3Q

Quarterly presentation

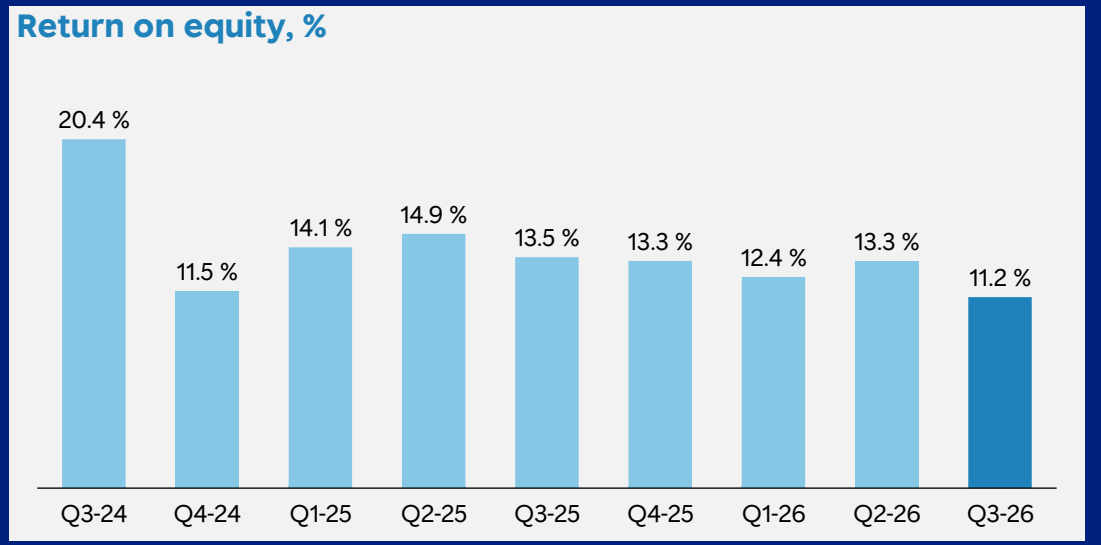
Third quarter 2026

SpareBank 1 ØSTLANDET



Strong commission income and cost control

- **Return on equity** of 11.2 per cent, with solid underlying performance.
- **Loan growth** is accelerating, with particularly positive developments in the corporate market portfolio. Solid growth also in residential mortgages in the Greater Oslo region, a strategic priority.
- Continued very strong performance in **commission income**, with growth of approximately 9 per cent.
- Low underlying **cost growth**, with an increased focus on costs. The target is to keep costs flat from 2025 to 2027, adjusted for merger-related costs.
- **Well capitalised**, and well positioned for growth and distributions.
- A number of technological and organisational initiatives have been launched to build the **financial services group of the future**.



Earnings/ECC
4.38 kr

Loan growth
4.0 %

NIM
2.11 %

Cost/income excl. merger
40.8 %

Loss provisions
92 MNOK

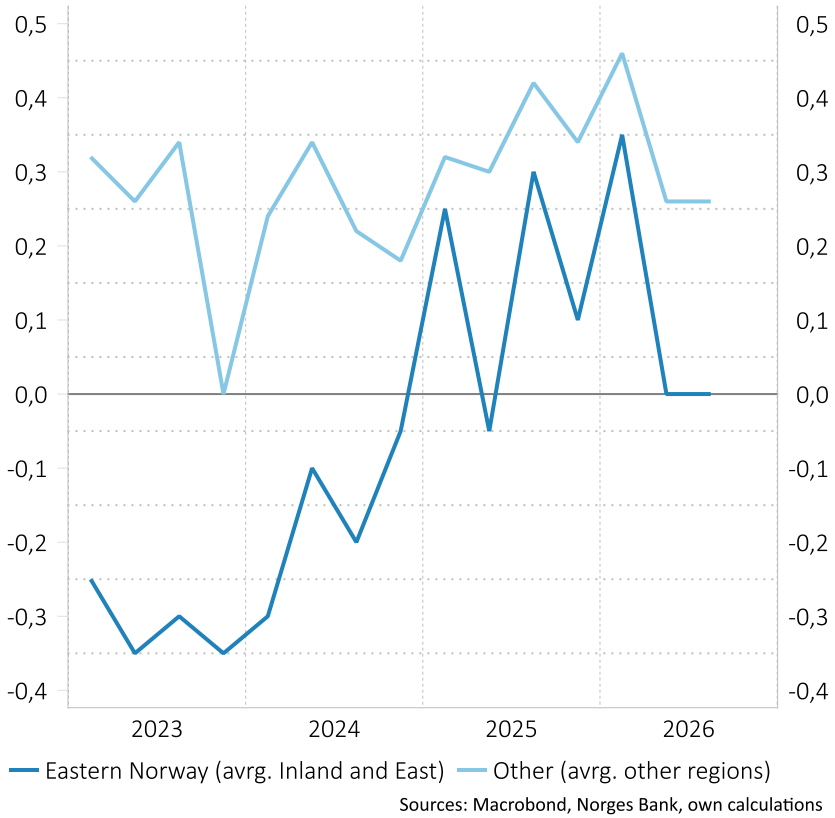
CET-1
17.9 %

SpareBank 1 ØSTLANDET

Macro backdrop

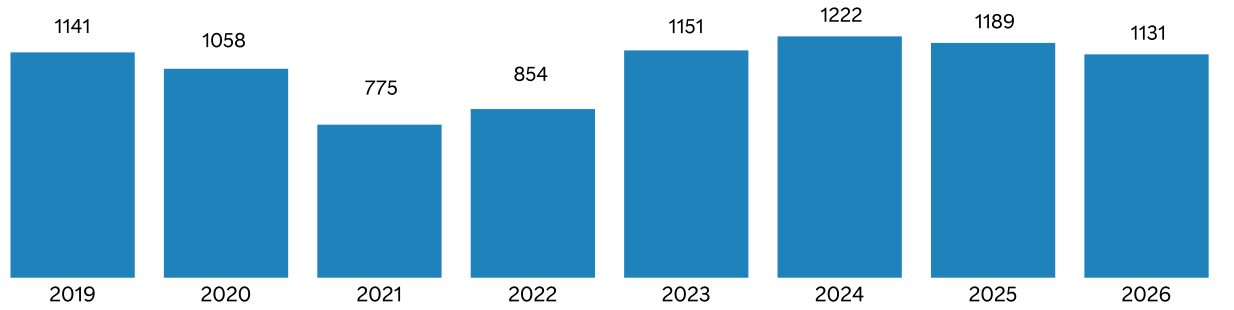
- Lower economic activity in Eastern Norway than in the rest of the country
- Moderate levels of bankruptcies and unemployment
- Strong activity in the property market, although more subdued recently

Norges Banks regional indicators



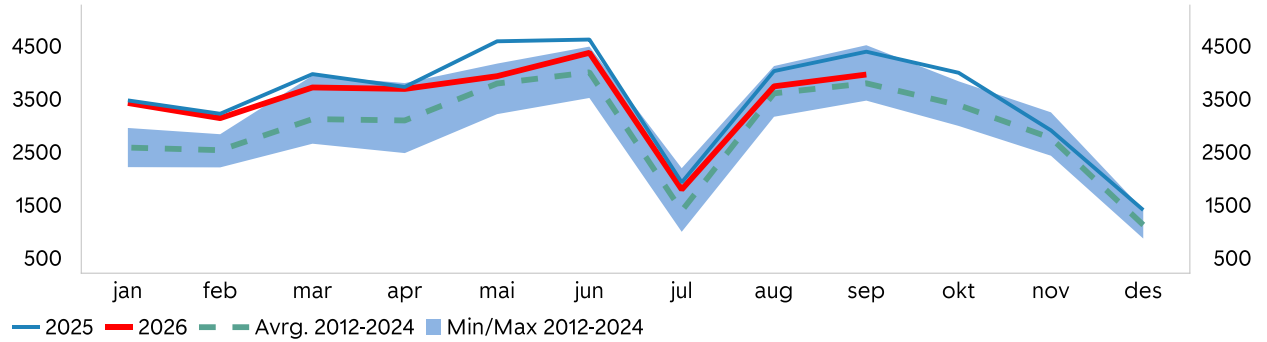
Sources: Macrobond, Norges Bank, own calculations

Number of bankruptcies, year-to-date (week 42 per year), market area



Sources: Macrobond, Statistics Norway, own calculations

Existing home sales (no. of homes), monthly, market area

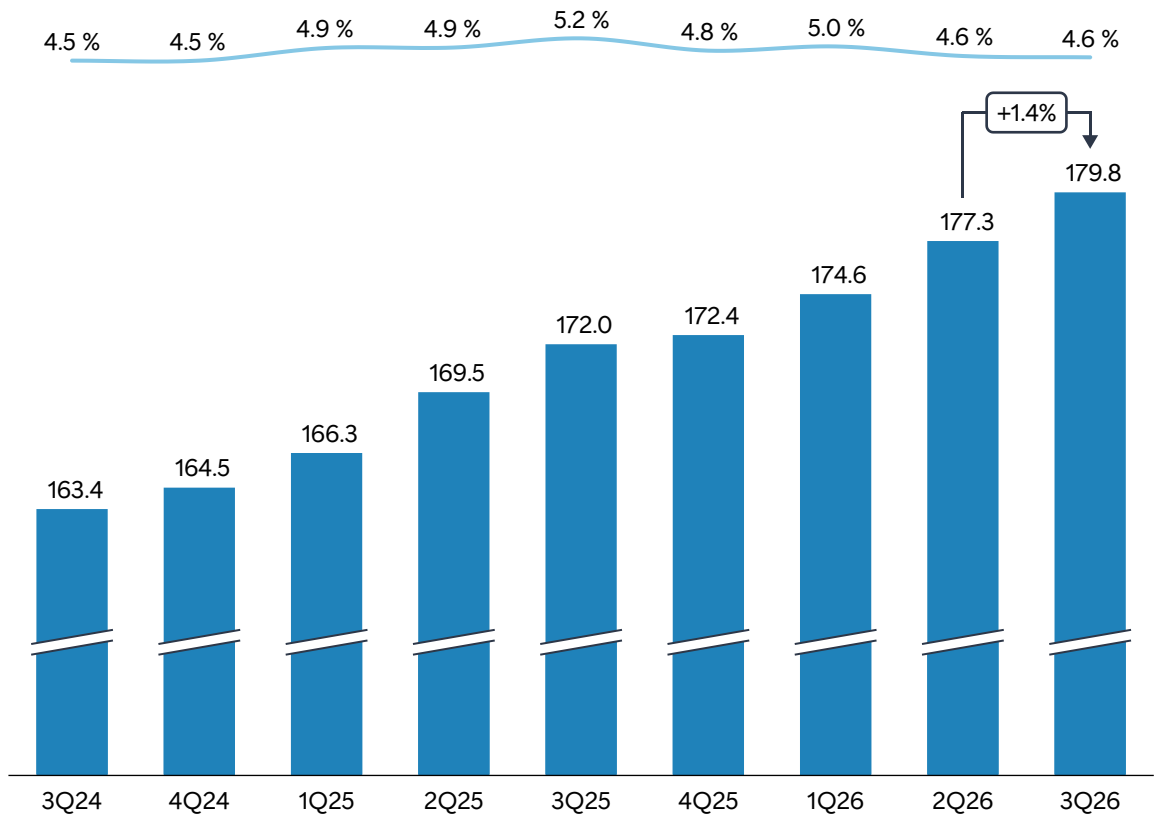


Sources: Macrobond, Eiendom Norge, FINN and Eiendomsverdi AS

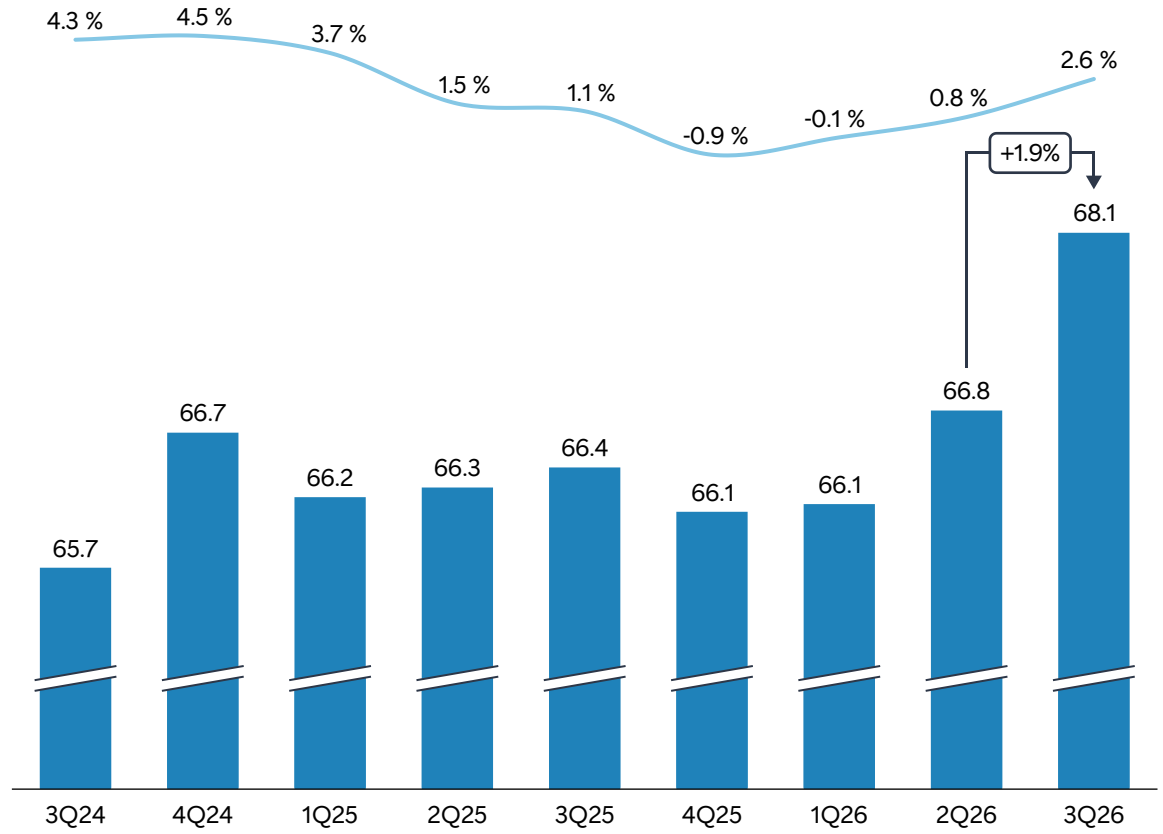
Corporate market growth is accelerating

Proforma

Retail market: Loan volume and growth (NOK bill. and %)*



Corporate market: Loan volume and growth (NOK bill. and %)*

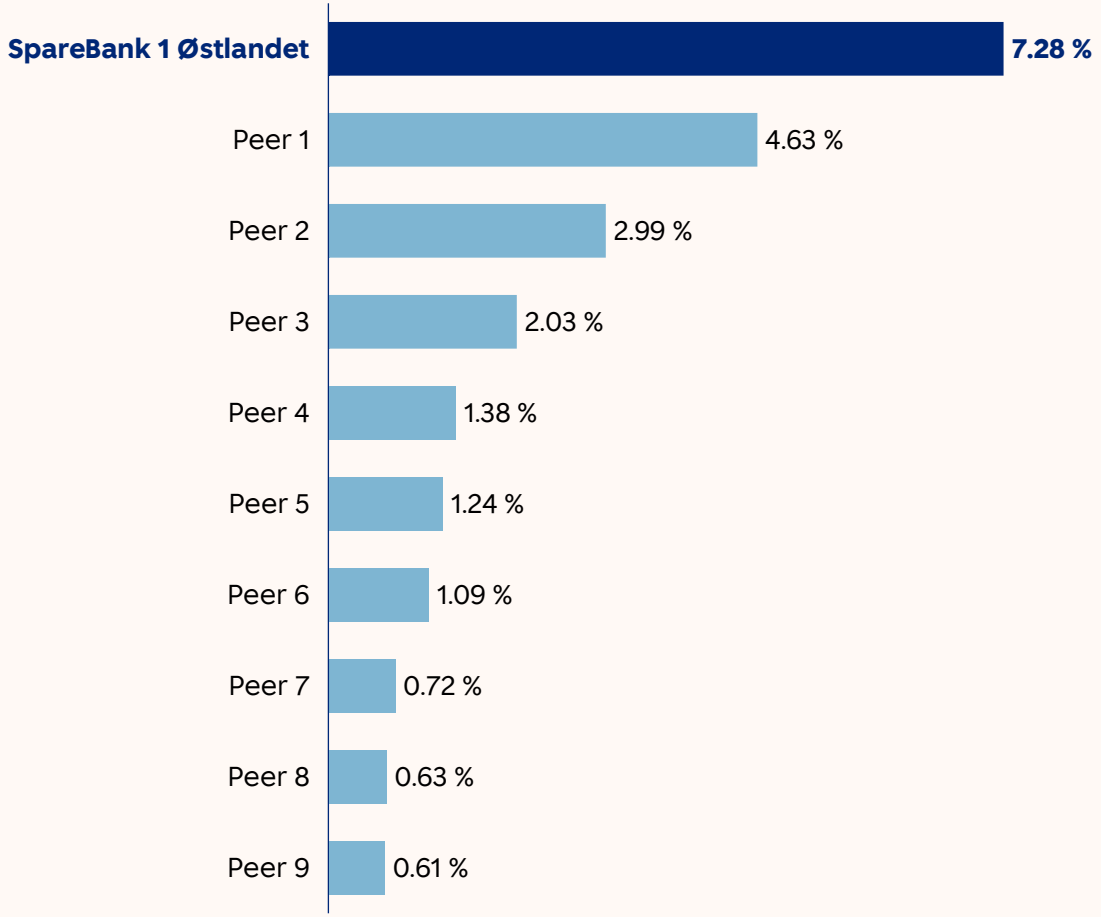


* Includes loans transferred to mortgage credit institutions.

