 %	289.2	12.40 %
SpareBank 1 Forvaltning AS	39.0	6.26 %	40.2	5.24 %
SpareBank 1 Boligkreditt AS	161.8	22.42 % -	13.3	23.15 %
SpareBank 1 Næringskreditt AS	15.3	15.66 % -	0.9	14.35 %
SpareBank 1 Kreditt AS	- 22.5	18.91 %	16.7	19.09 %
SpareBank 1 Betaling AS	- 39.1	18.10 % -	25.0	18.20 %
BN Bank ASA	182.6	9.99 %	142.6	9.99 %
Joint ventures	608.9		449.5	

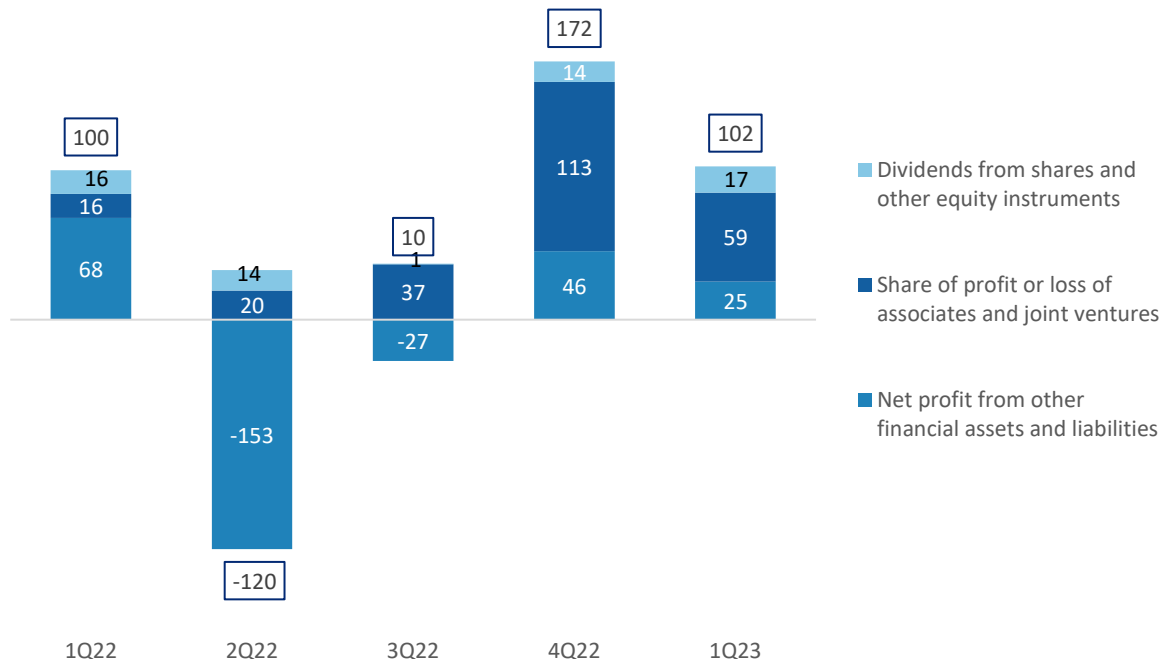


* The majority's share of profit after tax in 1Q23 was NOK 176.1 million (188), which is also the basis for calculating SpareBank 1 Østlandet's share of the profits. SpareBank 1 Group implemented IFRS 9 and IFRS 17 on 1 January 2023. Numbers for 2022 have been restated.

Net income from financial assets and liabilities

Good result from SB1 Group, net positive contribution from other financial items

Net income from financial assets and liabilities, NOK million



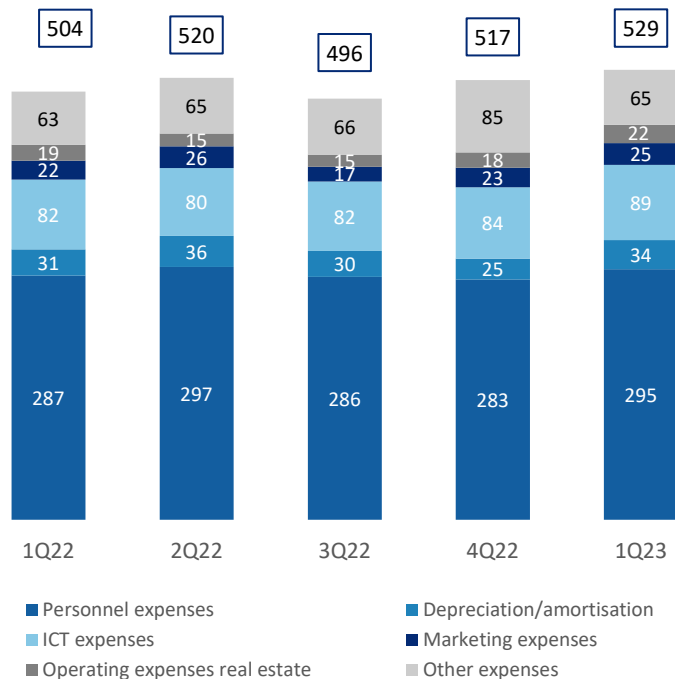
Selected valuation changes:

- Liquidity portfolio incl. hedges:
minus NOK 21 mill.
- Securities issued incl. hedges:
NOK 31 mill.
- Net profit from currency trading and hedging:
NOK 18 mill.

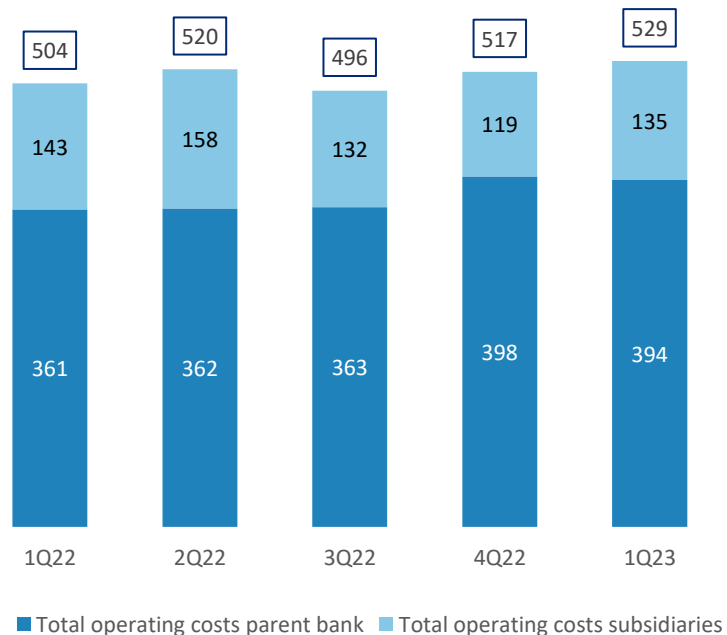
Operating expenses

Increased costs, due partly to wage growth and more FTEs in the parent bank

Operating expenses by item (NOK million)

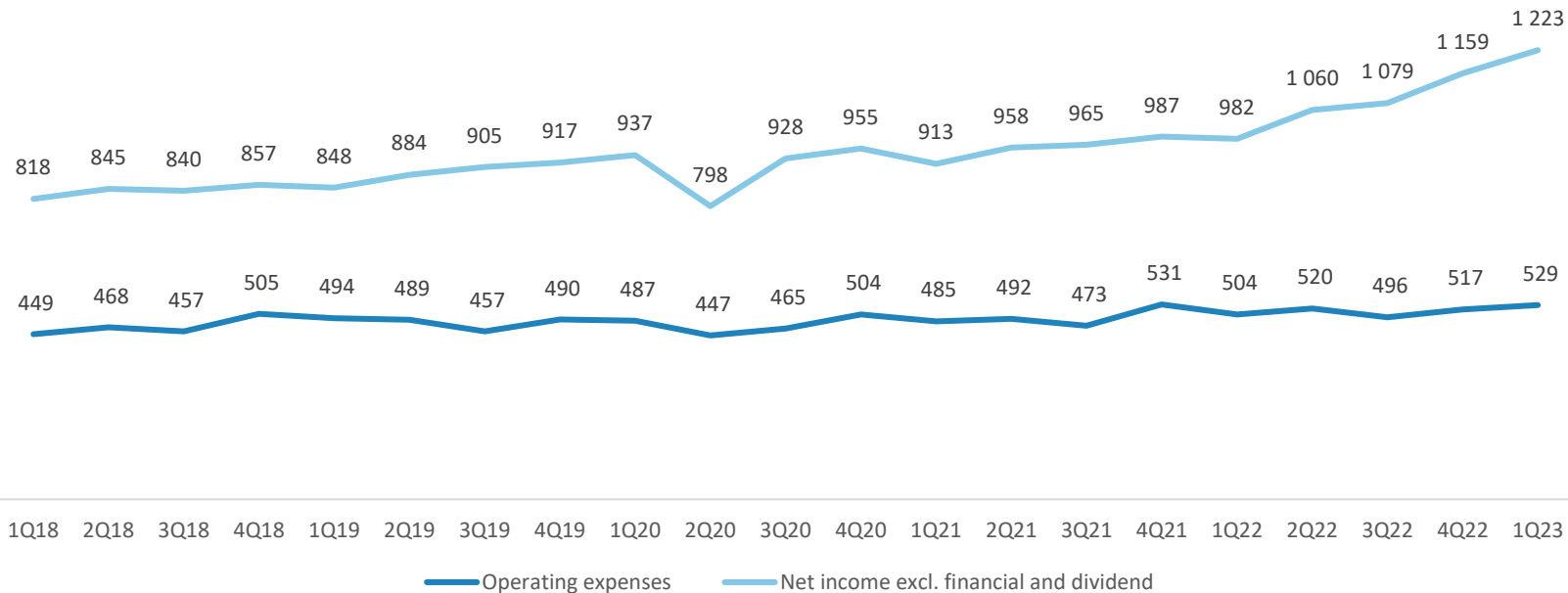


Operating expenses, by unit (NOK mill.)



Very strong development in income relative to costs

Costs and income (excl. net financial items and dividends), Group



Loan loss provisions

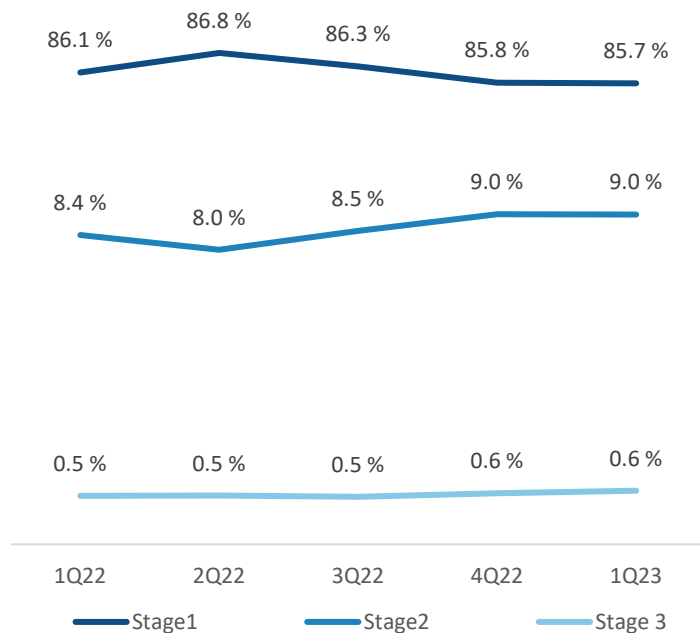
Increased model-based provisions, relatively low individual provisions and net write-offs

	1Q22	2Q22	3Q22	4Q22	1Q23
Parent bank	6	-61	16	58	42
SB1FØ	-2	2	3	6	7
Group	4	-59	19	63	49
Losses as a percentage of total lending	0.0 %	-0.2 %	0.1 %	0.2 %	0.2 %

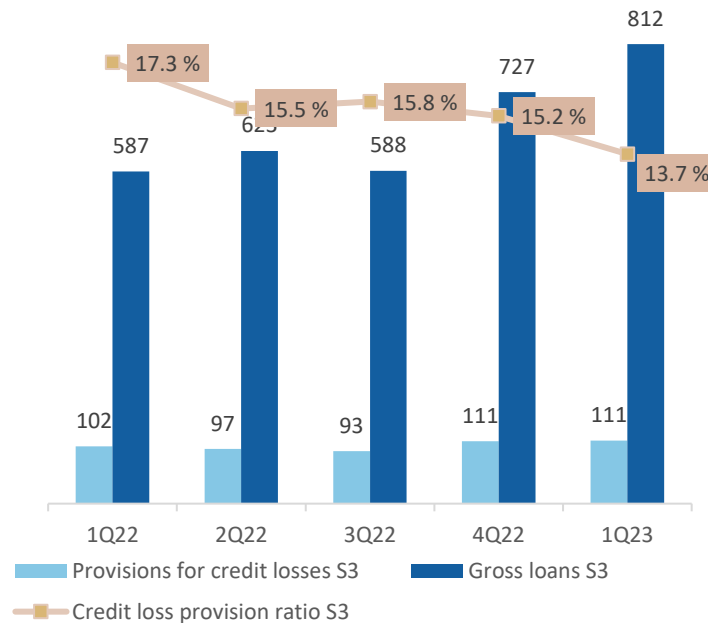
Loan loss provisions (NOK million)	1Q22	2Q22	3Q22	4Q22	1Q23
Change in model-based loss provisions	5	-66	14	38	30
Change individual loss provisions	-6	-5	-4	18	1
Net write-offs	4	12	9	7	18
Total losses	4	-59	19	63	49

Exposures per stage and credit loss provision ratio in stage 3

Exposure by stages (% of gross loans*)

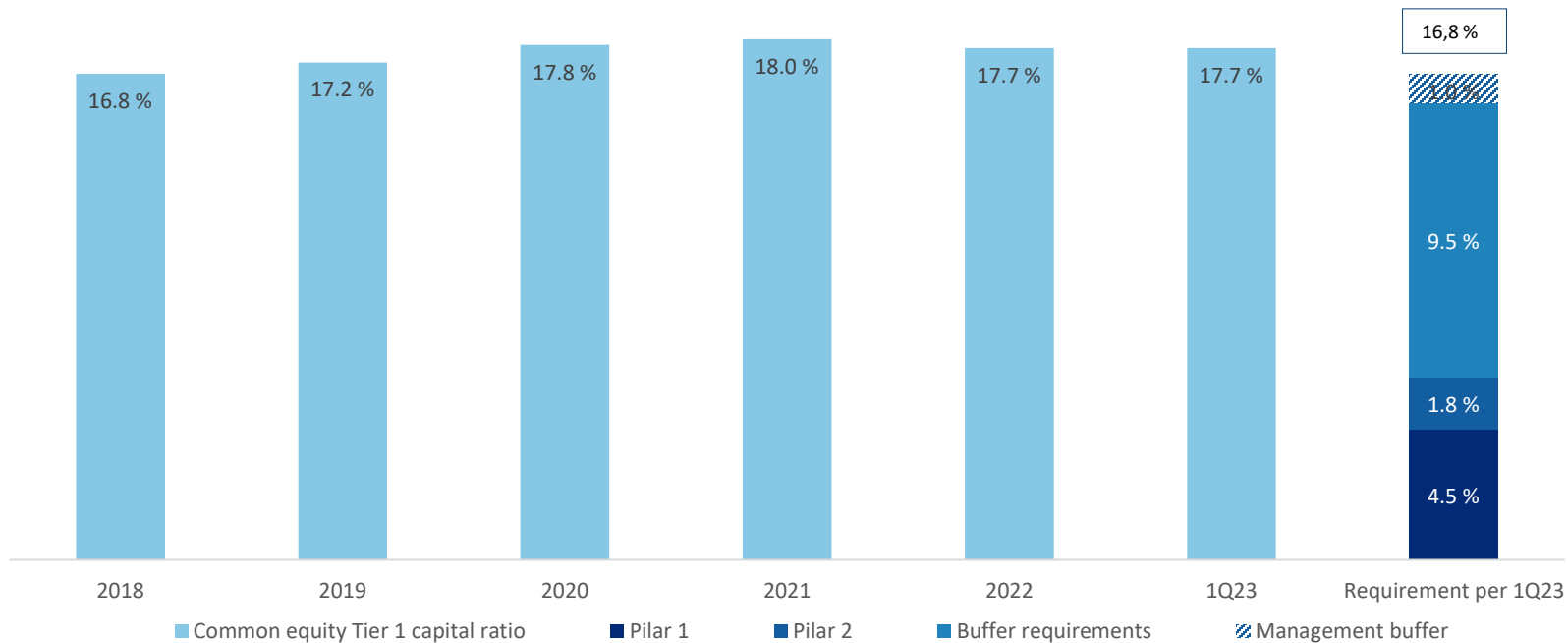


Loans in Stage 3 (NOK mill.)



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

High CET-1 ratio, well above regulatory requirements





- In challenging times, the Norwegian savings bank model has performed strongly.
- Good advice and local knowledge supports a solid lending portfolio.
- We will contribute with good solutions for existing customers, also those that experience challenging times.
- We retain our growth ambitions, but growth needs to be profitable and risk in line with our profile.

Why invest in SpareBank 1 Østlandet (SPOL)?