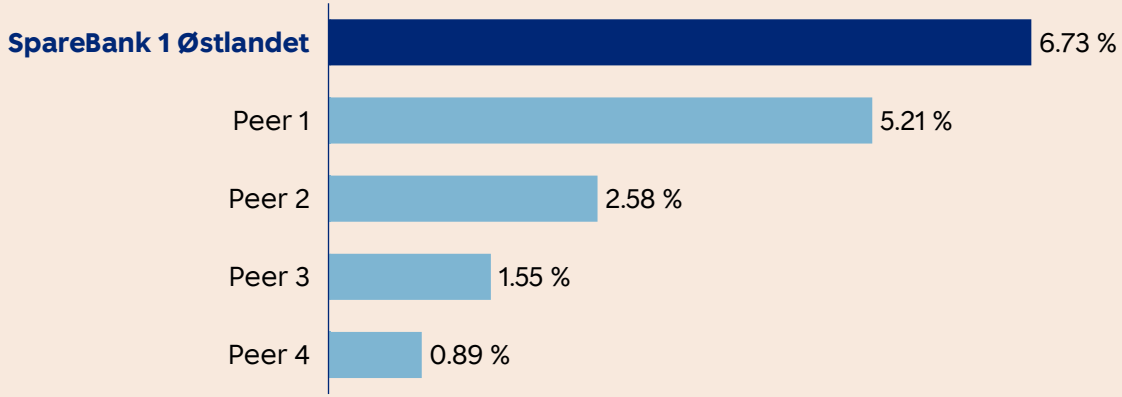
SpareBank 1 ØSTLANDET

We are the biggest savings bank in Oslo

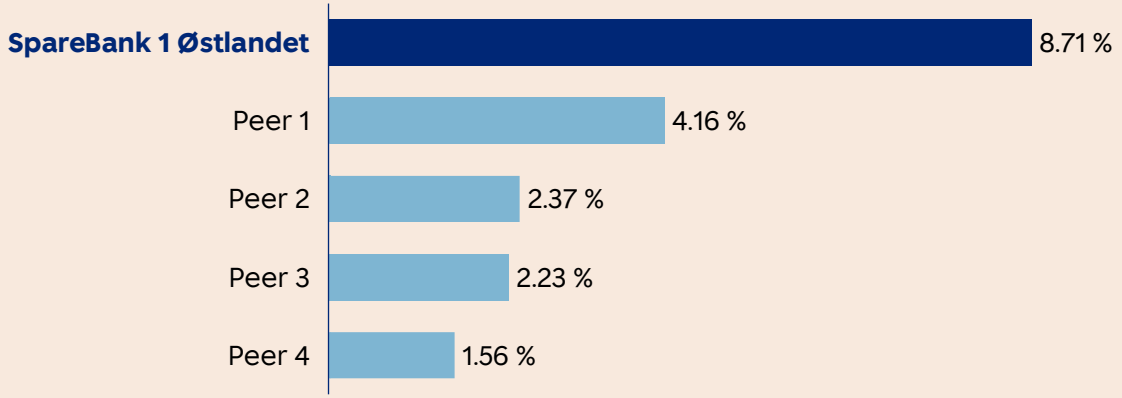
Greater Oslo | *top-10 savings banks in retail mortgages*



Oslo county | *top-5 savings banks in retail mortgages*



Akershus county | *top-5 savings banks in retail mortgages*



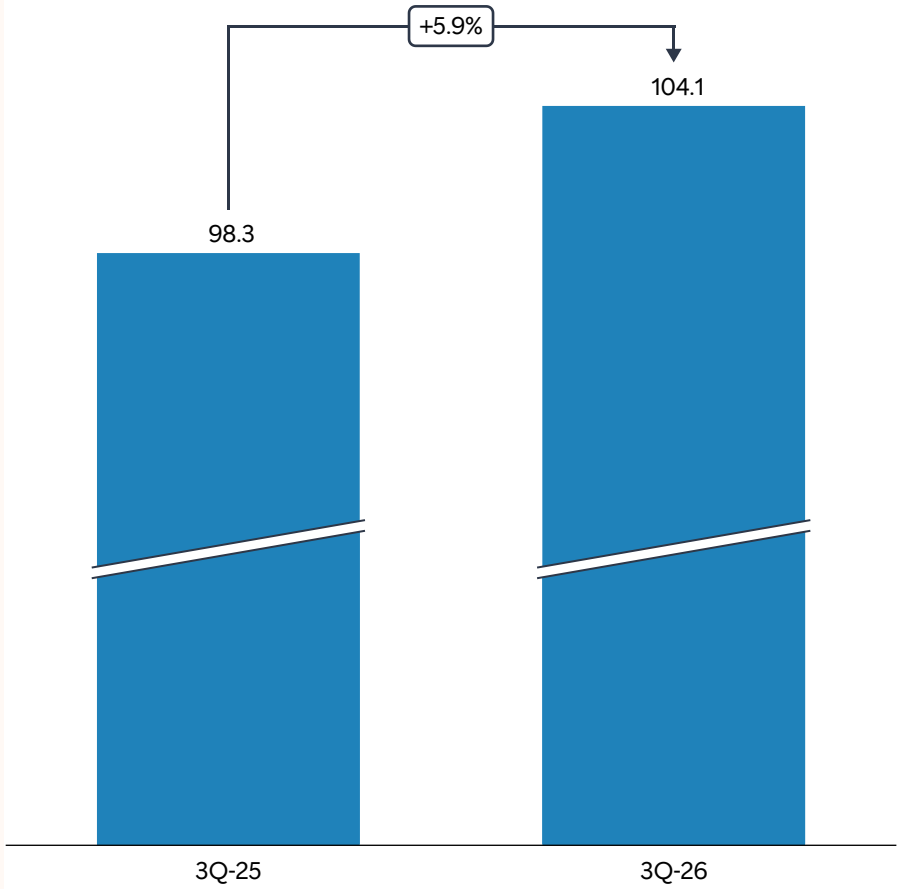
Note: Market share share of total residential property collateral registrations in the market

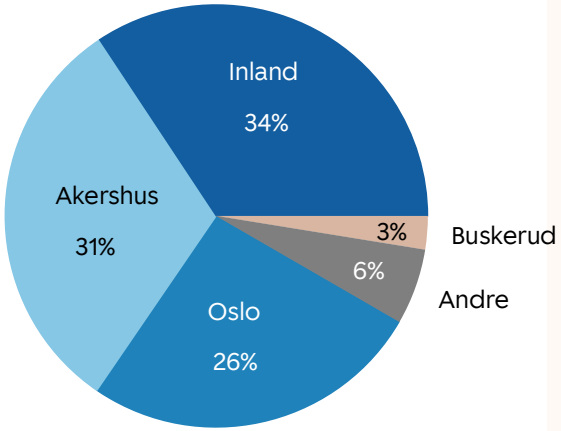
SpareBank 1 ØSTLANDET



The local bank for the capital region 💙

Residential mortgages in Oslo, Akershus and Buskerud, NOK billion in volume and regional distribution of mortgage loans by counties

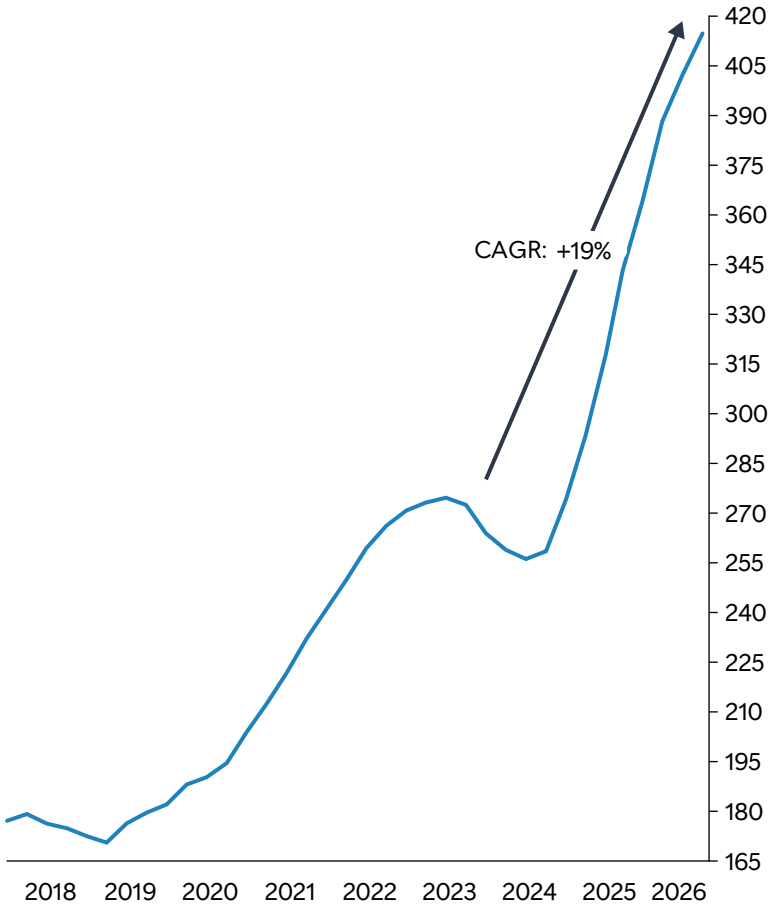




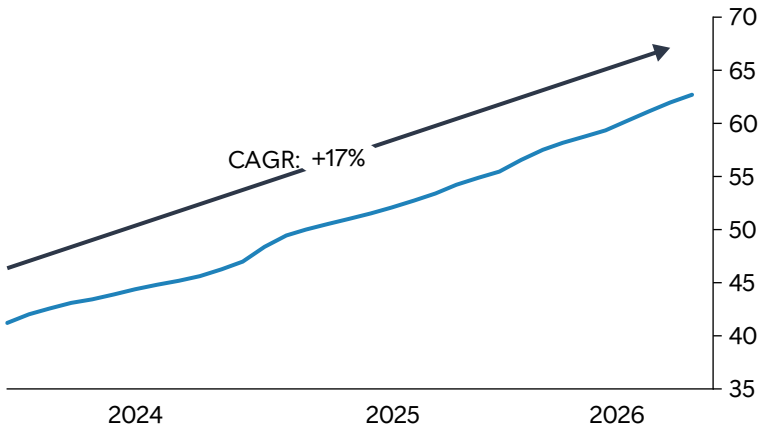
SpareBank 1 ØSTLANDET

Strong rise in commission income

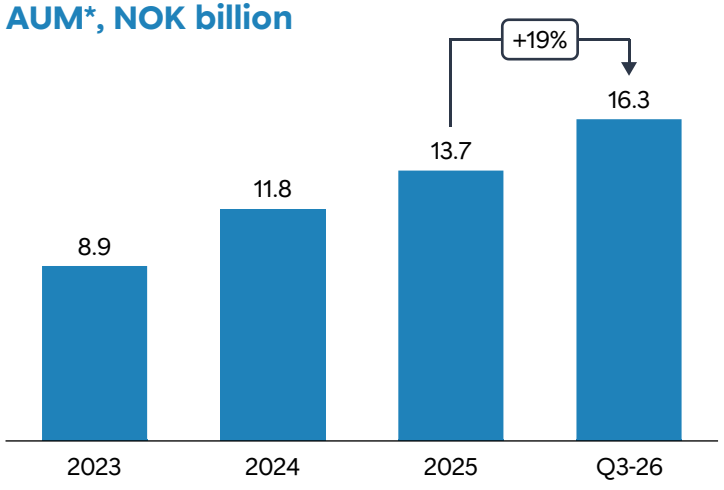
Insurance commissions, rolling four-quarter total, NOK million



Number of mutual fund customers, thousands*



AUM*, NOK billion



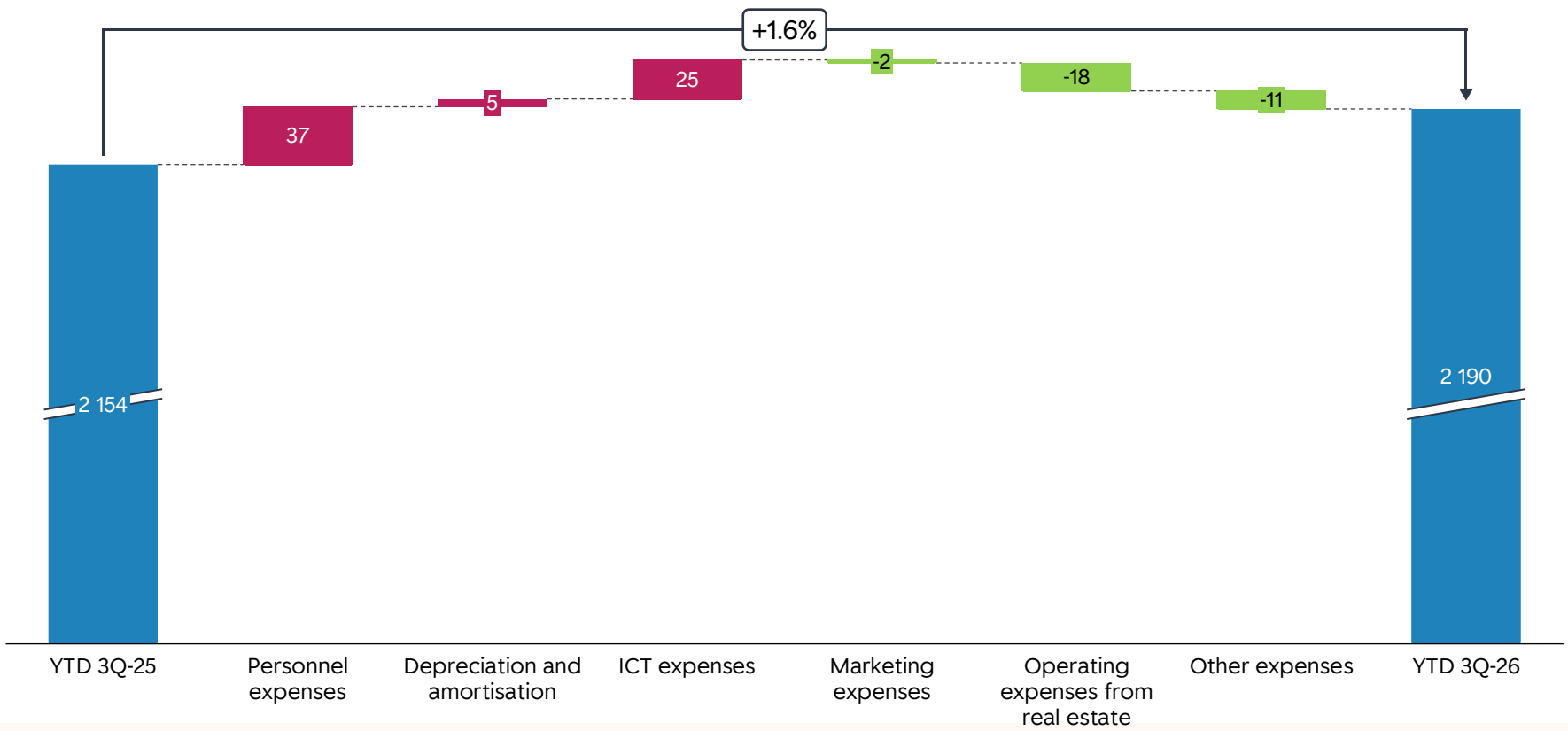
* On the SpareBank 1 Fondsplattform.



Underlying cost growth is low

On track with planned workforce adjustments, while total merger-related costs were lower than planned.

Changes in operating expenses compared with the same period last year, NOK million*



Cost target**

C/I < 40 %

&

2027 ≤ 2025

* Adjusted for NOK 40 million provision related to Tietoevry in 2025, NOK 82 million in severance packages in 2026, and merger-related costs in both years.
** Excluding merger-related costs.

SpareBank 1 ØSTLANDET

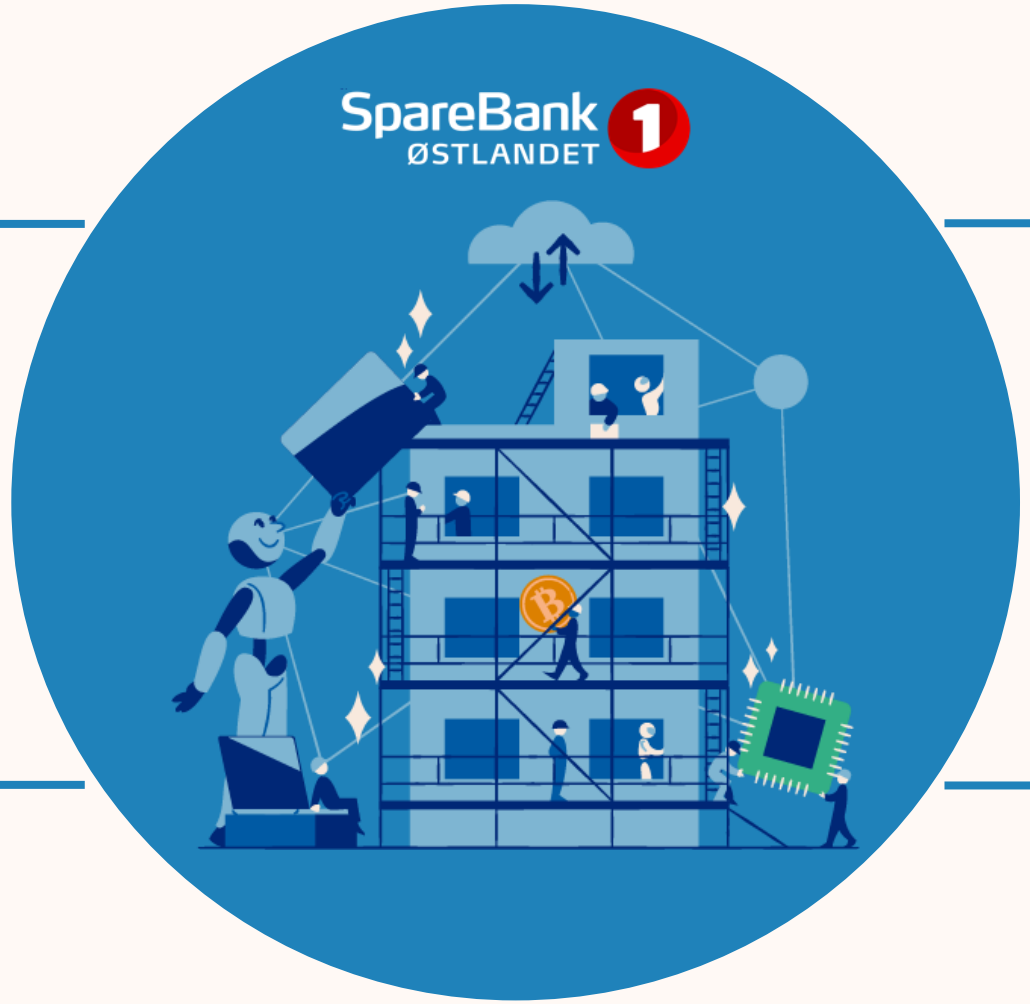
We are building the financial services group of the future

CUSTOMER EXPERIENCES

Digital and seamless customer journeys

TECHNOLOGY

Stronger prioritisation, execution and cost control



ORGANISATION

Right competencies, clearer accountability and stronger execution

PRESENCE

Collaboration, knowledge sharing and innovation

SpareBank 1 ØSTLANDET



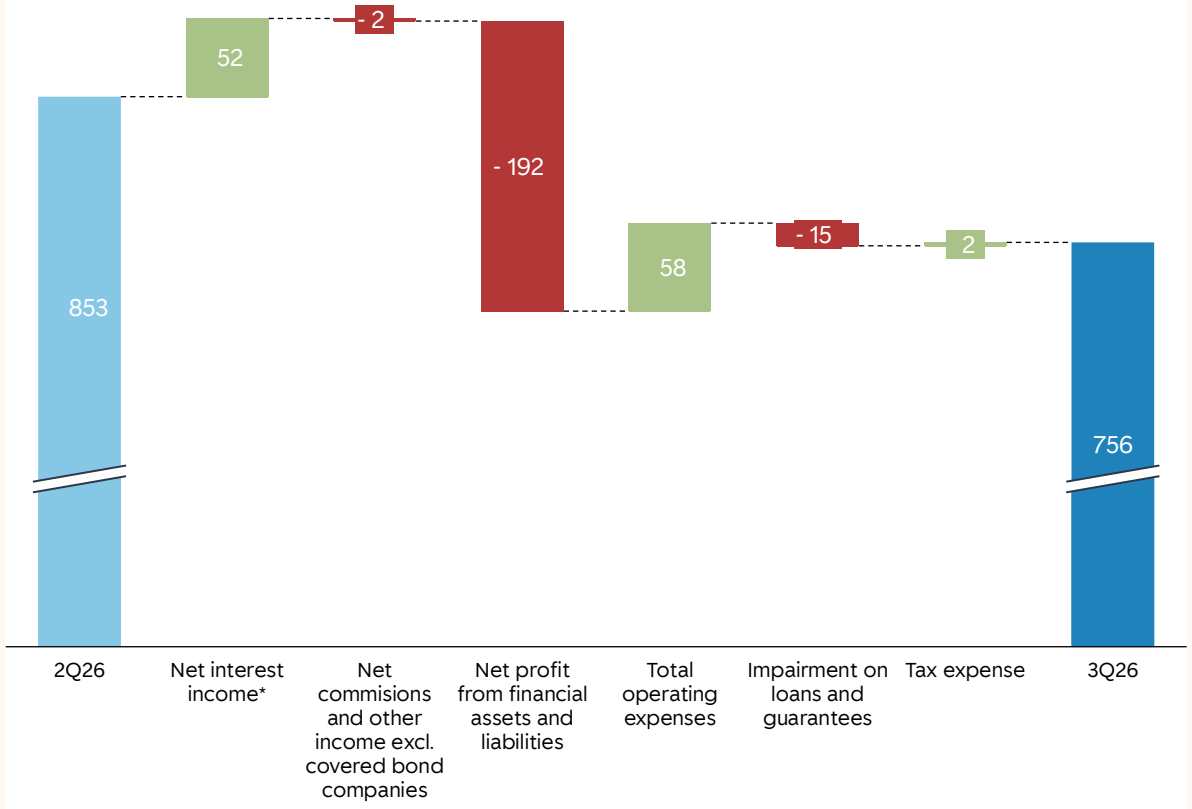
Financial accounts

Third quarter 2026

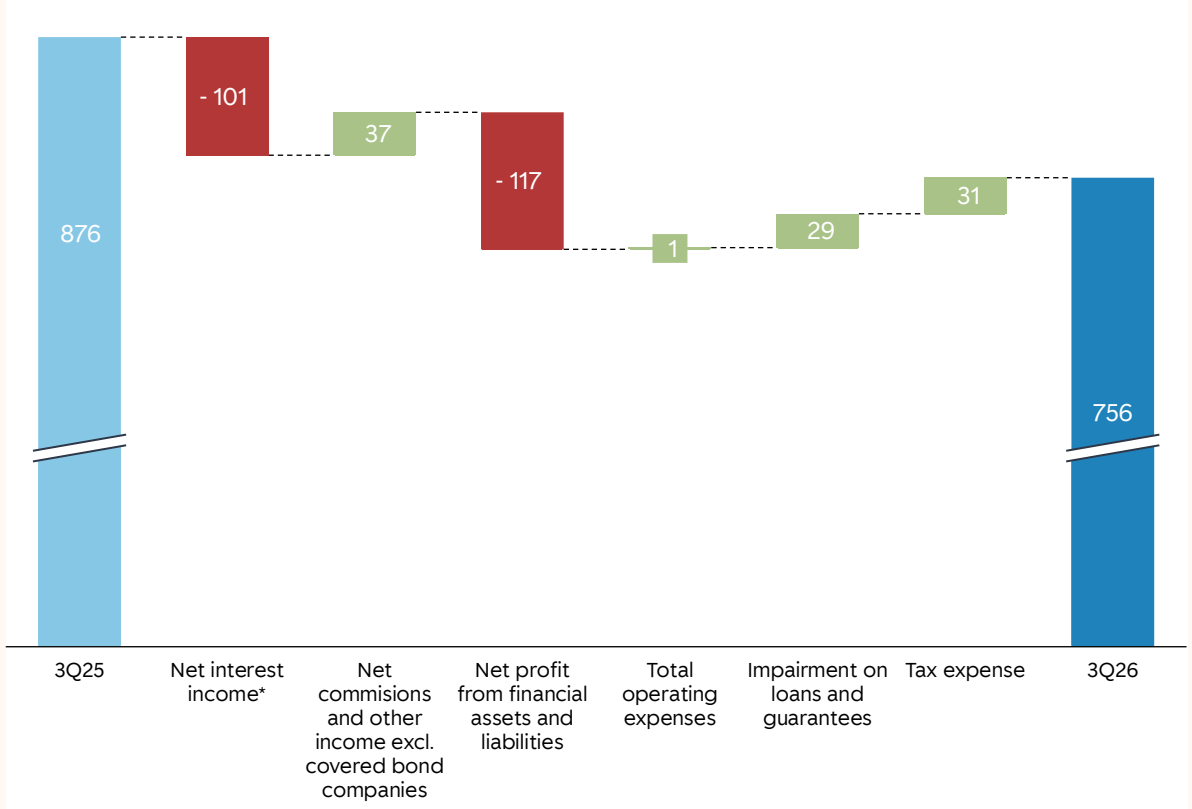
SpareBank 1 ØSTLANDET

Income statement

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



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



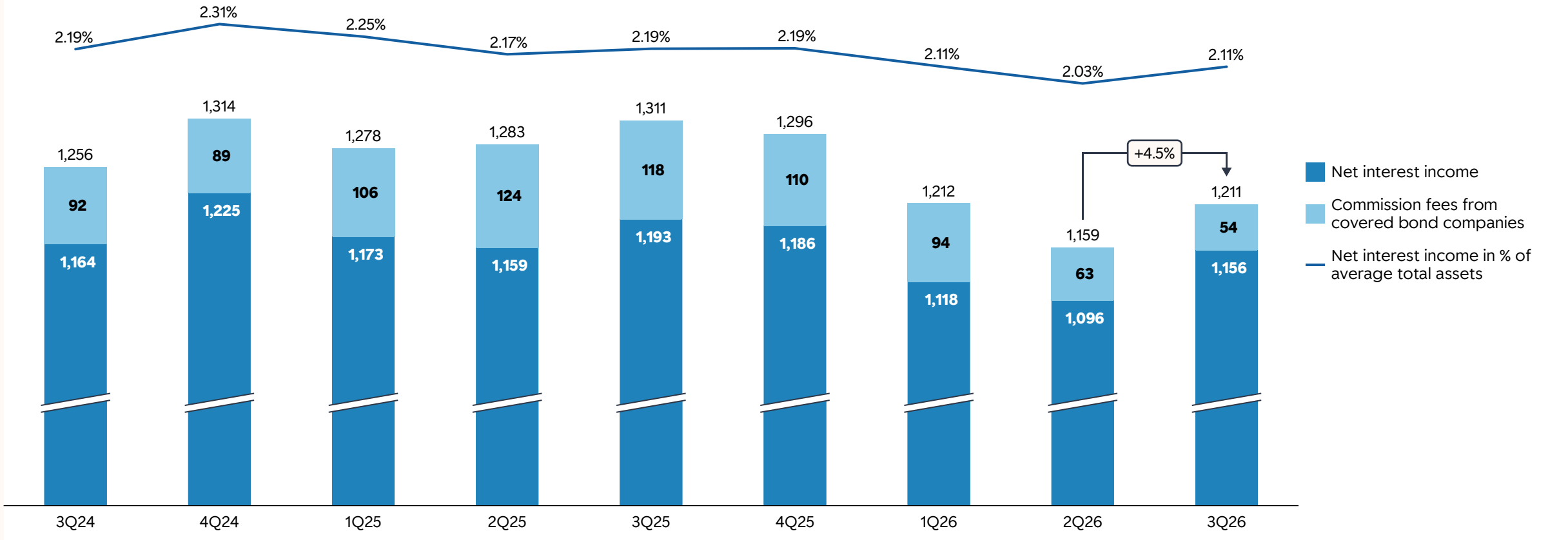
* Net interest income includes commission fees from covered bond companies.

Net interest income

Proforma

The Bank's interest rate changes in May took full effect for existing retail customers from July. Further interest rate adjustments for retail customers will take effect on 30 November.

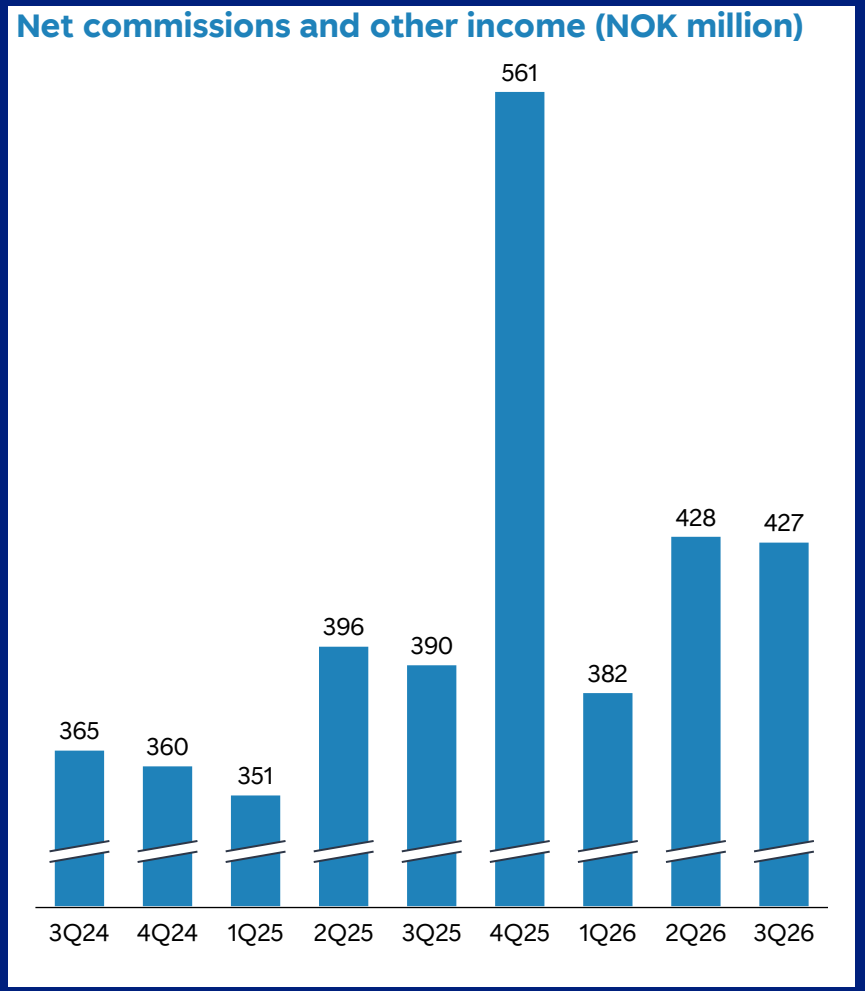
Net interest income incl. commissions from covered bond companies (MNOK and %)



Commission income

Proforma

(NOK million)	3Q26	2Q26	3Q25
Commission income from credit cards	18.3	20.5	14.7
Payment services	107.9	88.1	99.2
Commissions from insurance	106.6	*104.1*	94.0
Commissions from savings	14.4	13.4	9.7
Commission from real estate brokerage	118.2	121.7	114.1
Income from accounting services	33.4	54.2	34.9
Other operating income / -commisions	27.9	26.5	23.6
Commision income and other income *	**426.7**	**428.4**	**390.1**

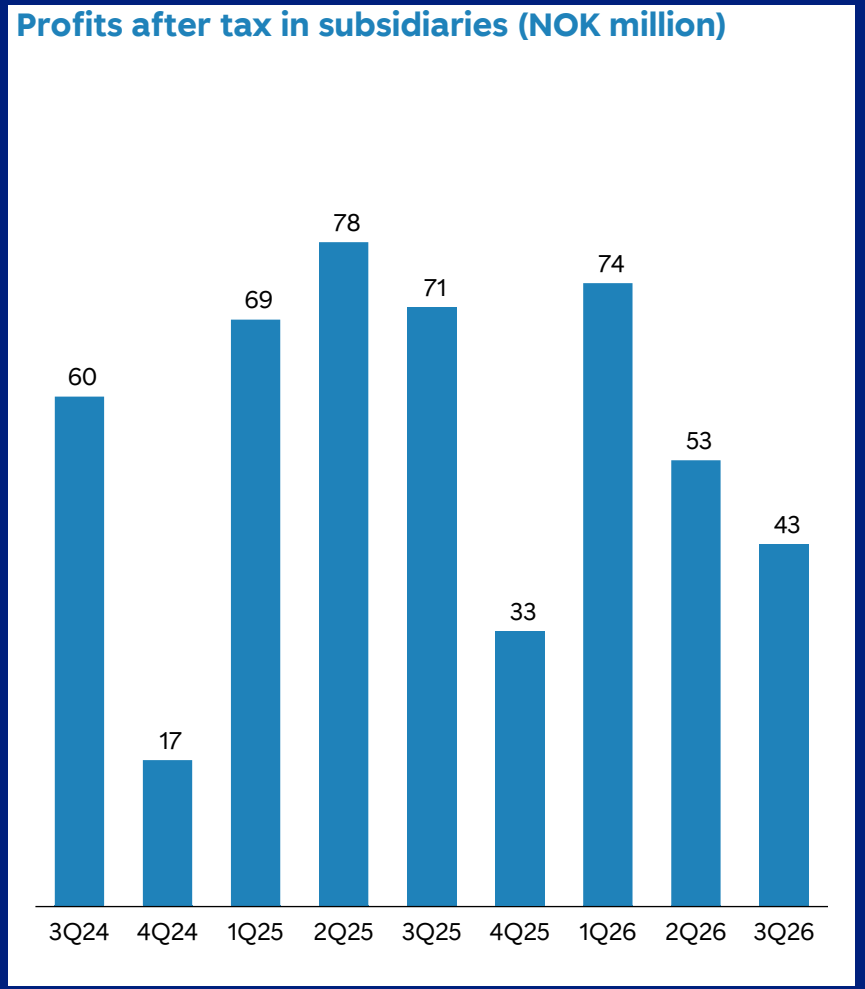


* Excludes commission income from the covered bond companies.

Profits in subsidiaries

Proforma

(NOK million, after taxes)	3Q26	2Q26	3Q25
Sparebank 1 Finans Østlandet AS	38.7	41.1	62.1
Totens Boligkreditt AS *	-	-	3.6
EiendomsMegler 1 Østlandet AS	9.9	7.9	8.9
SpareBank 1 ForretningsPartner Østlandet AS - Group	- 5.8	3.7	- 3.9
Subsidiaries	**42.8**	**52.7**	**70.7**



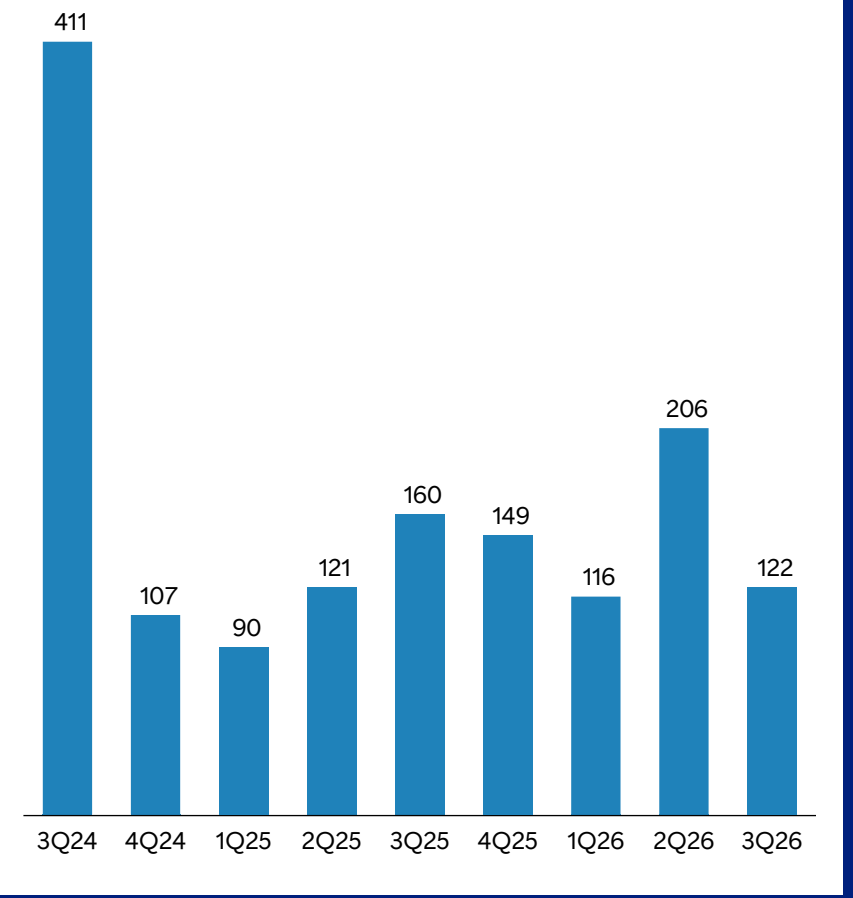
* Company has been liquidated.

.