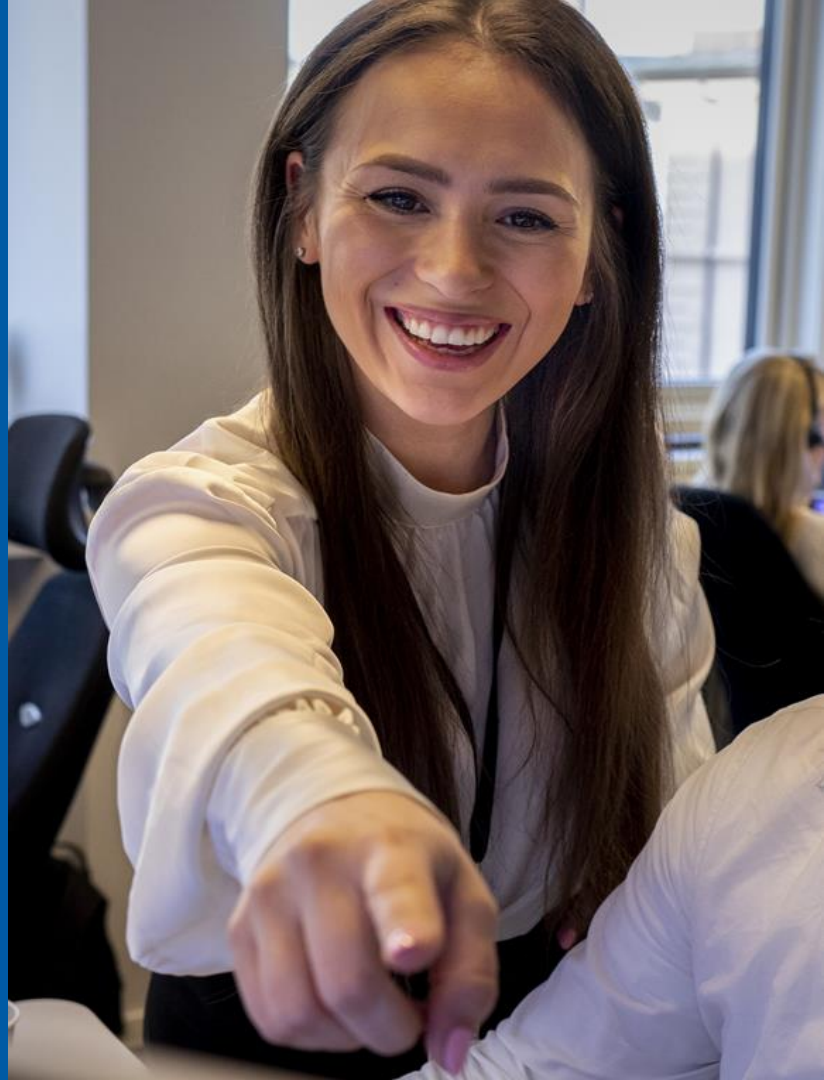


Creating together

Proficient | Near | Engaged

We have worked for more than 175 years
for people and businesses to succeed

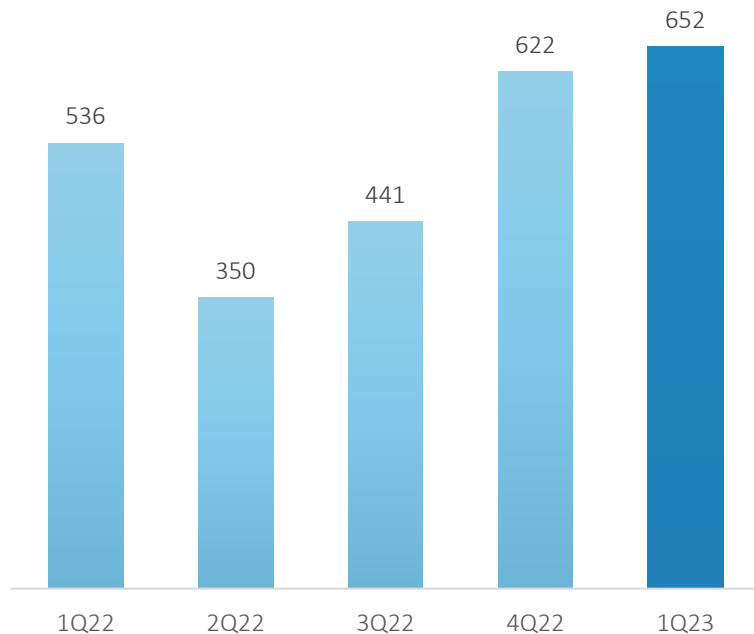
Our work continues



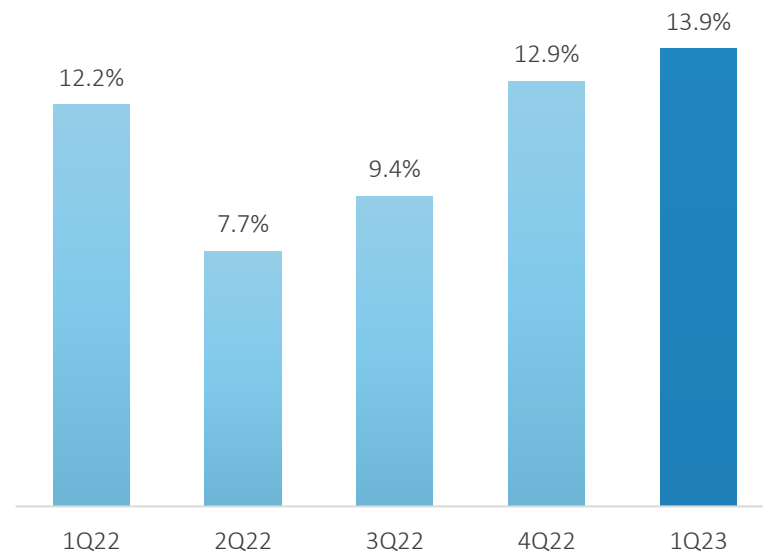
2023 **Q1**

APPENDIX Financials/ECC

Profit after tax (NOK mill.)



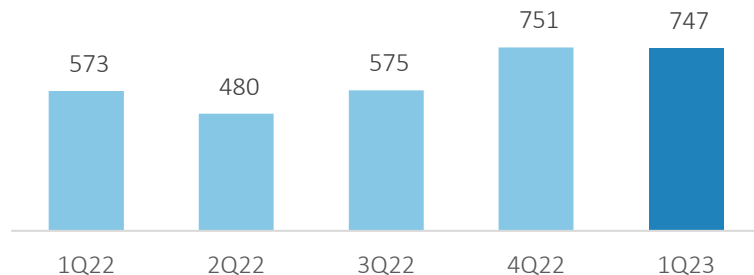
Return on equity (%)



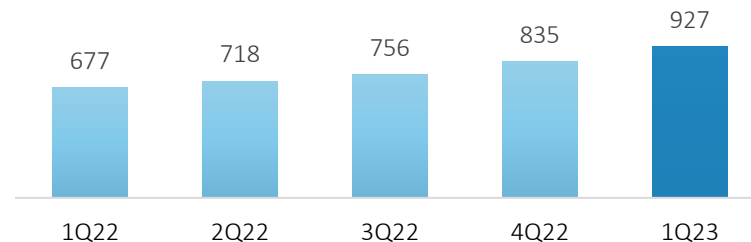
Key financials - quarterly

(1)

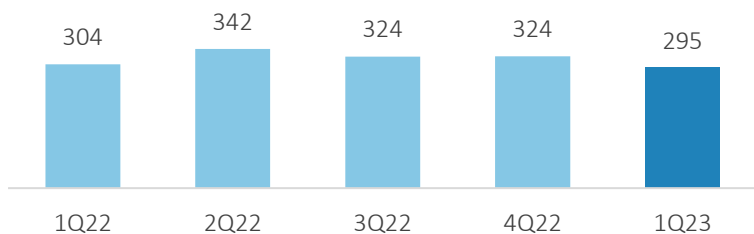
Pre-tax profit (NOK million)



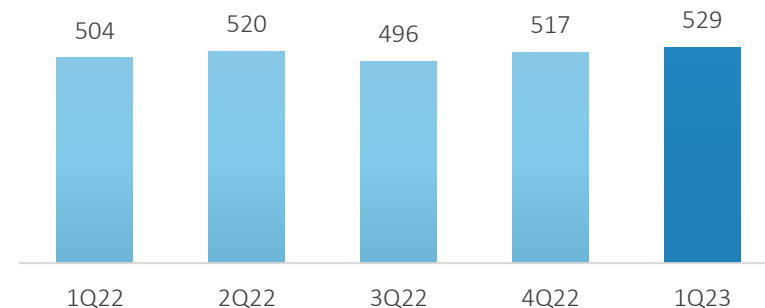
Net interest income and commission fees from covered bond companies (NOK million)



Net commission income excl. covered bond companies (NOK million)



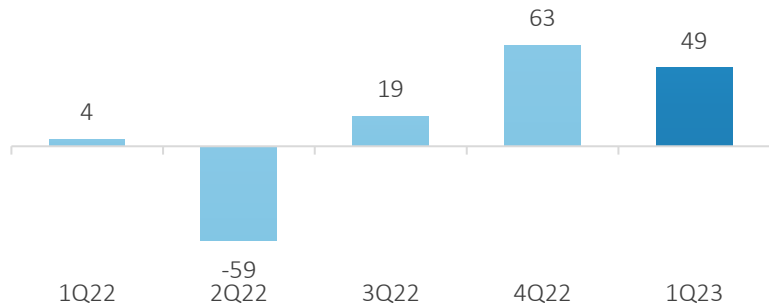
Operating expenses (NOK million)



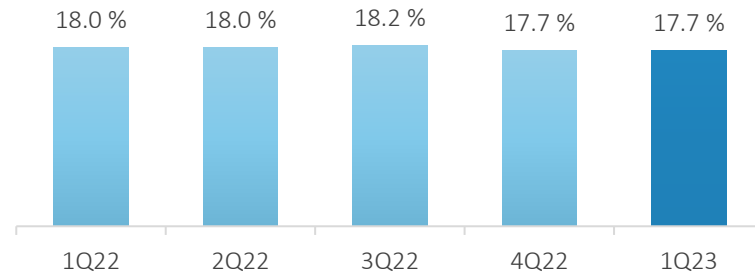
Key financials - quarterly

(2)

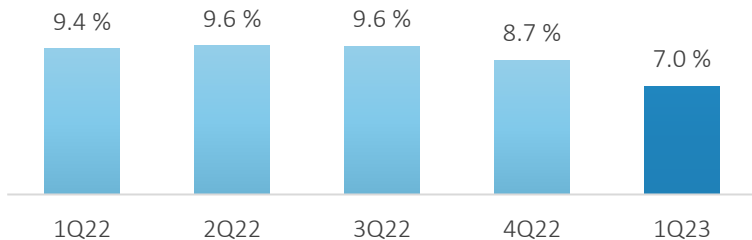
Impairments on loans and guarantees (NOK million)



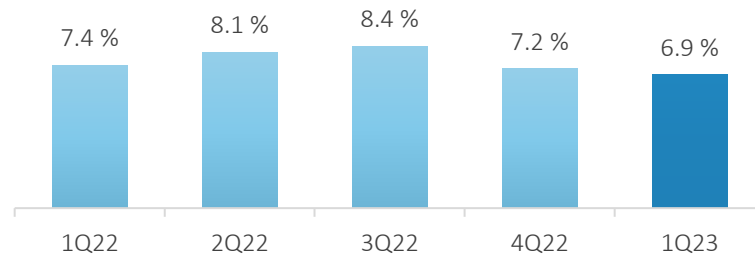
CET-1 ratio



Lending growth last 12 months, inc. transferred loans



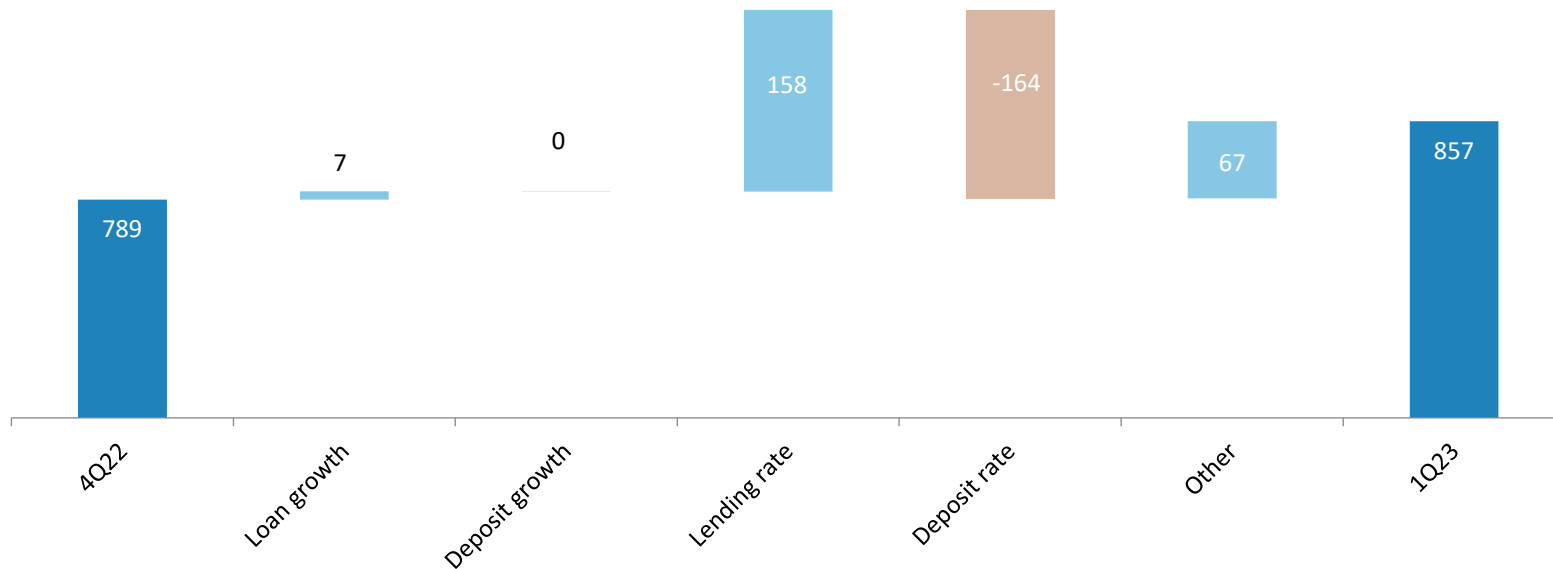
Deposit growth last 12 months



Contribution to changes in net interest income

Contribution to change in NII excl. commissions from covered bond companies, MNOK

ESTIMATE

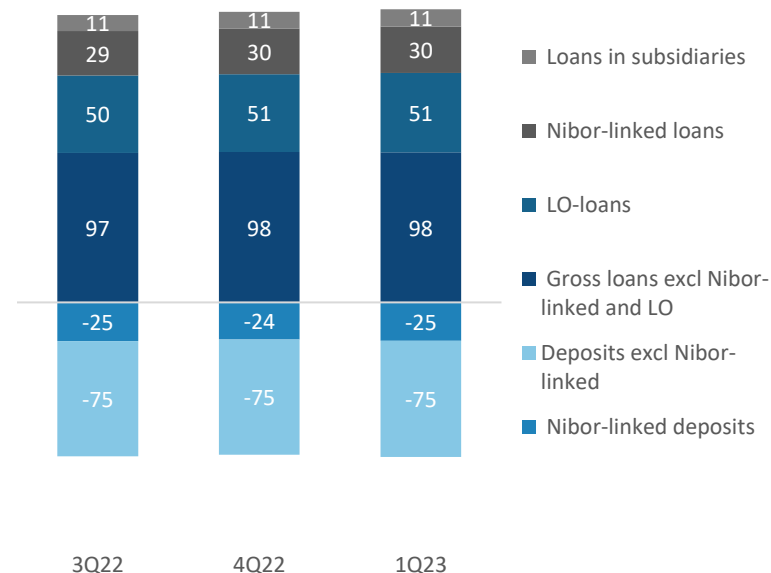


*Interest income and expenses from volume growth is calculated as the change in average volume per quarter using interest rates equal to those of the existing portfolio in the current quarter.

Bank has adjusted interest rates following Norges Bank's rate hikes

Norges Bank	22 Sep-22	3 Nov-22	15 Dec-22	23 mar-23
Effective dates new loans and deposits	29 Sep-22	10 Nov-22	21 Dec-22	30 mar-23
Existing CM loans and deposits	13 Oct-22	24 Nov-22	4 Jan-23	14 Apr-23
Existing RM loans and deposits	10 Nov-22	22 Dec-22	1 Feb-23	12 May-23

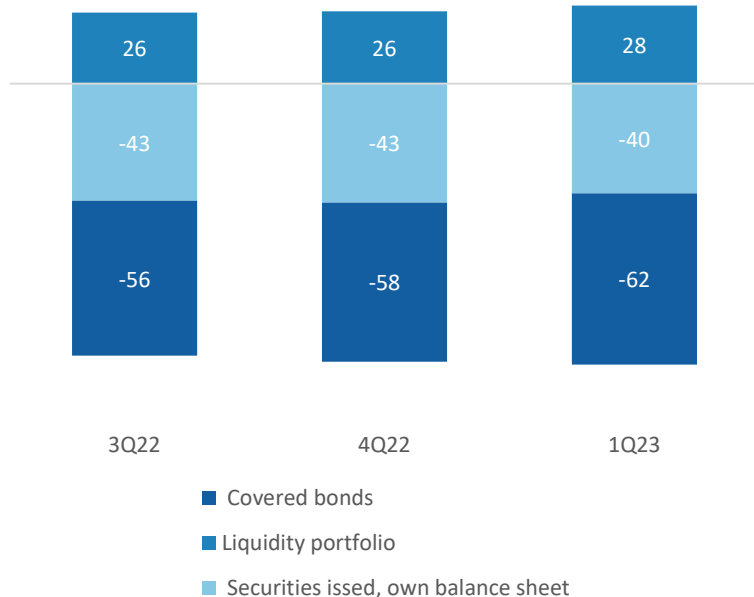
Loan and deposits, NOK bill.



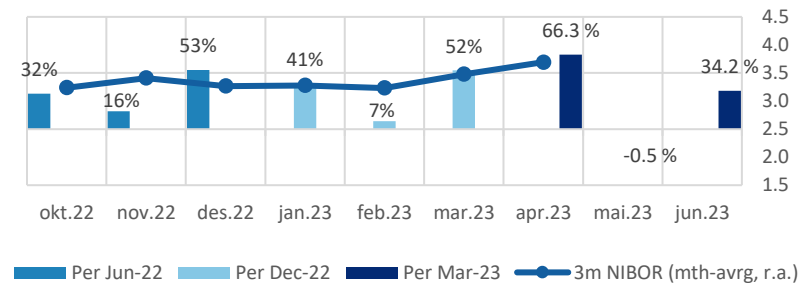
Structure on funding and security holdings also affect NII

Most rate fixings of own balance sheet occur early in 2Q23. Covered bond funding lags Nibor.