Profits in joint ventures

		Result share		
(NOK million, after taxes)	**Ownership**	**3Q26**	**2Q26**	**3Q25**
SpareBank 1 Gruppen AS - Group	12.4%	90.8	110.7	87.4
SpareBank 1 Forvaltning AS	6.6%	4.2	5.4	4.5
SpareBank 1 Boligkreditt AS	24.4%	11.1	49.1	41.3
SpareBank 1 Næringskreditt AS	9.3%	1.2	1.3	1.4
Kredittbanken ASA	16.9%	1.4	6.1	3.0
SpareBank 1 Betaling AS	18.8%	0.3	13.6	1.7
BN Bank ASA	10.0%	14.8	20.0	19.9
Other ventures		- 2.3	- 0.4	0.8
Joint ventures		**121.6**	**205.9**	**160.0**

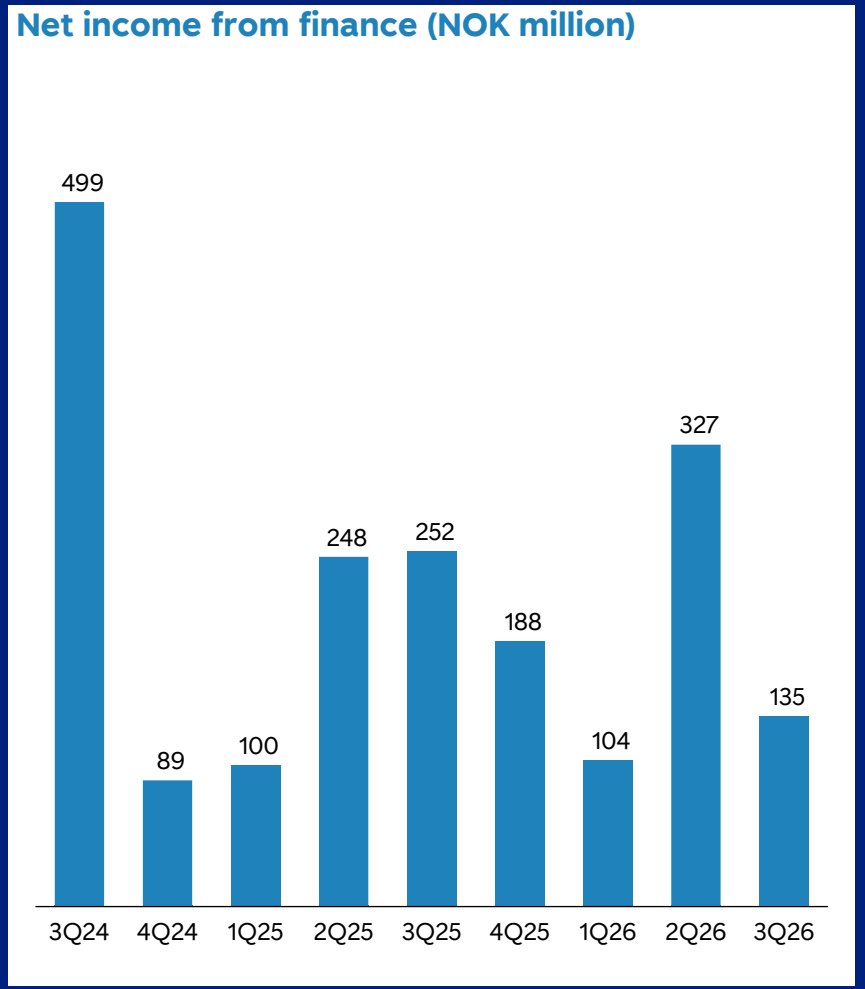
Profits after tax in joint ventures (NOK million)



Net income from financial assets and liabilities

Proforma

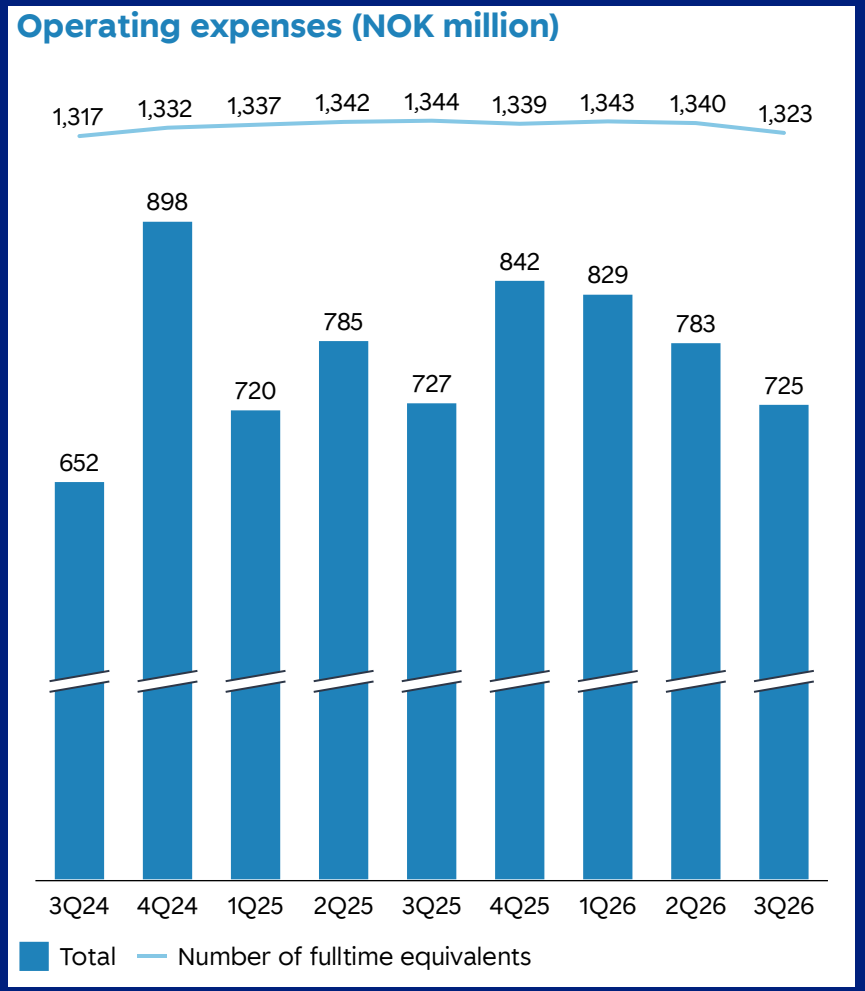
(NOK million)	3Q26	2Q26	3Q25
Dividends from shares and other equity instruments	0.4	8.4	0.3
Share of profit or loss of associates and joint ventures	121.6	205.9	160.0
Net profit from other financial assets and liabilities	13.2	113.0	91.5
Net profit from financial assets and liabilities	**135.2**	**327.3**	**251.8**



Operating expenses

Proforma

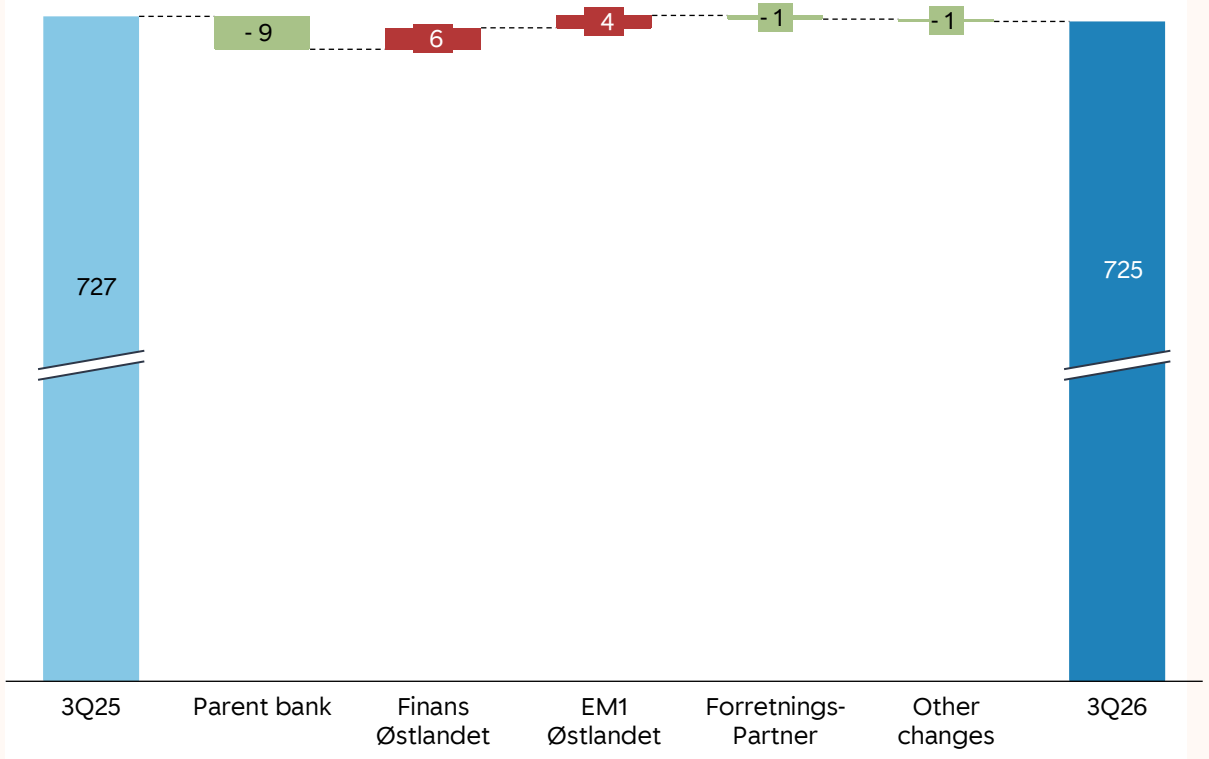
(NOK million)	3Q26	2Q26	3Q25
Personnel expenses	412.1	411.6	404.4
Depreciation/amortisation	41.4	40.9	39.4
ICT expenses	133.6	134.1	125.9
Marketing expenses	24.2	24.7	24.2
Operating expenses real estate	16.6	21.8	38.1
Merger costs	1.1	55.9	11.3
Other expenses	96.1	94.4	83.3
Total	**725.1**	**783.4**	**726.5**



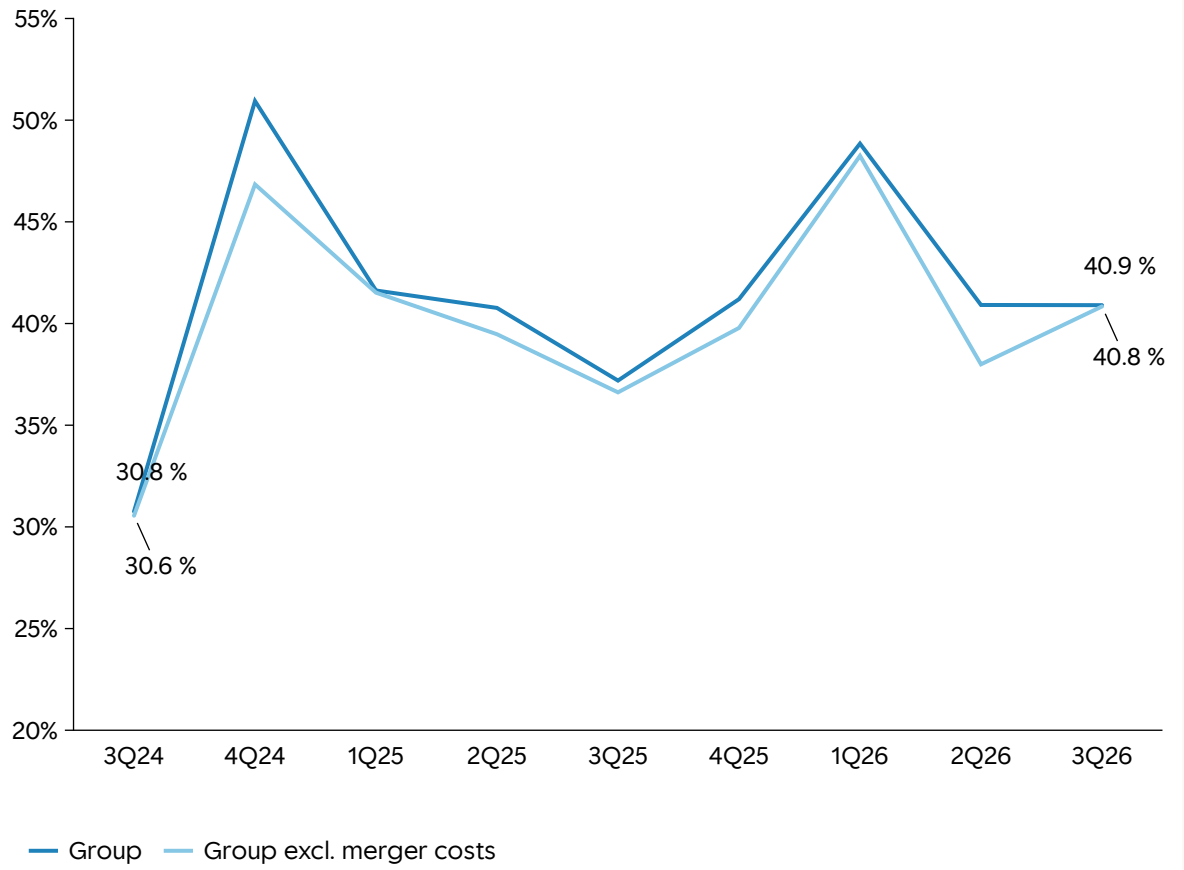
Operating expenses, ctd.

Proforma

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



Quarterly cost income ratios



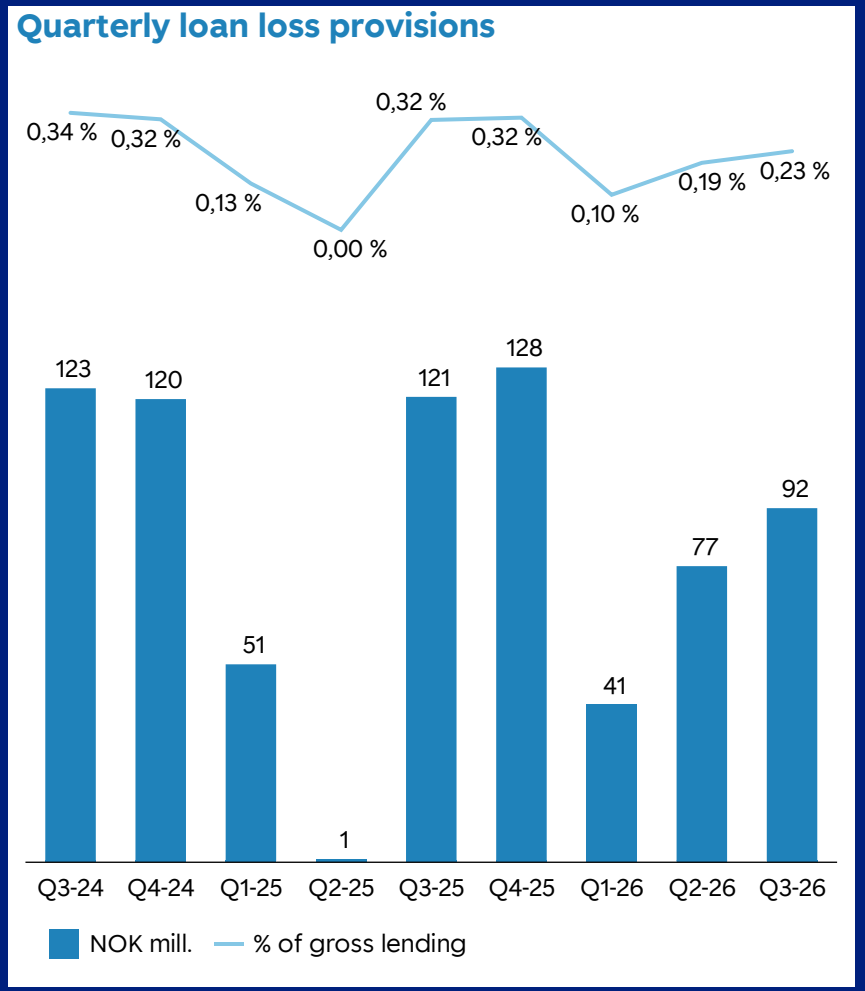
Loan loss provisions

Loan loss expenses in SB1 Finans Østlandet primarily due to a single large exposure.

Proforma

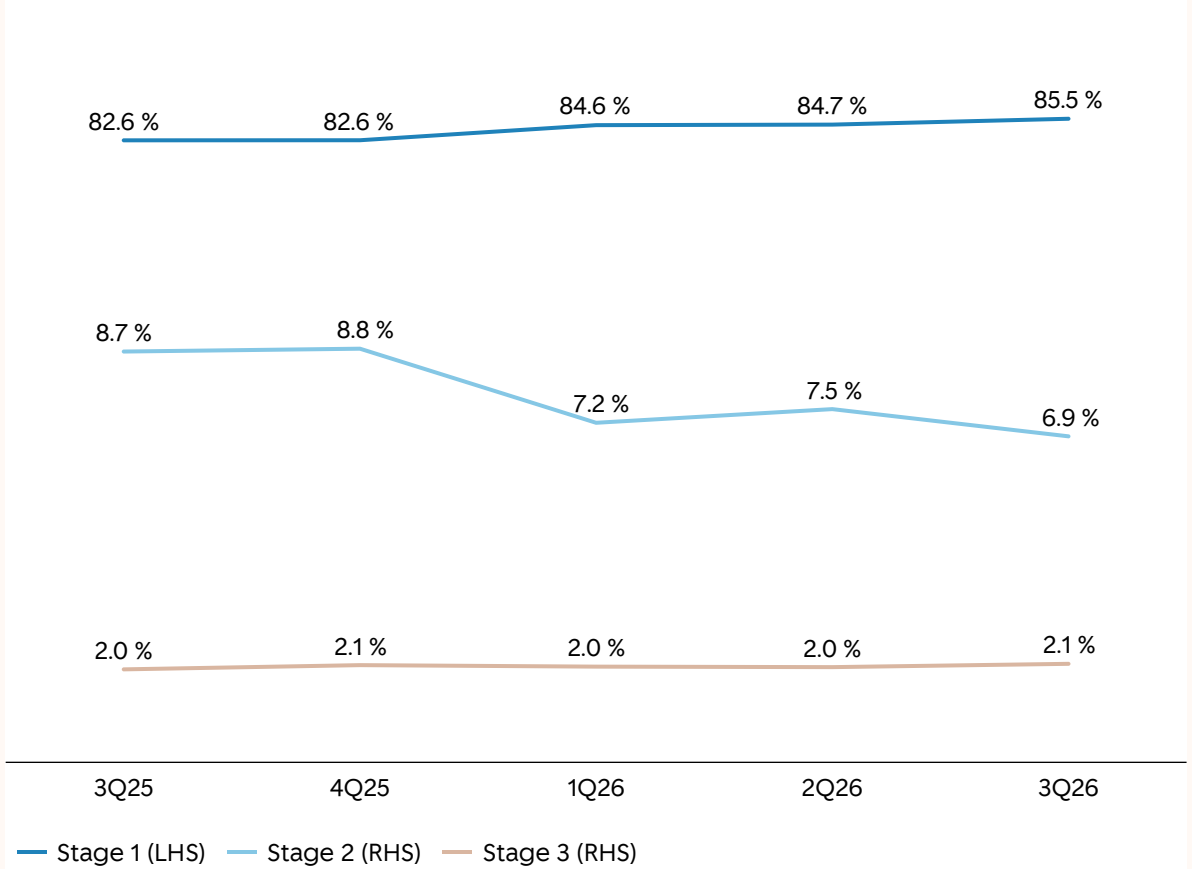
Loan loss provisions (NOK million)	3Q26	2Q26	3Q25
Retail market	0.2	3.2	13.4
Corporate market	57.3	42.1	99.1
SpareBank 1 Finans Østlandet	34.2	31.4	8.0
Group	**91.7**	**76.7**	**120.6**

Loan loss provisions (NOK million)	3Q26	2Q26	3Q25
Change in model-based loss provisions	-7.4	2.1	-35.0
Change individual loss provisions	67.3	8.2	126.2
Net write-offs	31.9	66.4	29.4
Group	**91.7**	**76.7**	**120.6**