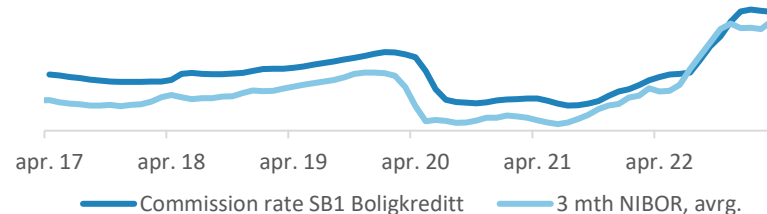
Securities, NOK bill.*



Net rate fixings per month, share of quarter, %**



3-month NIBOR and commission rate SP1 Boligkreditt, %



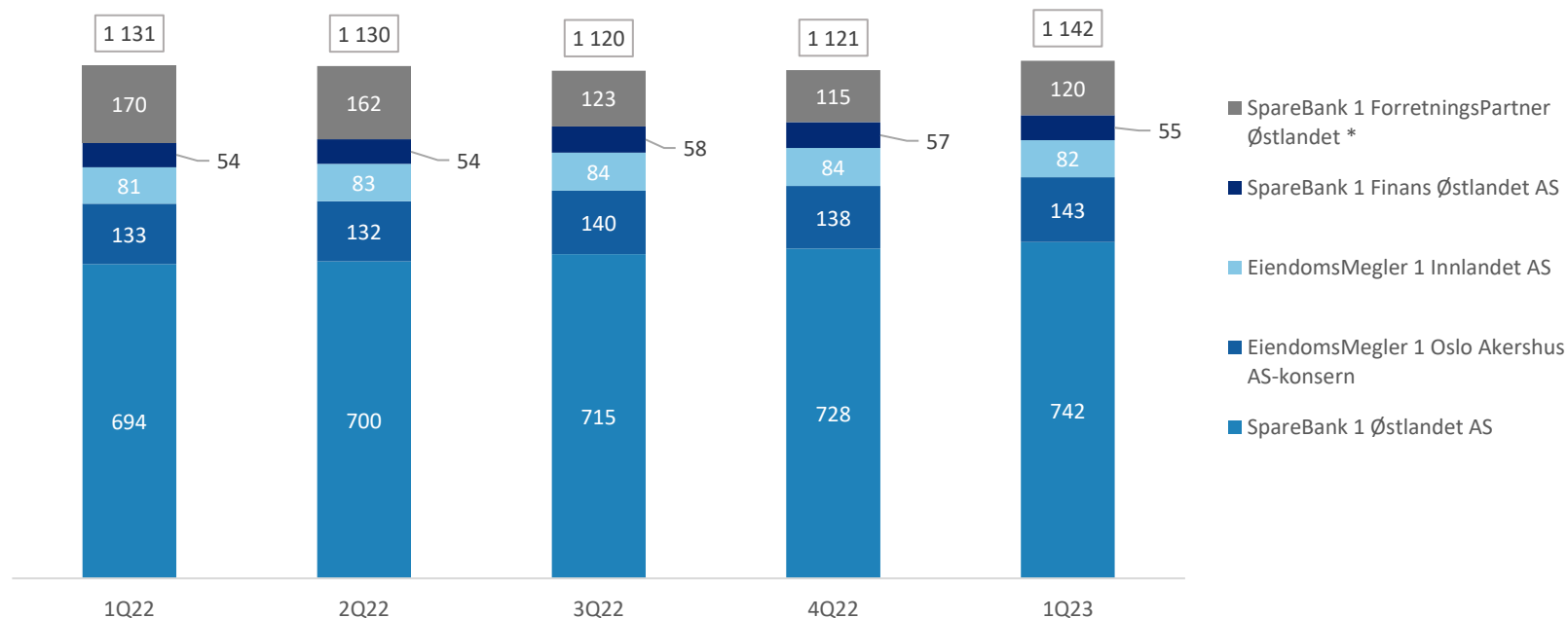
* Covered bonds refer to loans transferred to covered bond companies.

* Includes rate fixings on liquidity portfolio, debt securities issued on own balance, and interest rate/cross currency basis swaps. E.g.: Per Sep-22, 53% would be fixed in Dec-22.

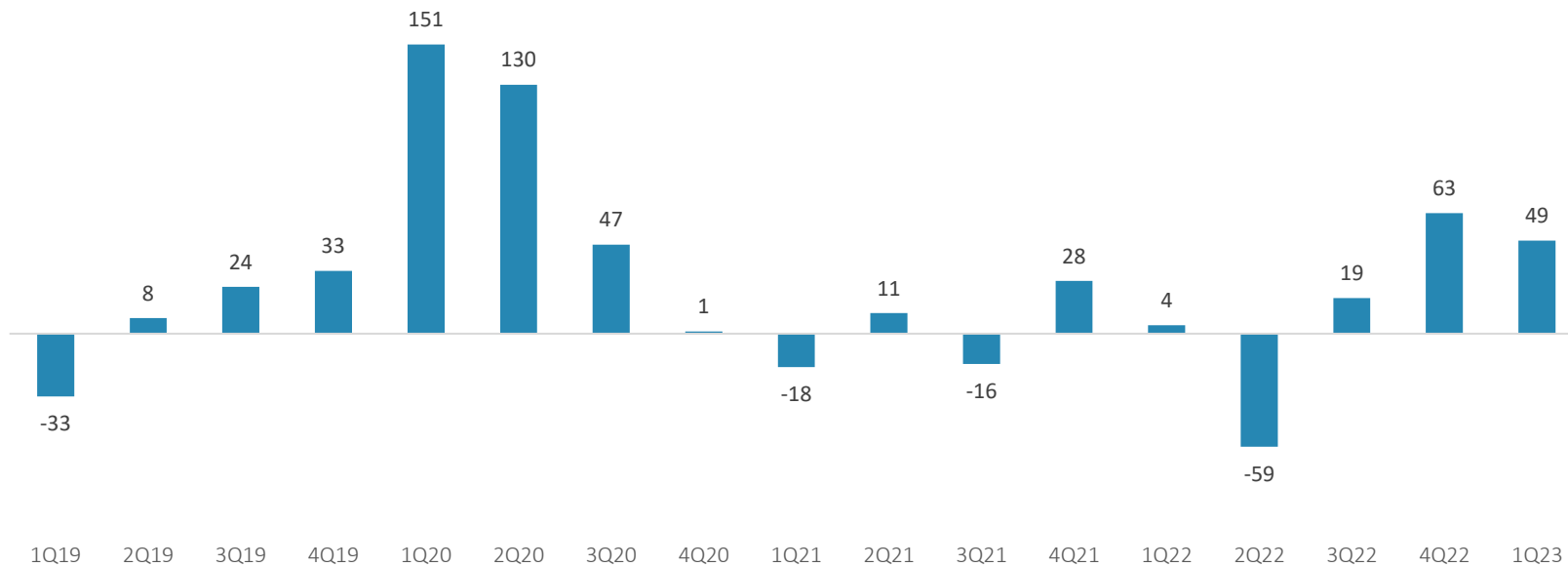
Increased headcount

Increased staffing in parent bank, accounting operation and real estate brokers over the quarter

Full-time equivalents in parent bank and subsidiaries

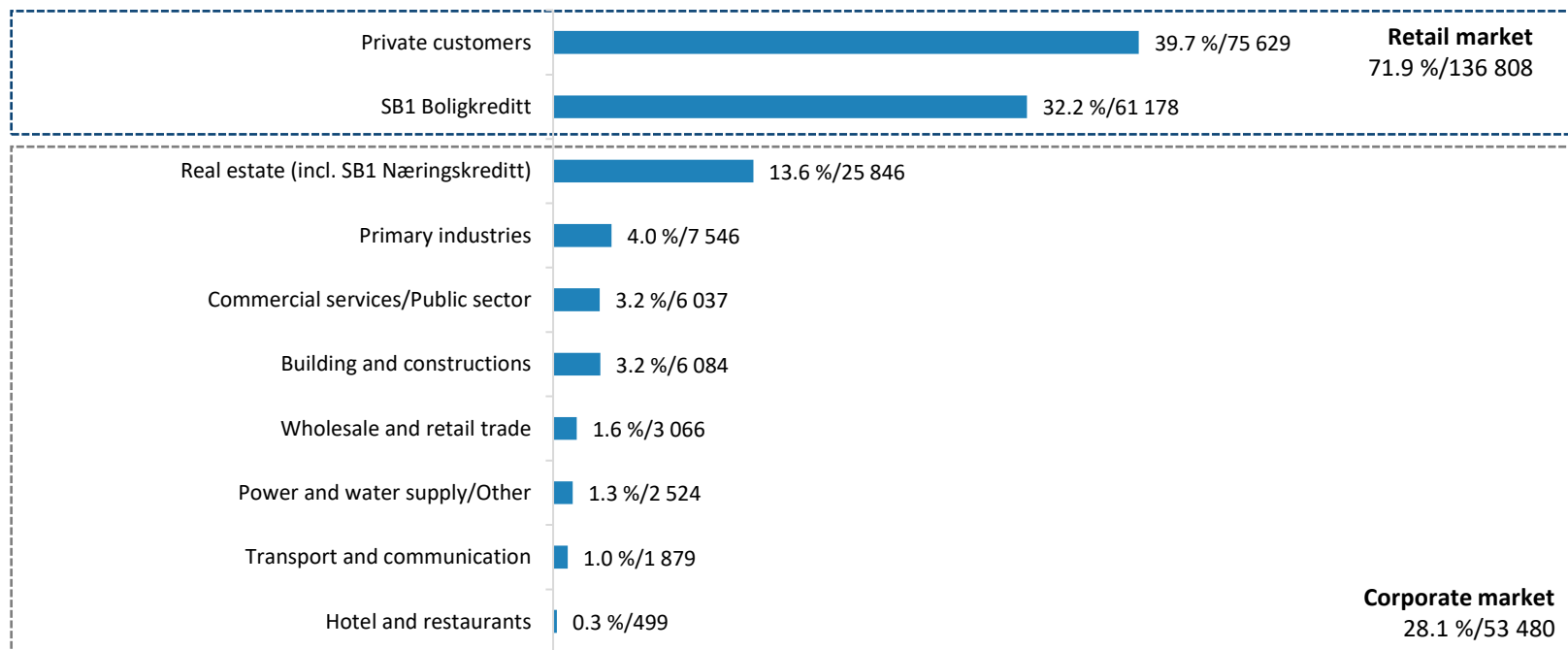


Impairment charges (NOK million)



Cyclically stable loan portfolio

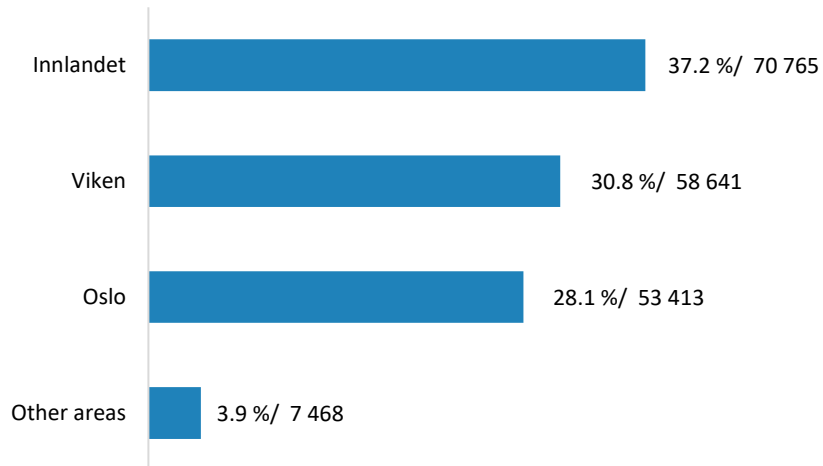
Lending to customers per sector (% and NOK million)