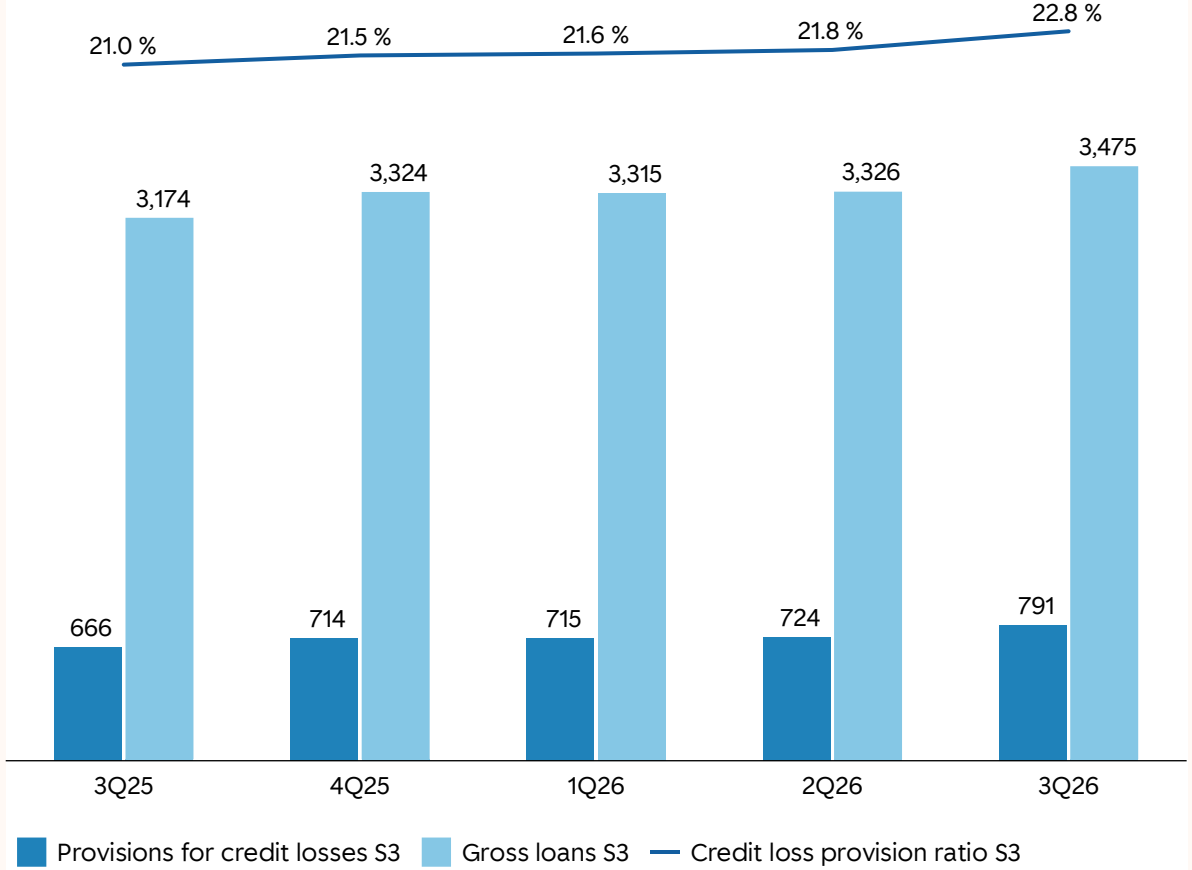


Exposures per stage and credit loss provision ratio in stage 3

Exposure by stages (% of gross loans)*



Stage 3: Volume and provisions (NOK mill. and %)

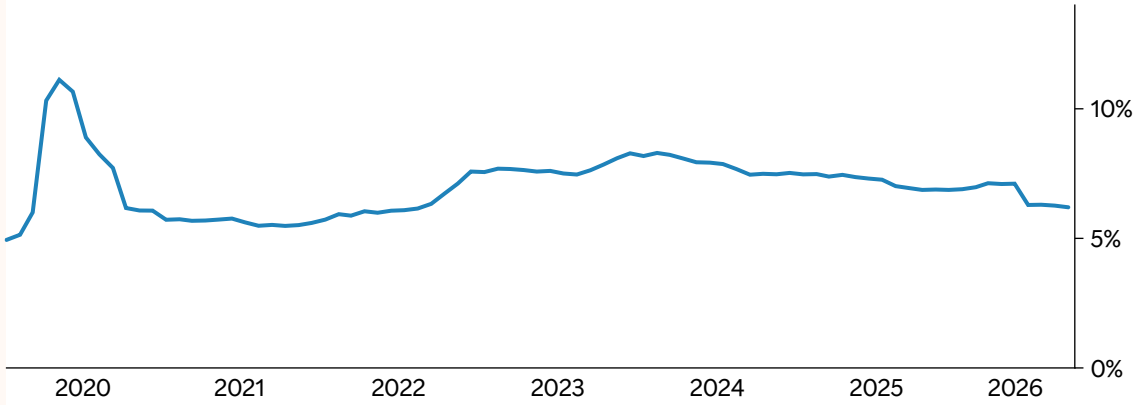


* Excluding loans transferred to covered bond companies. Residual up to 100 per cent is due to loans at fair value over profit.

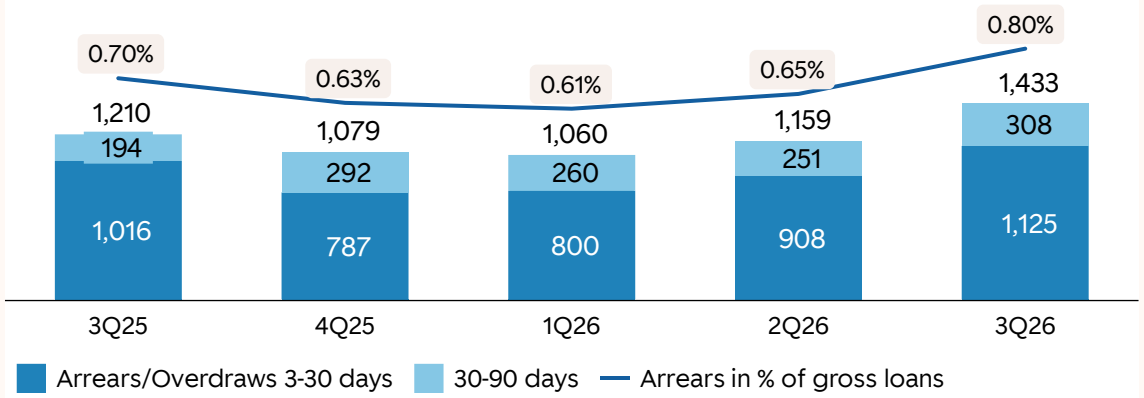
A solid loan portfolio

Credit indicators remain stable, confirming a solid loan portfolio.

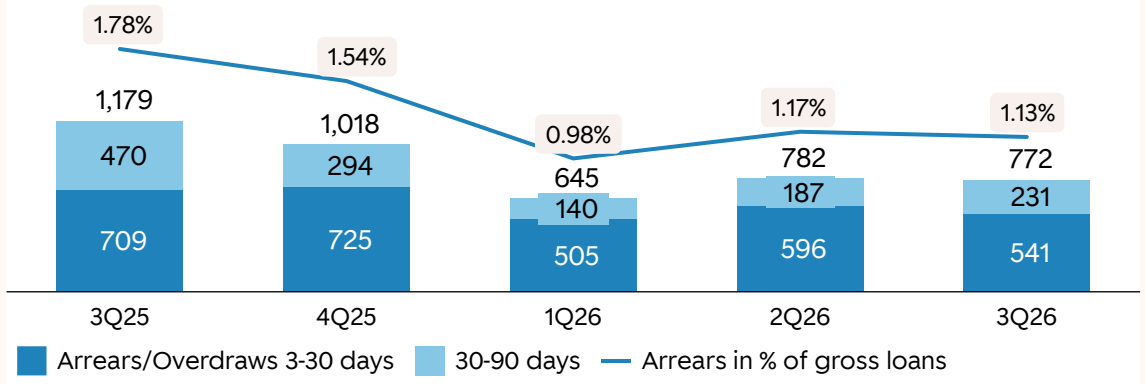
Share of retail customers with interest-only mortgage, %



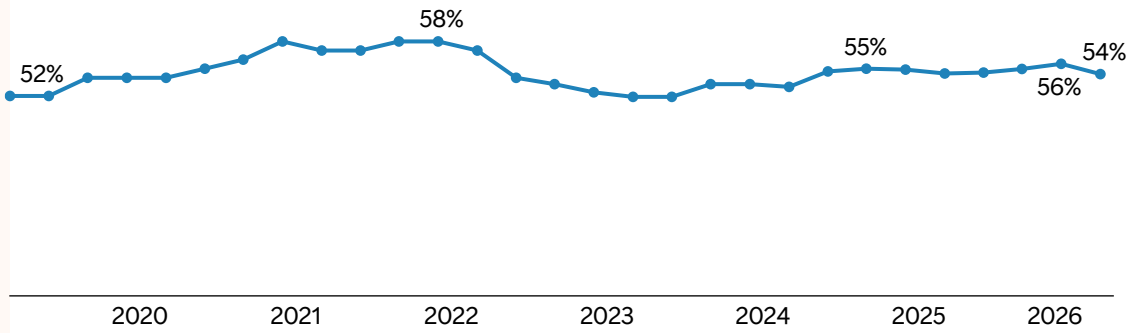
Arrears retail market, NOK mill.*



Corp. arrears below 90 days (NOK mill.)



LTV commercial real estate



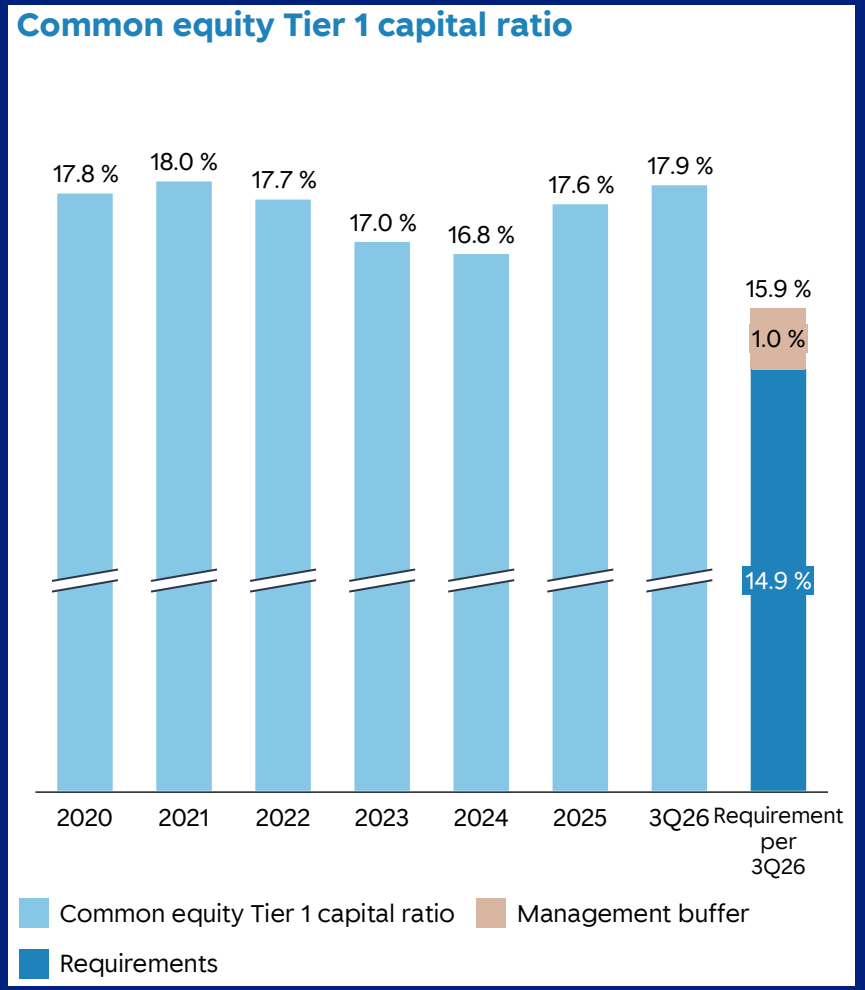
* Does not include loans transferred to SpareBank 1 Boligkreditt.

SpareBank 1 ØSTLANDET

Capital levels

Solid buffers to the bank's solvency target.

	3Q26	2Q26	3Q25
CET 1 capital ratio	17.9 %	17.8 %	17.3 %
Tier 1 capital ratio	19.7 %	19.9 %	19.1 %
Capital adequacy ratio	22.0 %	22.2 %	21.6 %
Leverage Ratio	7.3 %	7.3 %	7.1 %



SpareBank 1 ØSTLANDET

Together we develop Eastern Norway



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SpareBank 1 ØSTLANDET

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.

SpareBank 1 ØSTLANDET

Appendix



Why invest in SPOL?



UNCOMPLICATED
Uncomplicated bank with low credit risk

BRAND
Strong and distinct brand with high customer satisfaction

SOLID
Solid bank with significant growth capacity

SUSTAINABILITY
Recognised and clear driver of sustainable transition

PROFITABLE
High earnings with stable dividend share

GROWTH
Strong position in market with great growth opportunities

CUSTOMER DIVIDEND
Innovative customer dividend, benefitting owners and customers

Financial targets

Profitability	Costs*	Dividends	Solvency
> 13 %	< 40 %	> 50 %	15.9 %

Achievements year-to-date

12,2 %	42,2 %	70 %	17.9 %

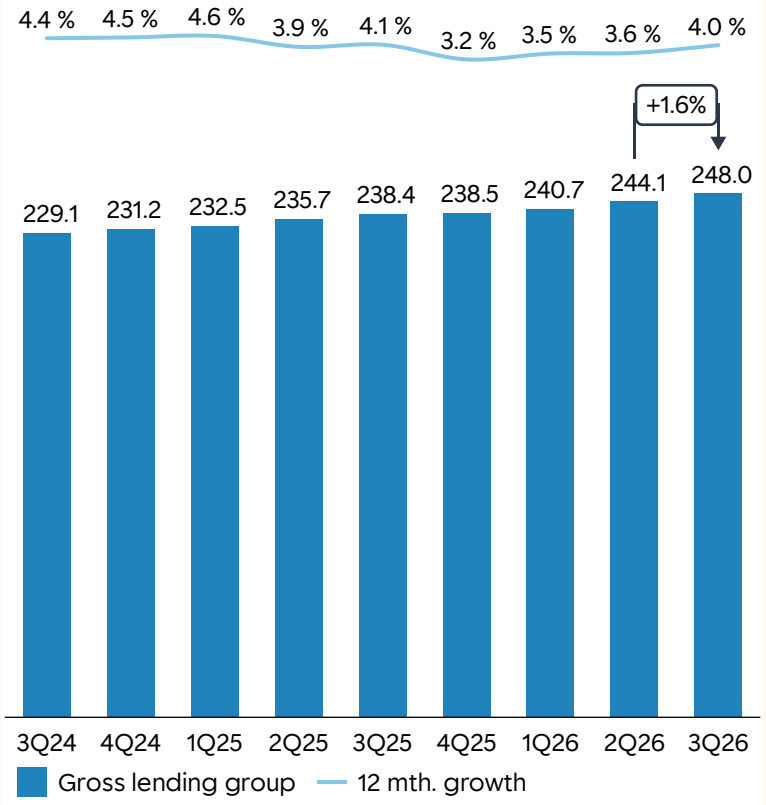
* Excl. costs related to merger.

SpareBank 1 ØSTLANDET

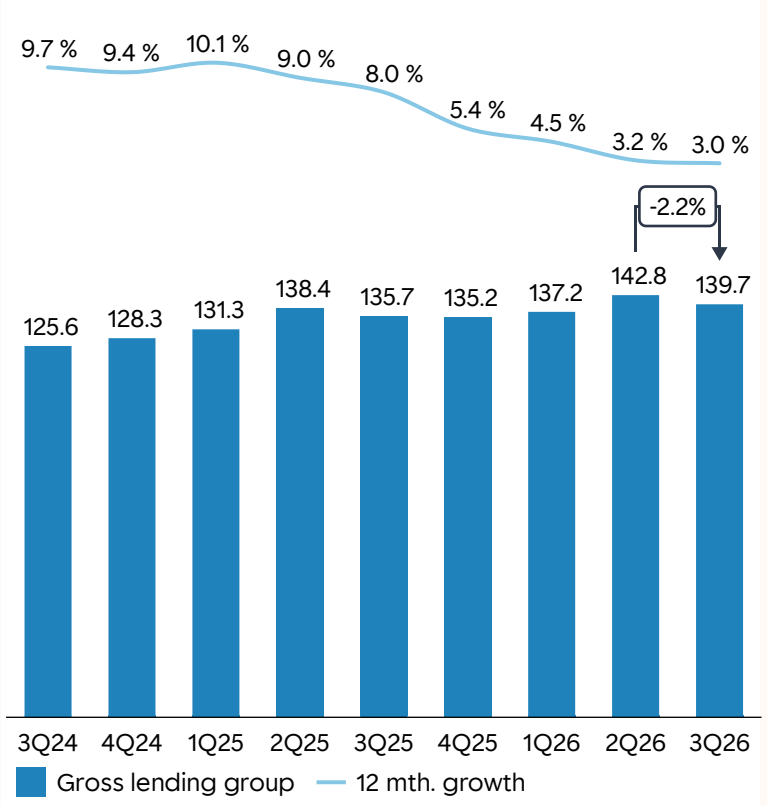
Group volumes and margin development

Proforma excl. margins

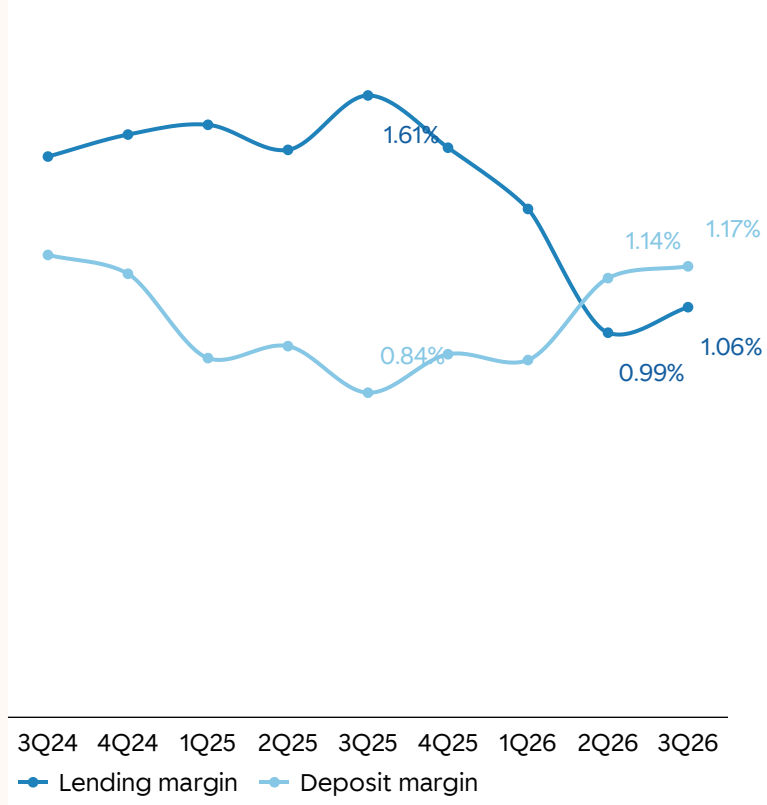
Loan volume and growth (NOK bill. and %)*



Deposit volume and growth (NOK bill. and %)



Margins, parent bank (%)**



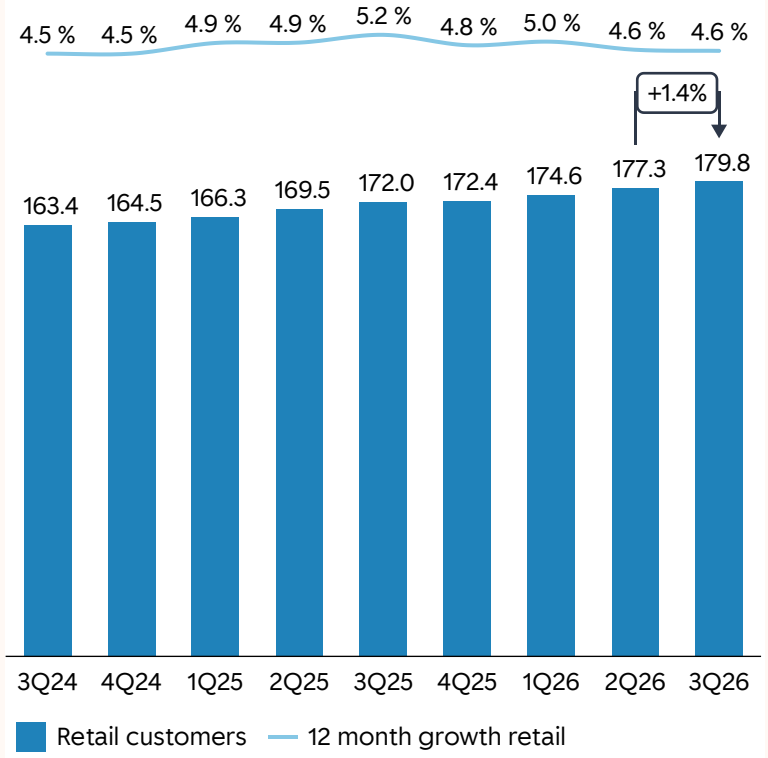
* Includes loans transferred to mortgage credit institutions.
** The figures are allocated by division (volume growth is allocated by sector).

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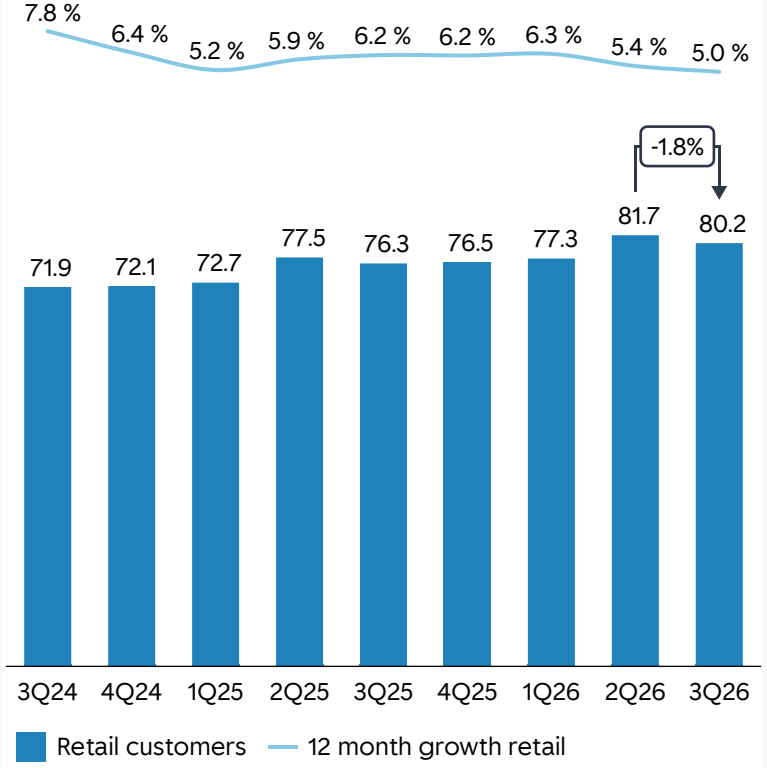
Retail market

Proforma excl. margins

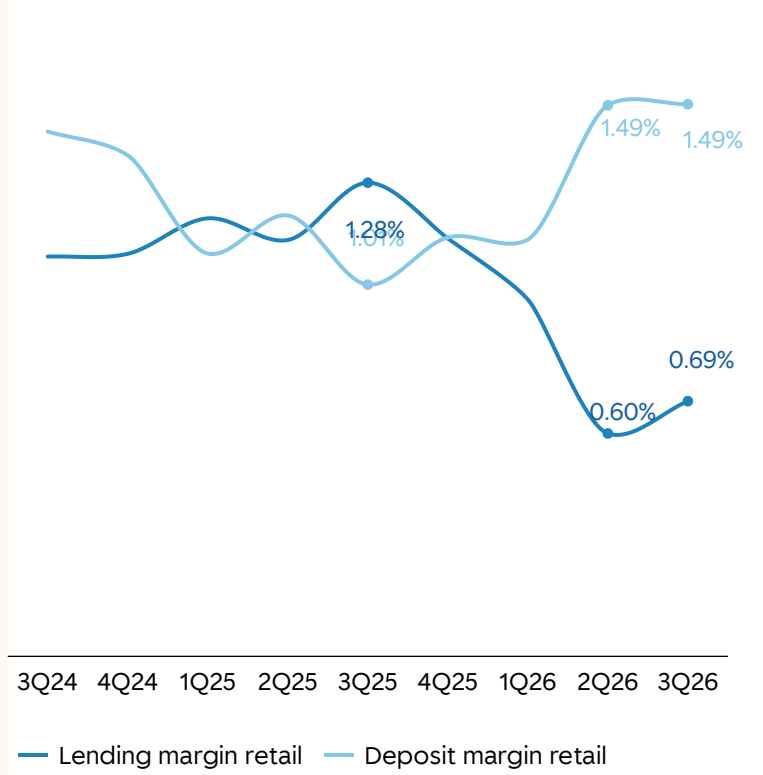
Loan volume and growth (NOK bill. and %)*



Deposit volume and growth (NOK bill. and %)



Margins, parent bank (%)**



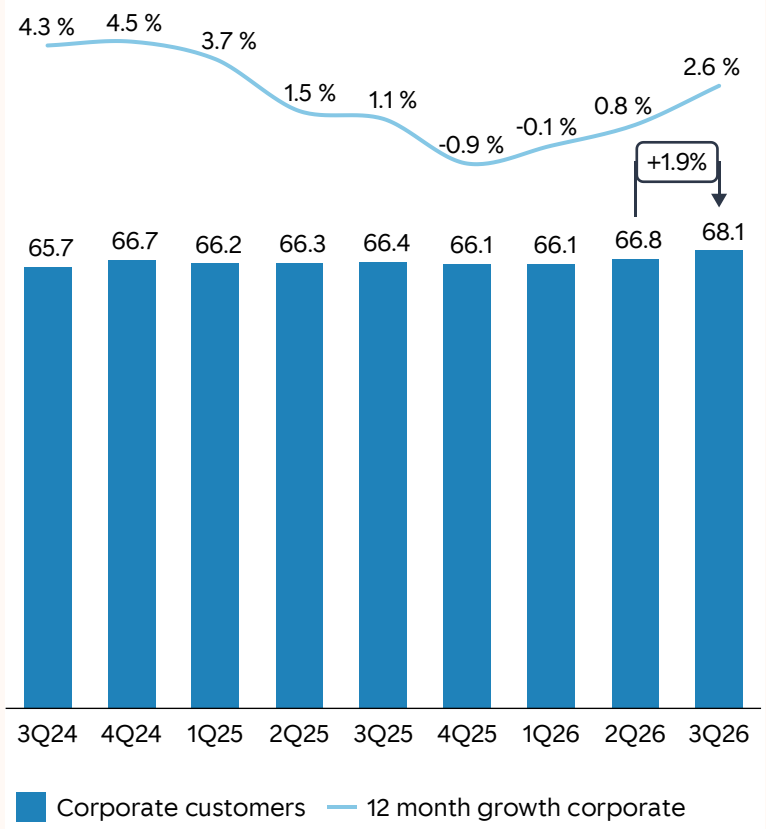
* Includes loans transferred to mortgage credit institutions.
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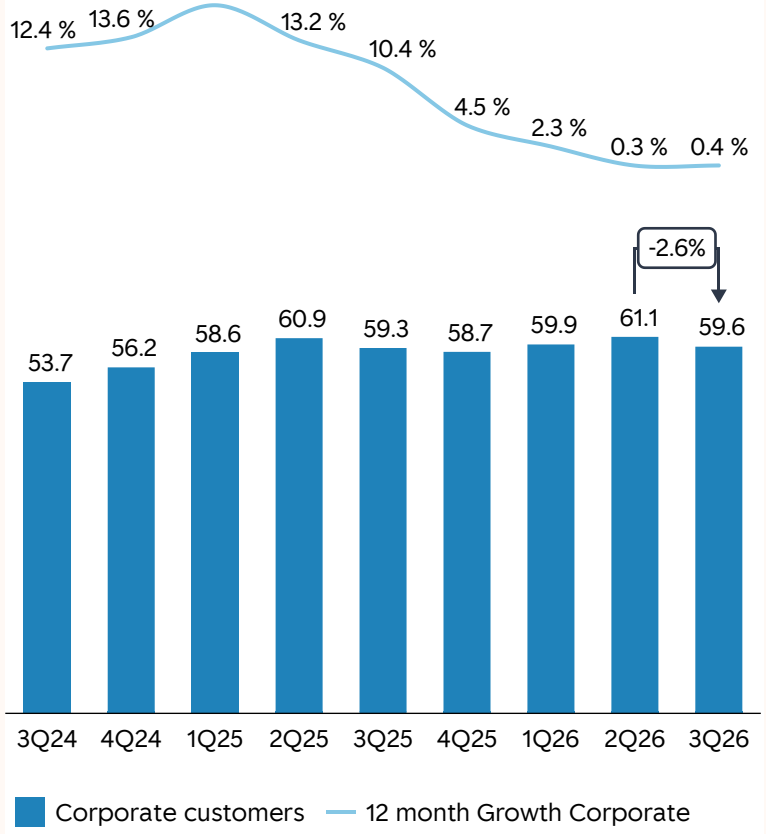
Corporate market

Proforma excl. margins

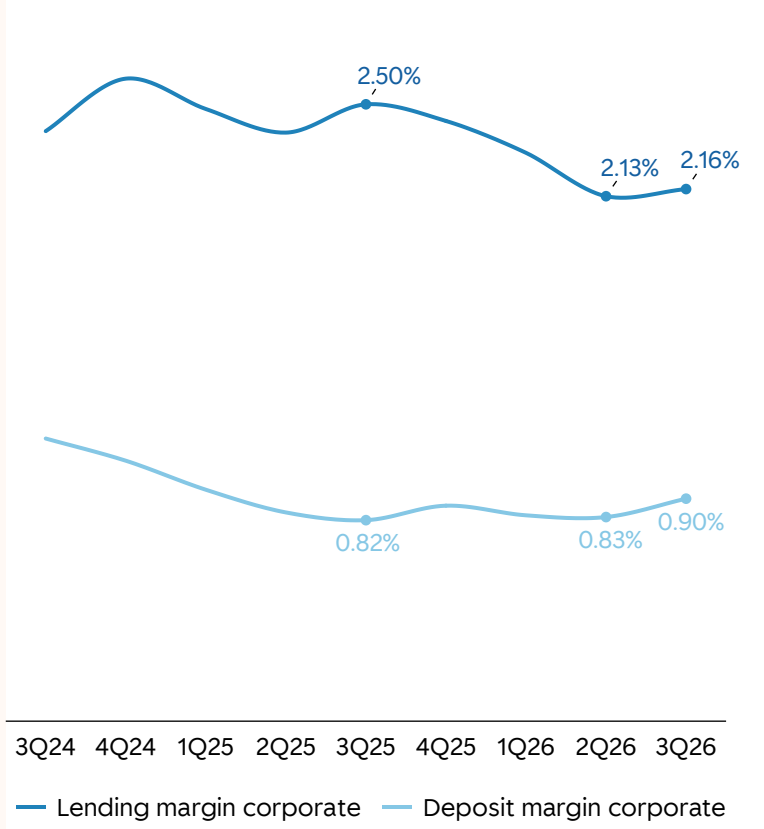
Loan volume and growth (NOK bill. and %)*



Deposit volume and growth (NOK bill. and %)



Margins, parent bank (%)**

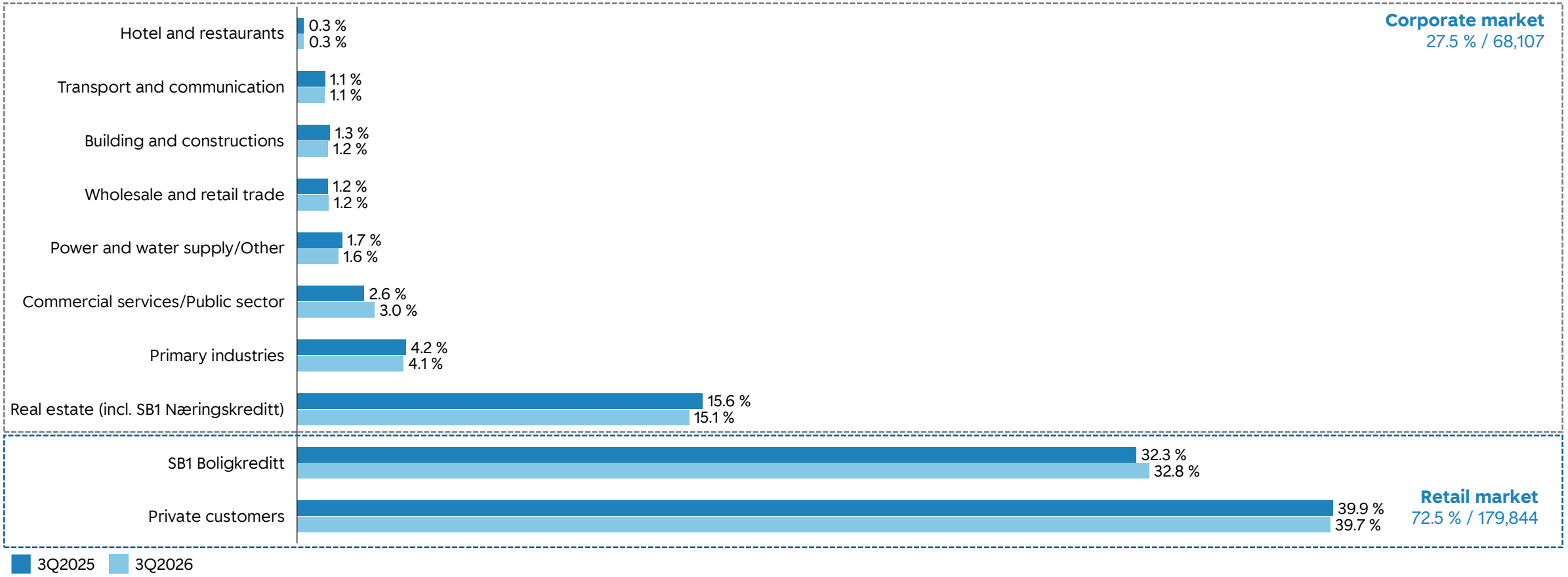


* Includes loans transferred to mortgage credit institutions.
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SpareBank 1 ØSTLANDET

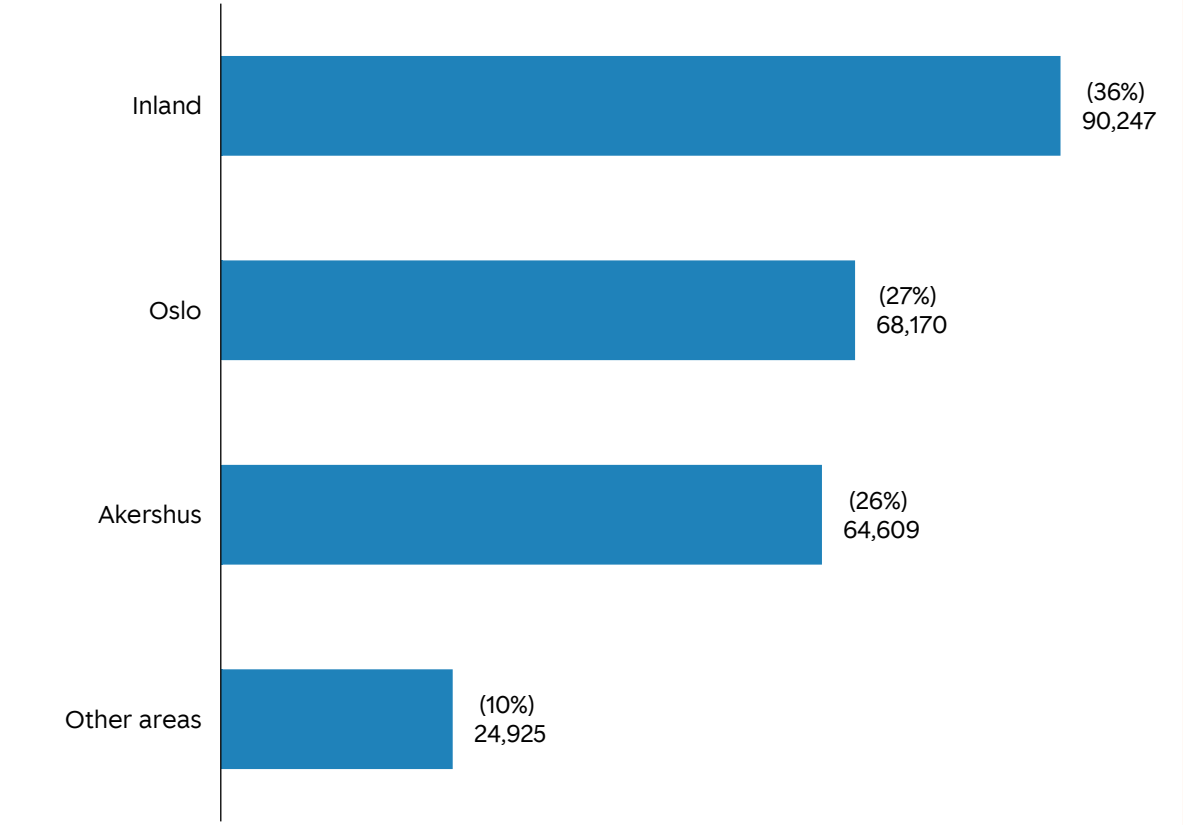
Well diversified loan portfolio

Lending to customers per sector (in %)