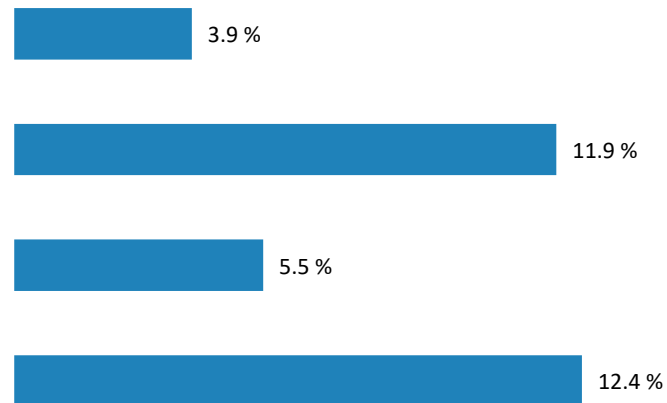
The Group's lending by geography

Lending to customers per geographic area and change last 12 months (% and NOK million)

Lending to customers per county (share in %/NOK million)



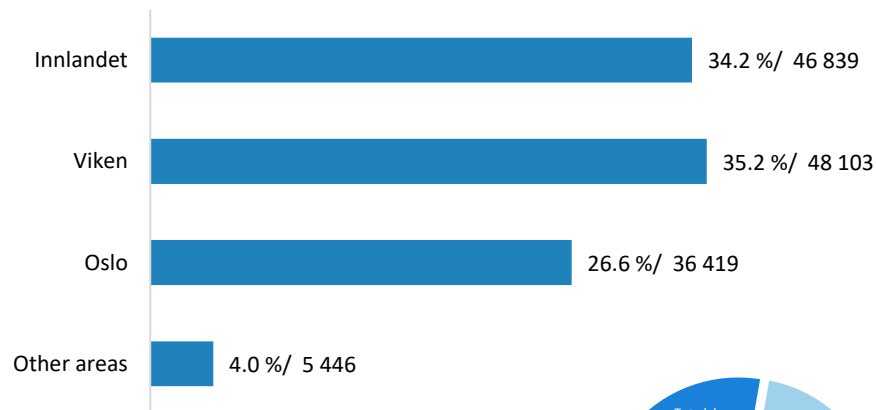
Change last 12 months



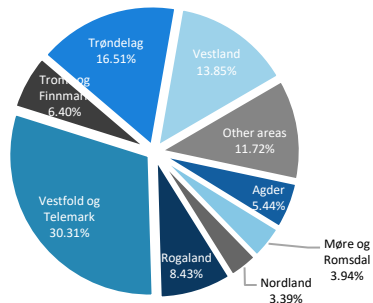
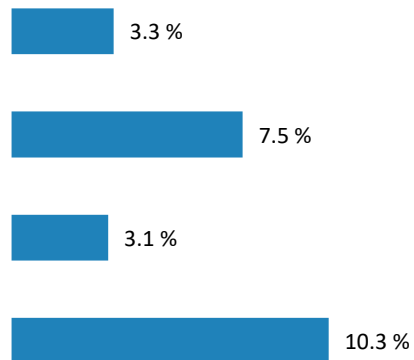
Mortgage loans by geography

Retail lending per geographic area and change last 12 months (% and NOK million)

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



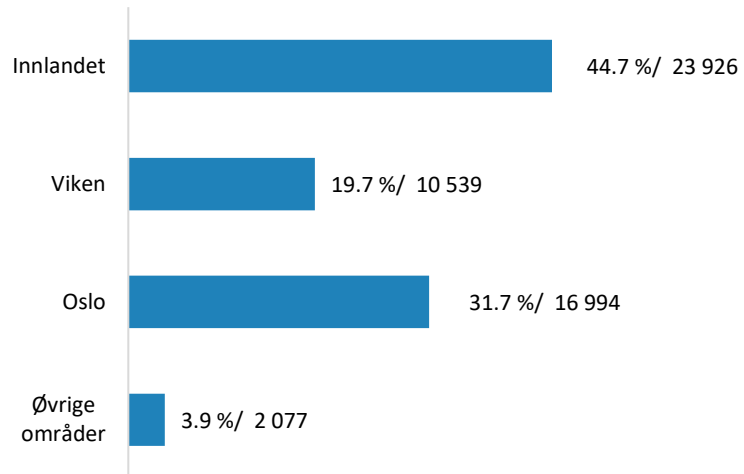
Change last 12 months



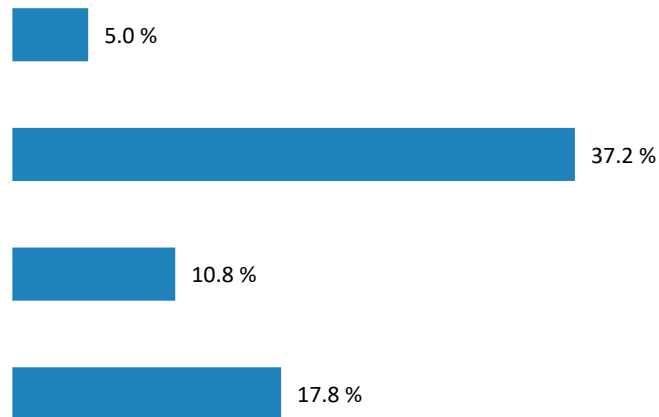
Corporate market lending by geography

Corporate lending per geographic area and change last 12 months (% and NOK million)

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



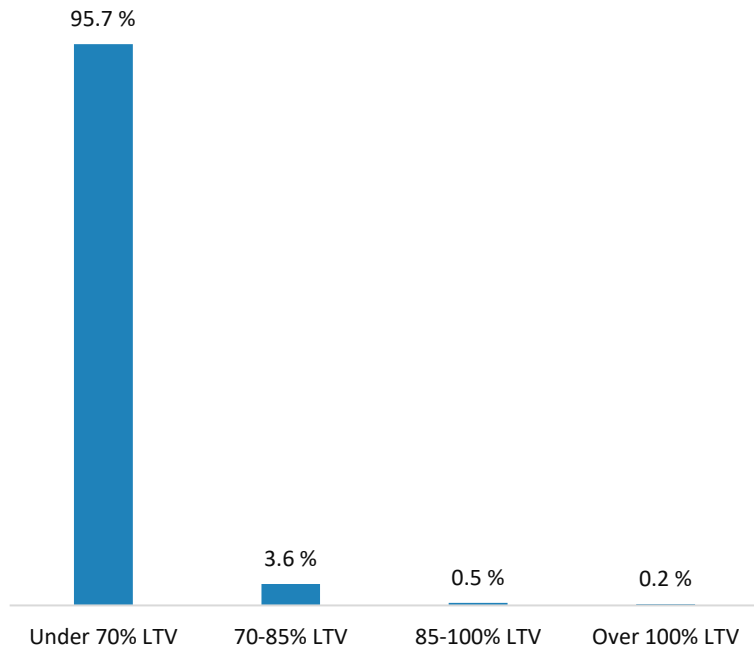
Change last 12 months



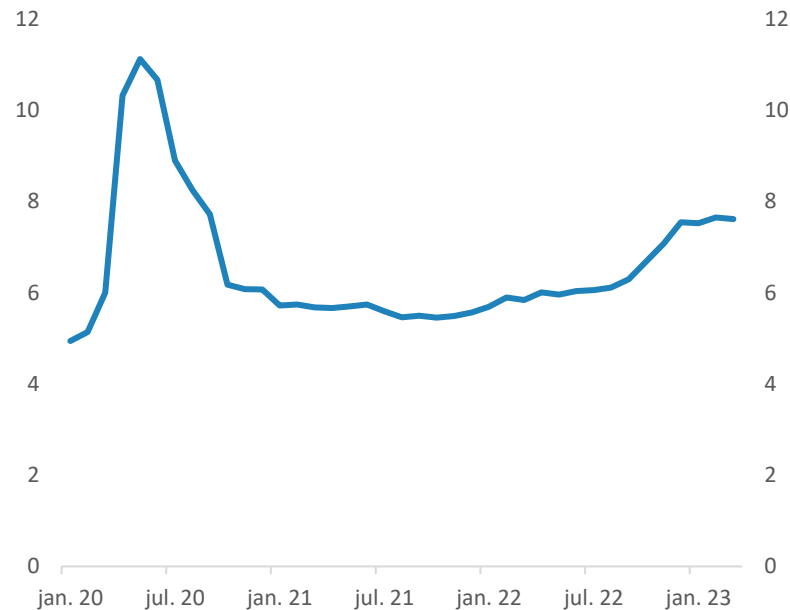
Highly collateralised mortgages, some more mortgage deferral applications

Bank closely follows up payment problems, but far fewer customers than expected have problems

LTV by exposure



Share of retail customers with interest-only mortgage, %

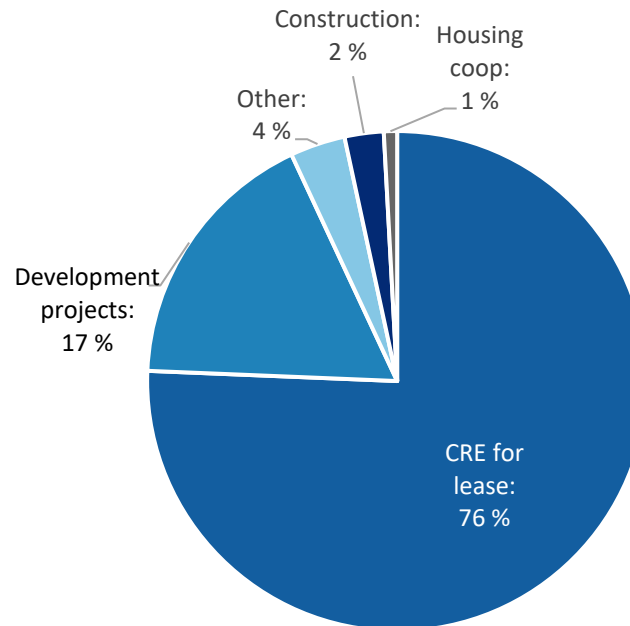


Commercial real estate is the bank's 2nd largest customer segment

Gross loans to commercially-related real estate, including building and construction

- Financing of commercially related real estate is the bank's largest corporate market exposure.
- Lending to real estate for lease is the largest category, accounting for about 76 %* of total CRE exposure.
- Development projects is the second largest, at around 17 %*.
- Building and construction, housing cooperatives and «other» account for the remainder.