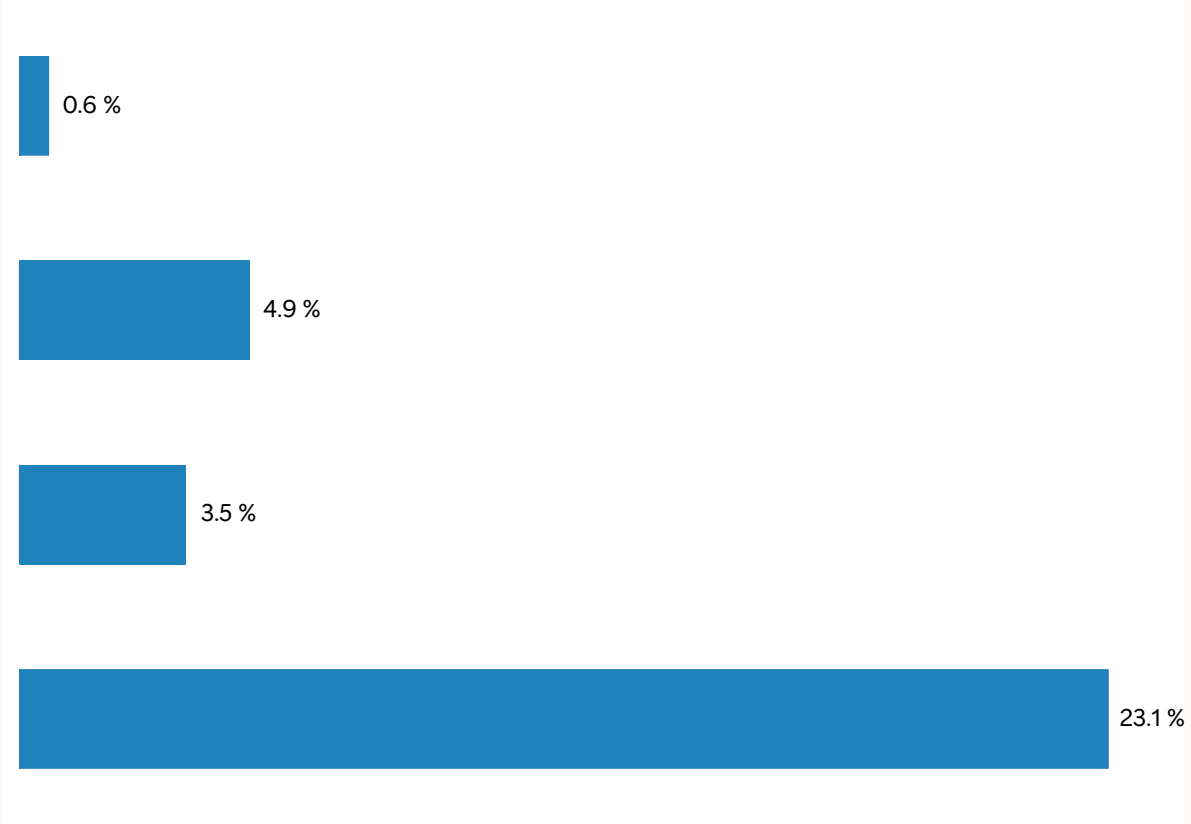


The Group's lending by geography

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

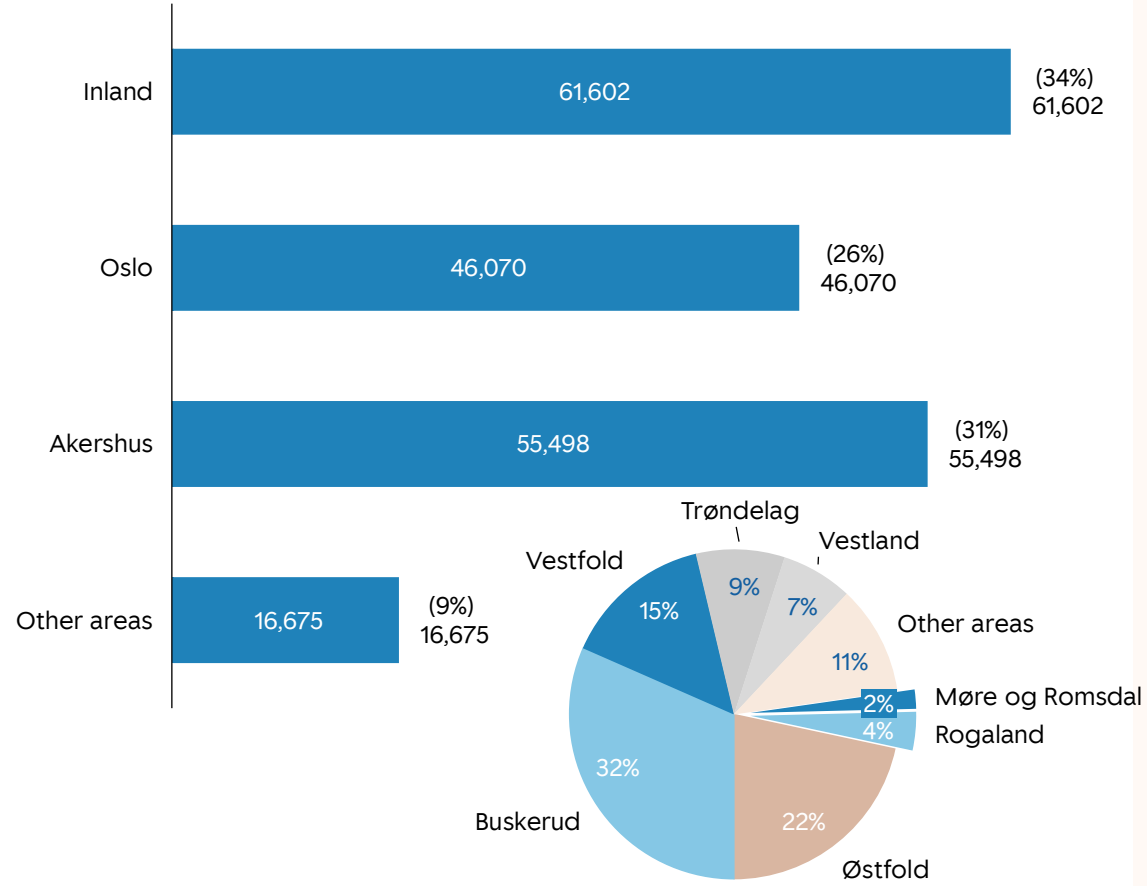


Change last 12 months (%)

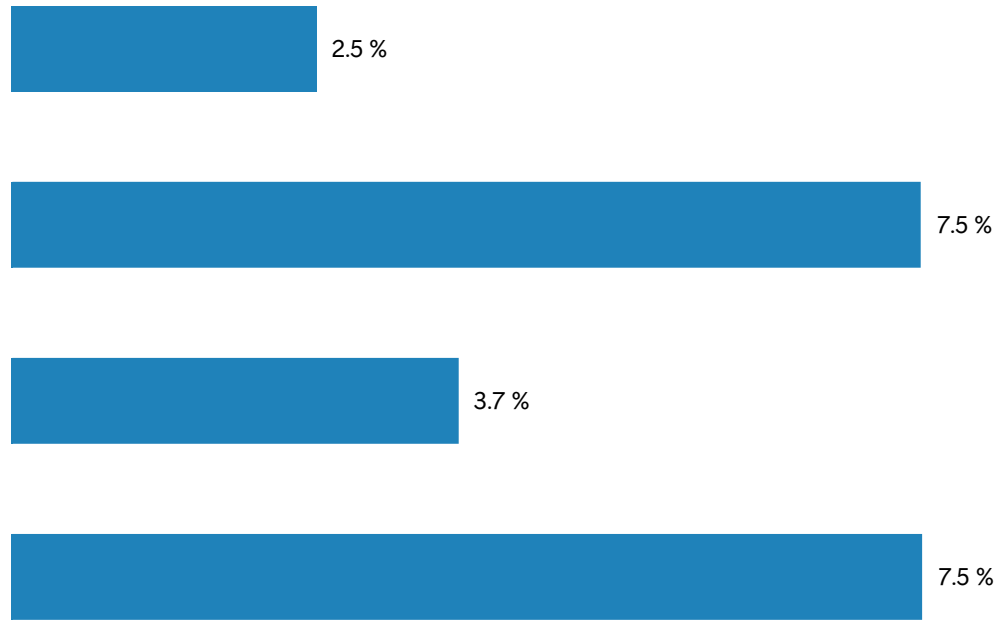


Retail market lending by geography

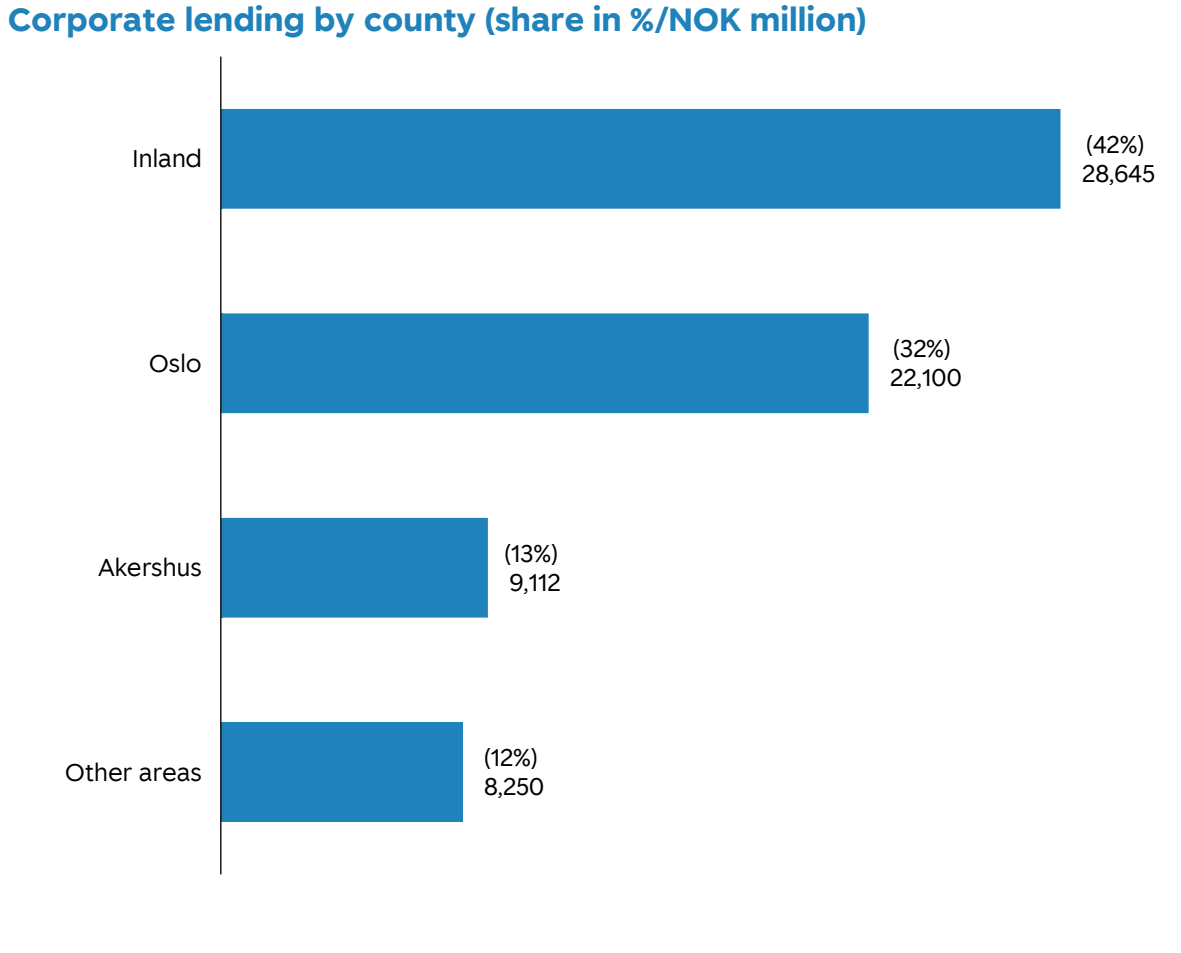
Retail lending by county (share in %/NOK million)

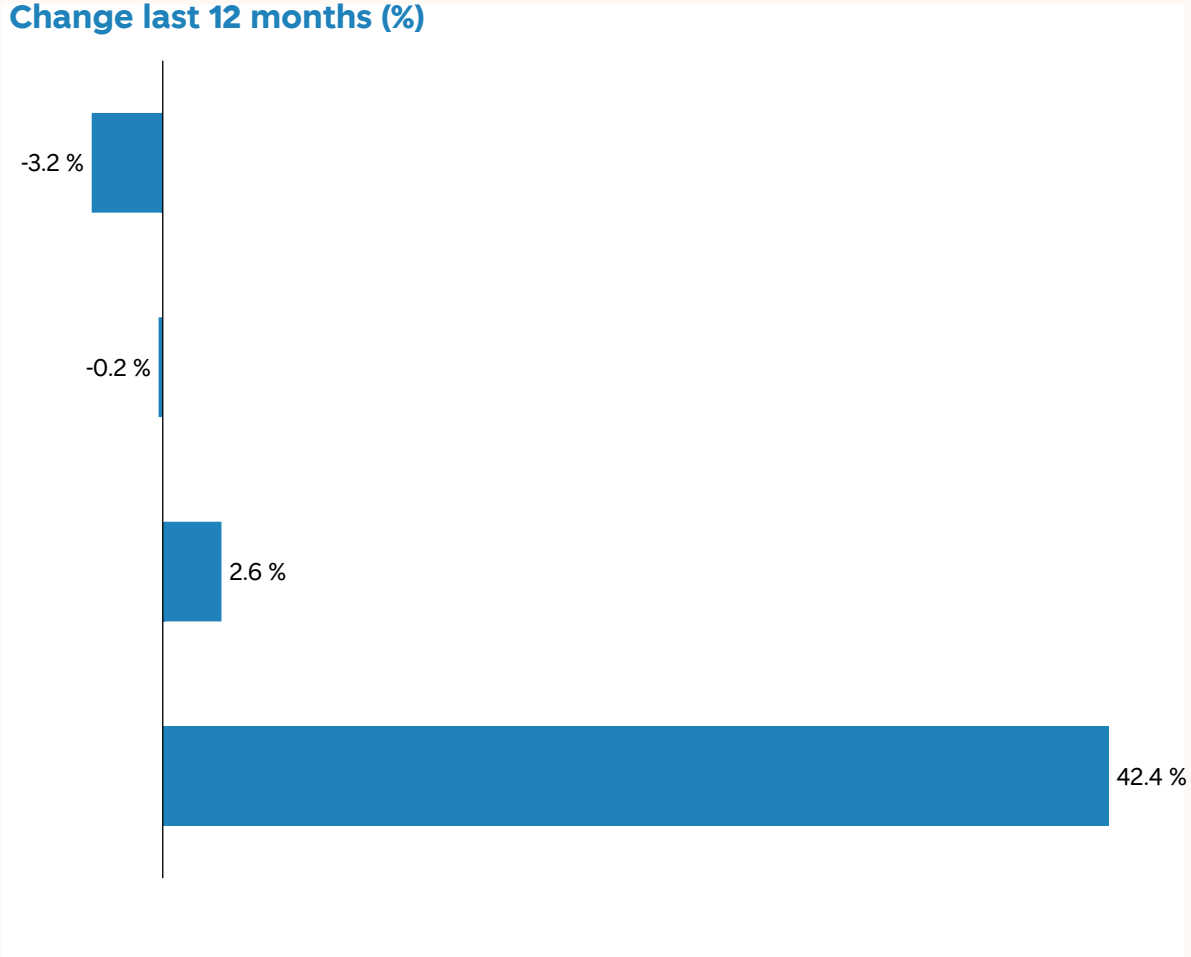


Change last 12 months (%)