CRE-related, share of gross lending*

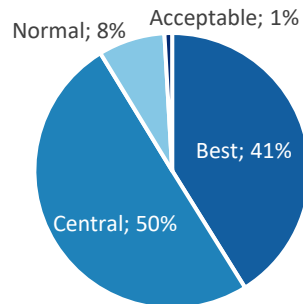


*Based on loan balances in parent bank (not unused credit facilities). Business of several customers span categories so that shares in chart may not correspond completely with note 11 in the report.

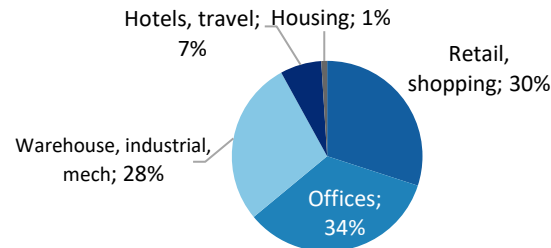
CRE for lease: Attractive location, diversified rental type

97 % of tenants have contracts that are 100 % indexed (to CPI) *

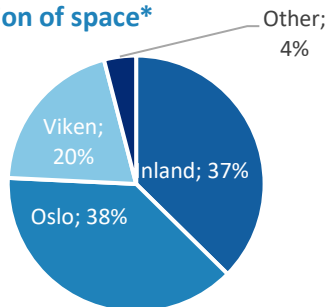
Location*



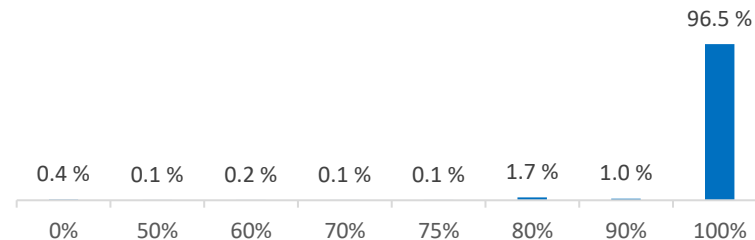
Share of lending according to type*



Geographical distribution of space*



Share w/indexation acc. to degree of indexation*

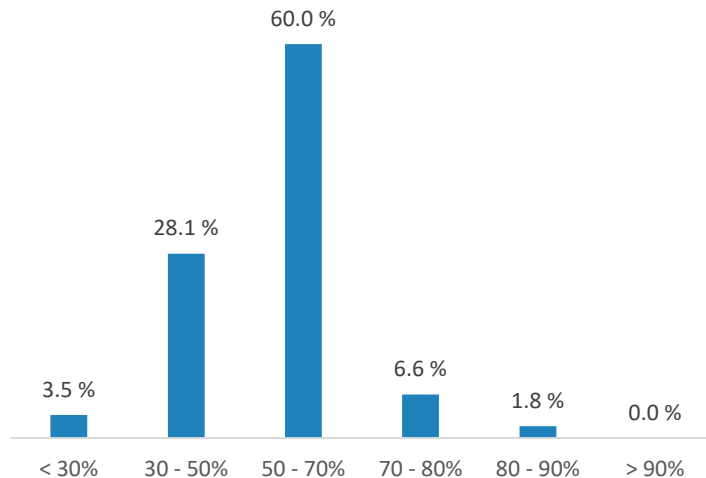


* Based on numbers for parent bank and exposures of at least NOK 10 mill.

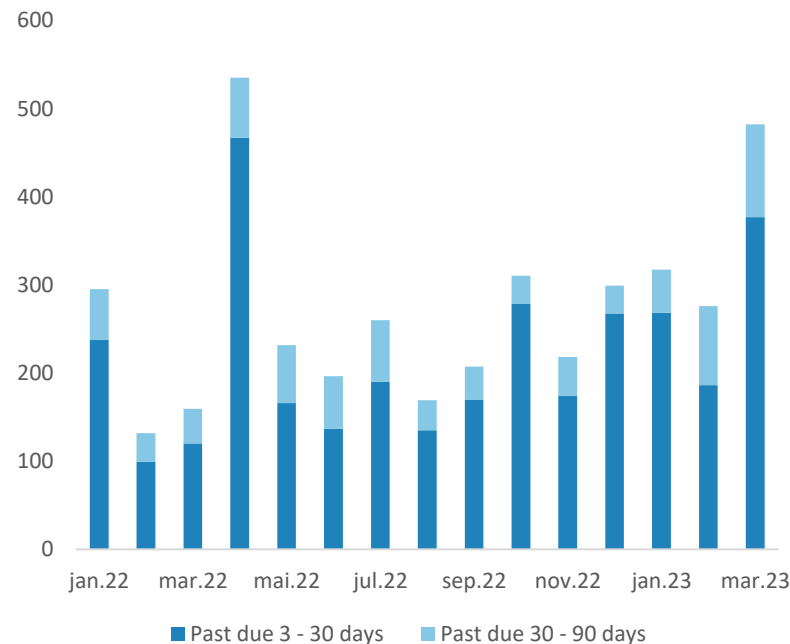
CRE for lease: Good collateral and conservative lending practices

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

Share of lending according to LTV*



Corp. arrears below 90 days (MNOK)**



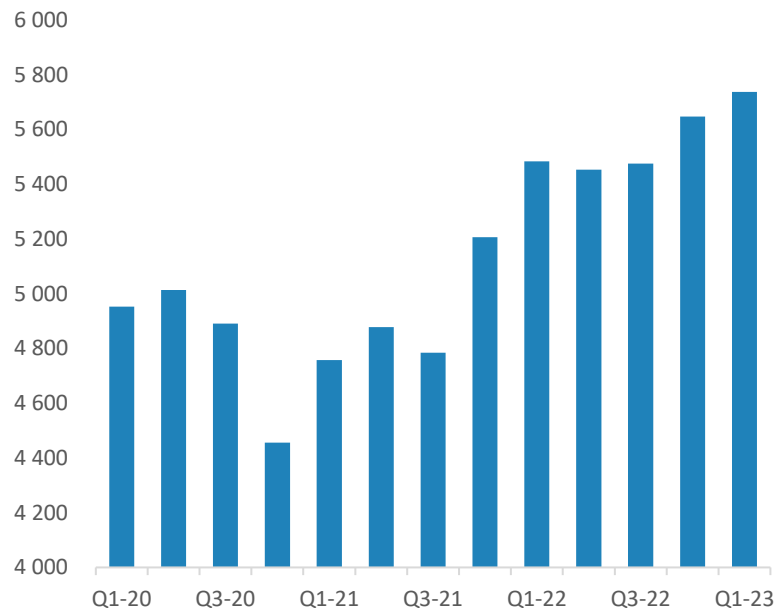
* Based on numbers for parent bank and exposures of at least NOK 10 mill..

** Arrears independent of size.

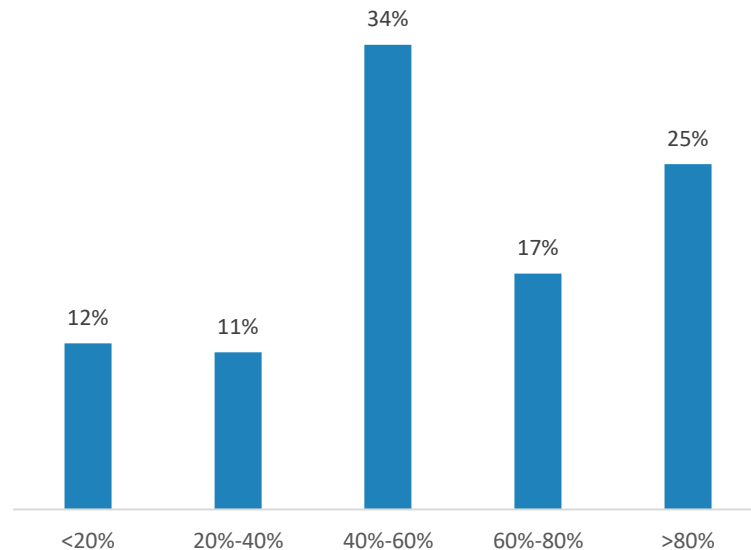
Development projects: More building projects are nearing completion

Required pre-sales normally 60 %, depending for example on equity, experience and complexity

Loans to real estate projects, building and construction, NOK bill. *



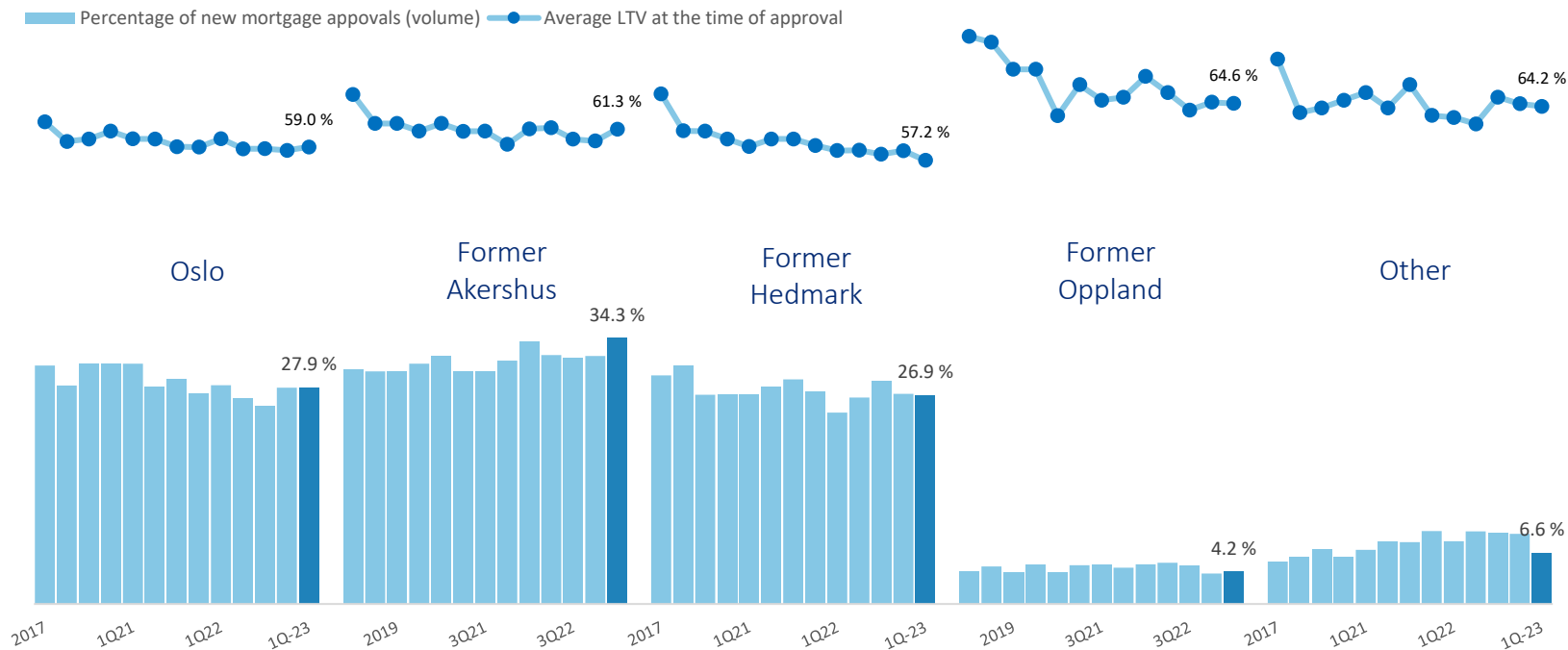
Draw on construction loans, volume-weighted, share in %*



*Based on numbers for parent bank.

Stable low LTV in new mortgage approvals

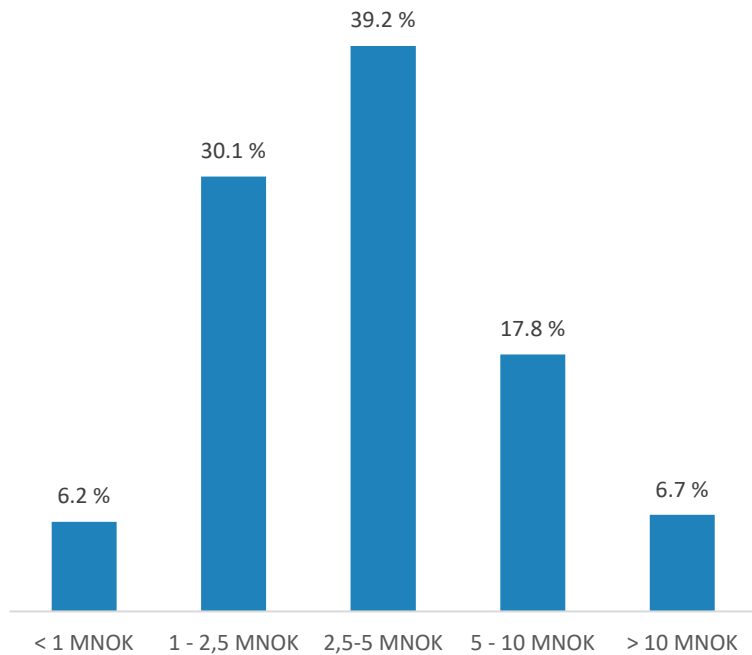
Share of new mortgage approvals and average LTV per period and county



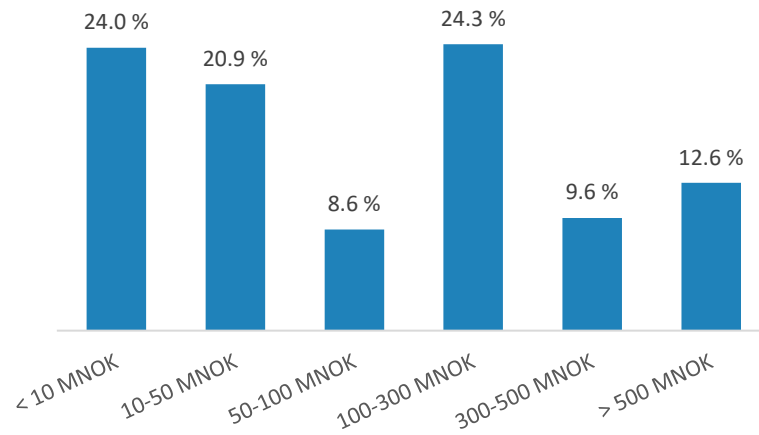
Size concentration risk in the lending book is low

Retail and corporate loans by size (% share)*

Retail market



Corporate market

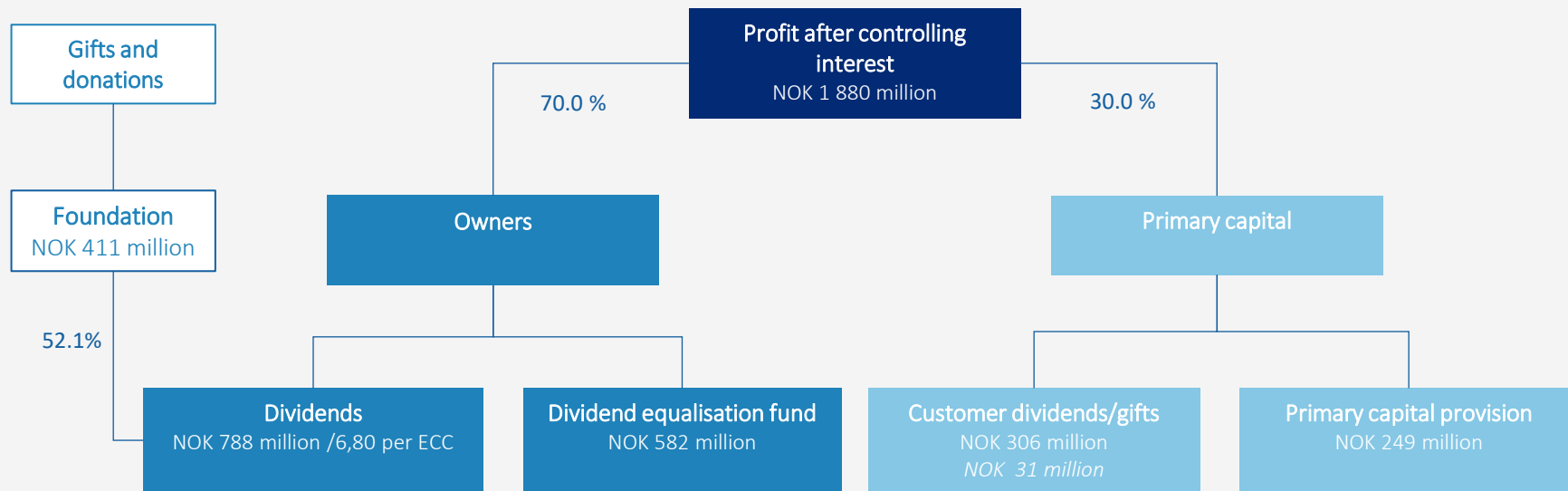


* Including loans transferred to the covered bond companies.

Capital structure and allocation of 2022 profit

In line with dividend policy, for owners and society (through primary capital)

ILLUSTRATION



Dividends for the owners and customers equal 60 % of the Group's profit after tax¹⁾

1) The figures in the statement do not add up to 100% because the results in subsidiaries, profit contributions, Bank's donation provisions, fund for unrealised gains and minority interests have been excluded. Moreover, the allocation of profits is based on profit after taxes in the parent bank while the dividend policy regards Group profits after taxes.

	31.03.2023	31.03.2022
Market price (NOK)	113.80	140.00
Market capitalisation (NOK million)	13 181	16 216
Book equity per ECC ¹⁾	108.76	104.16
Earnings per ECC, NOK ²⁾	3.80	3.16
Price/Earnings per ECC ³⁾	7.39	10.93
Price/book equity ⁴⁾	1.05	1.34

1) Group book equity without hybrid capital, minority interest and provision for gifts x ownership interest* / number of ECC's

2) Profit after tax for controlling interests x Equity capital certificate ratio* / number of ECC's.

3) Market price in NOK/annualized earnings per ECC.

4) Market price in NOK*no. of ECC's /book equity (parent bank) x equity capital certificate ratio

5) Dividend adjusted return

- SPOL return:
 - Return 1Q23⁵ - 0.5 %
 - Return y/y⁵ - 13.9 %
- Liquidity in 1Q23 compared to same period in 2022.
 - Average daily transaction volume in 1Q23 of 42 498 ECCs (51 527).
 - Daily average turnover: NOK 5.0 million (7.4).

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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.