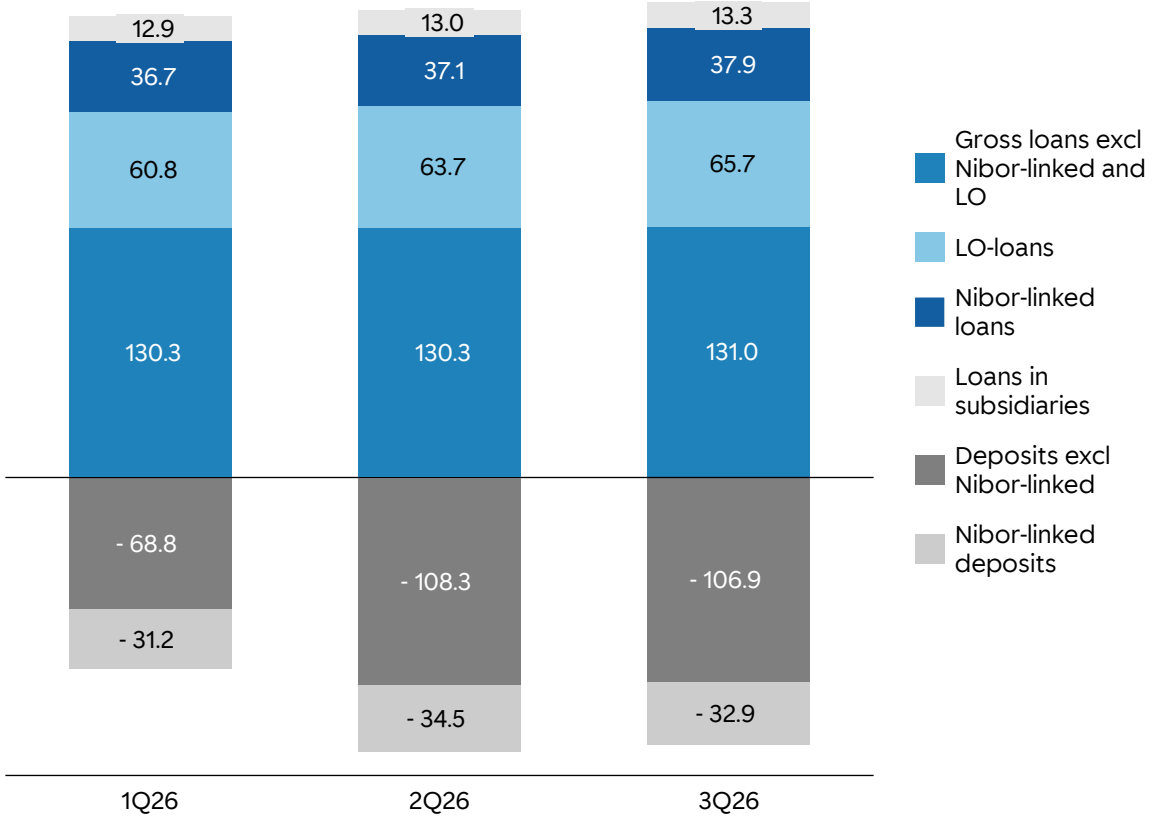
Corporate market lending by geography



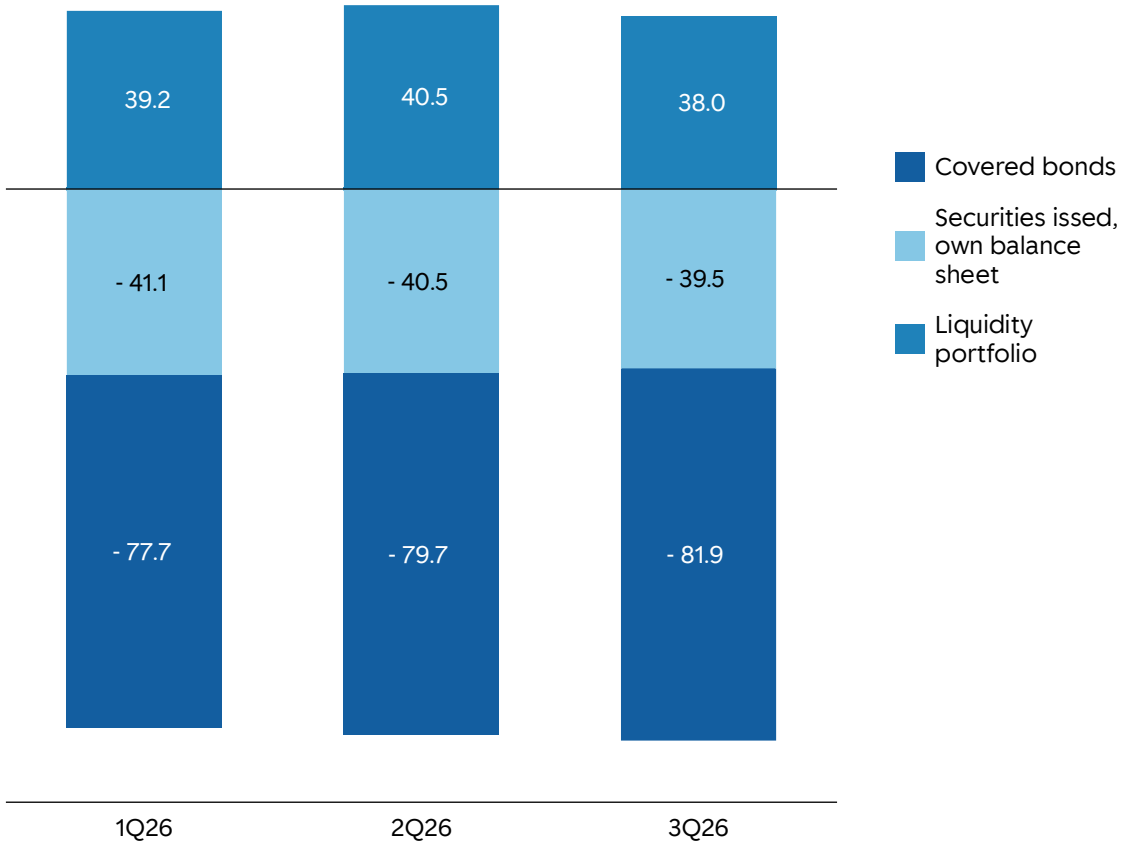


Rate sensitive volume

Loans and deposits, NOK bill.



Securities, NOK bill.*

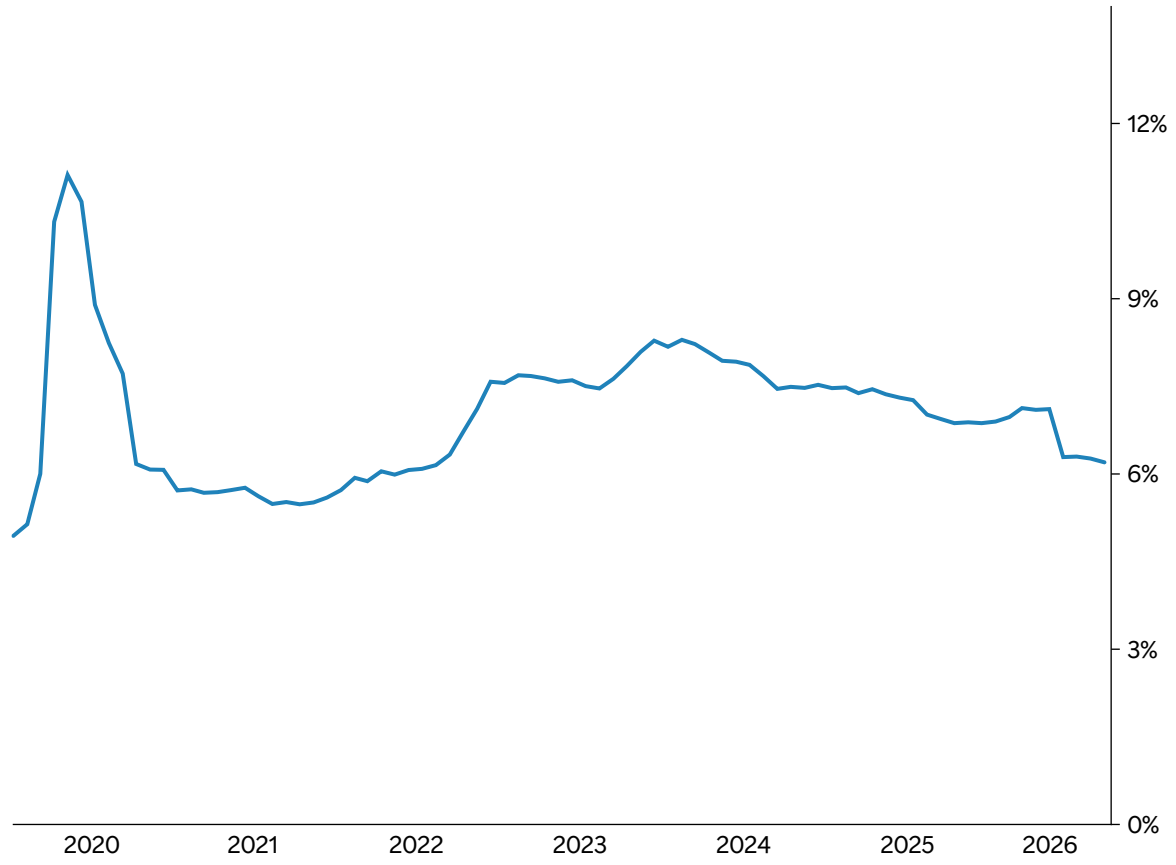


* Covered bonds refer to loans transferred to covered bond companies.

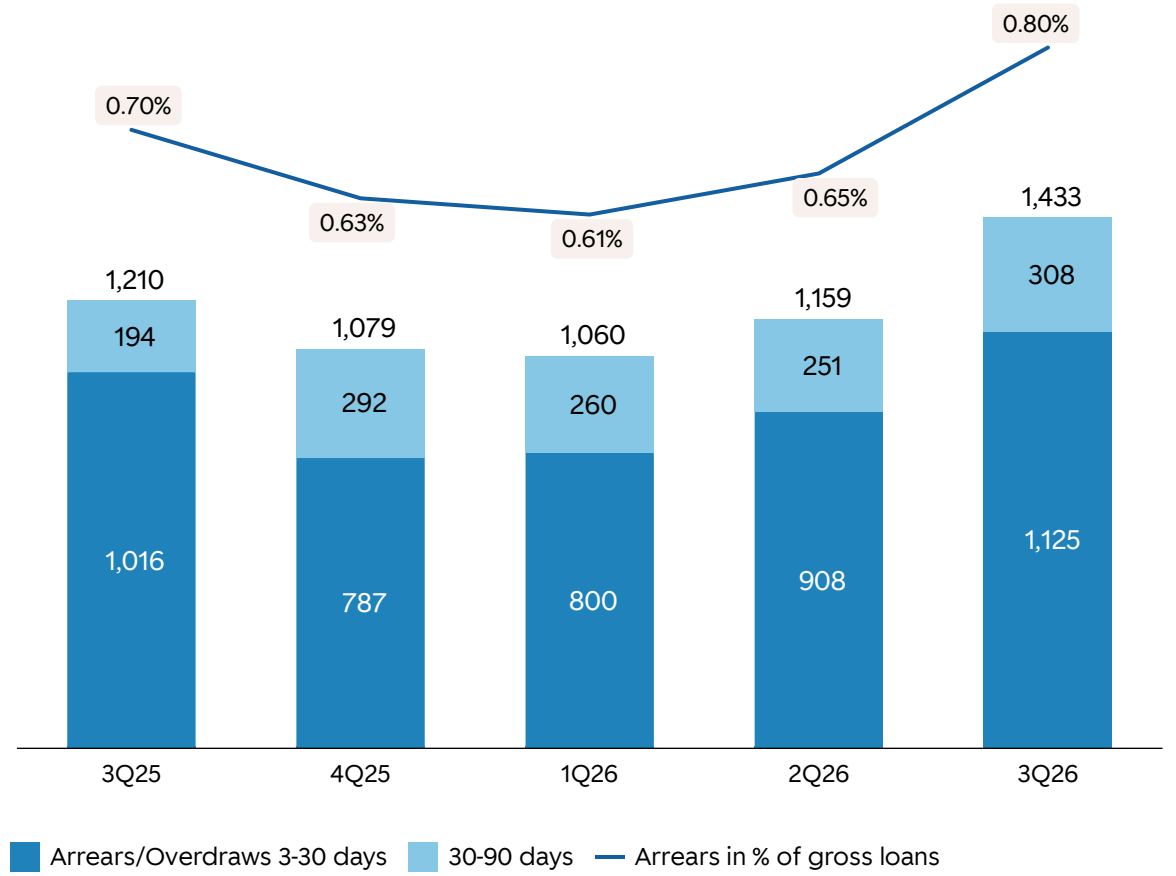
SpareBank 1 ØSTLANDET

Retail: Indicators of underlying credit quality

Retail customers with interest-only mortgage



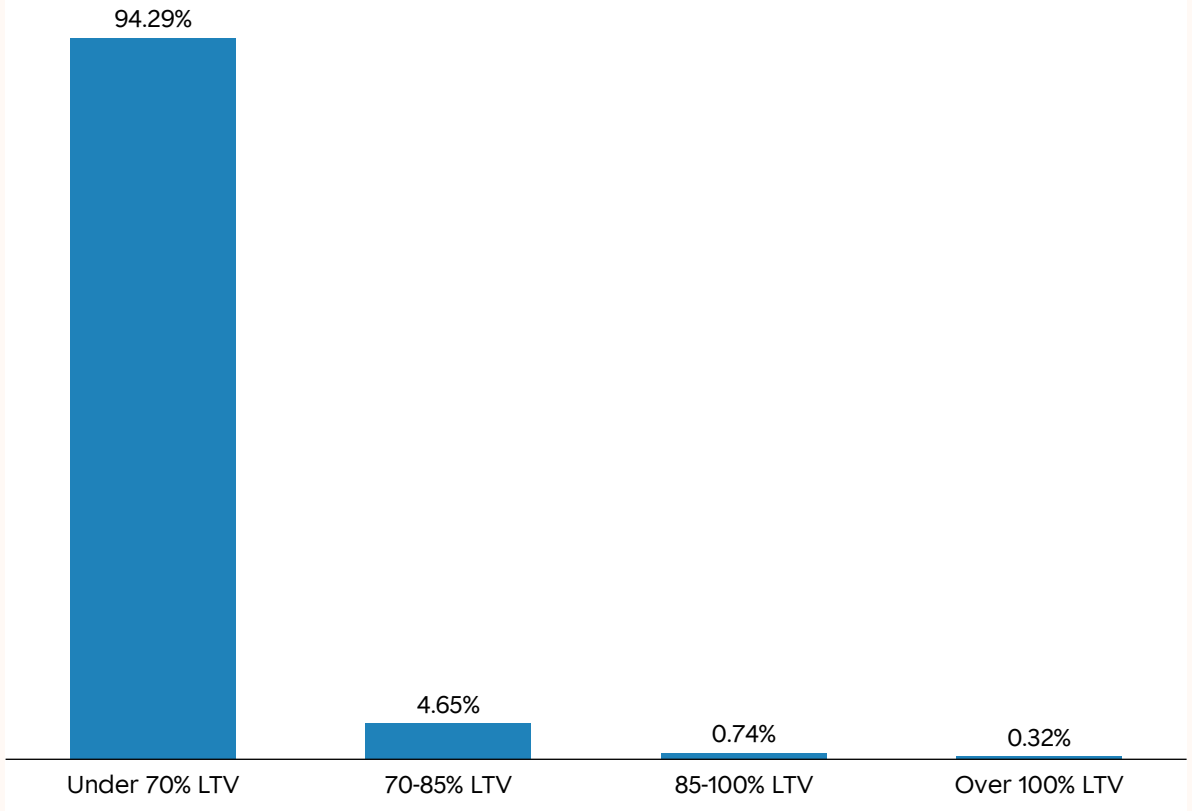
Arrears retail market, NOK mill.*



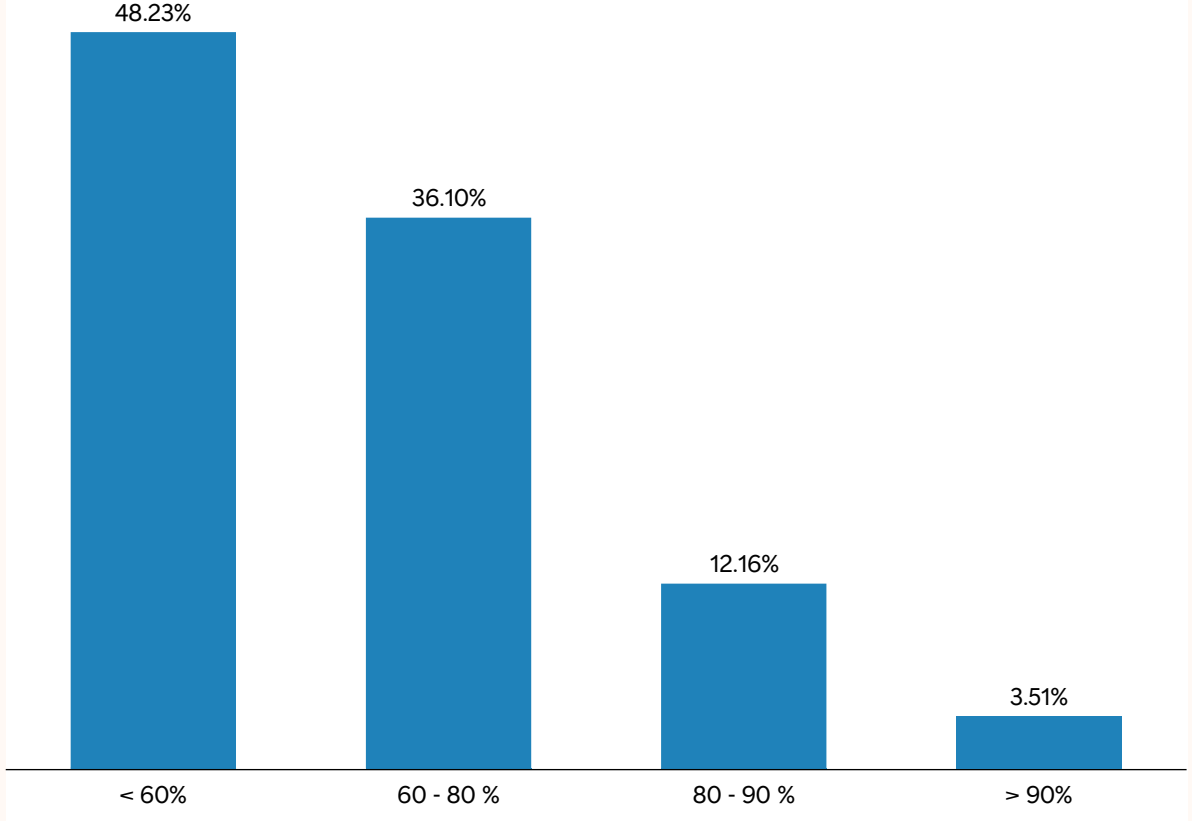
* Does not include loans transferred to SpareBank 1 Boligkreditt.

Retail: Mortgage collateral

Share of LTV by exposure – retail mortgages*



Share of lending according to LTV - retail mortgages*

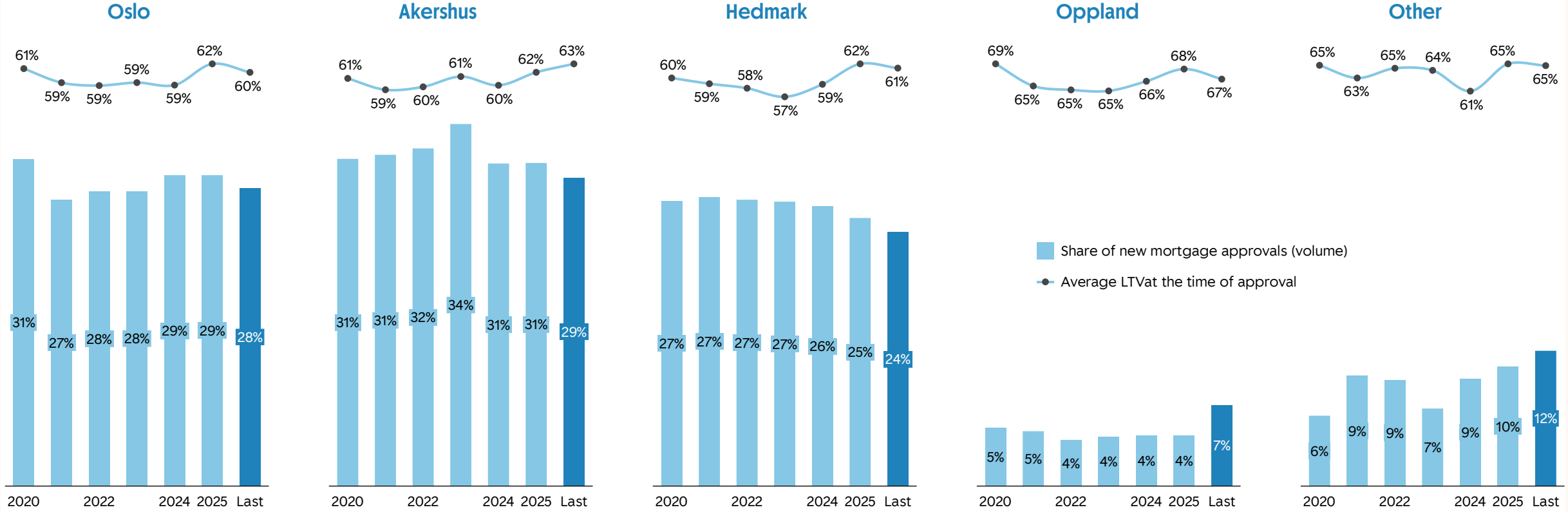


* Including loans transferred to SpareBank 1 Boligkreditt.

SpareBank 1 ØSTLANDET

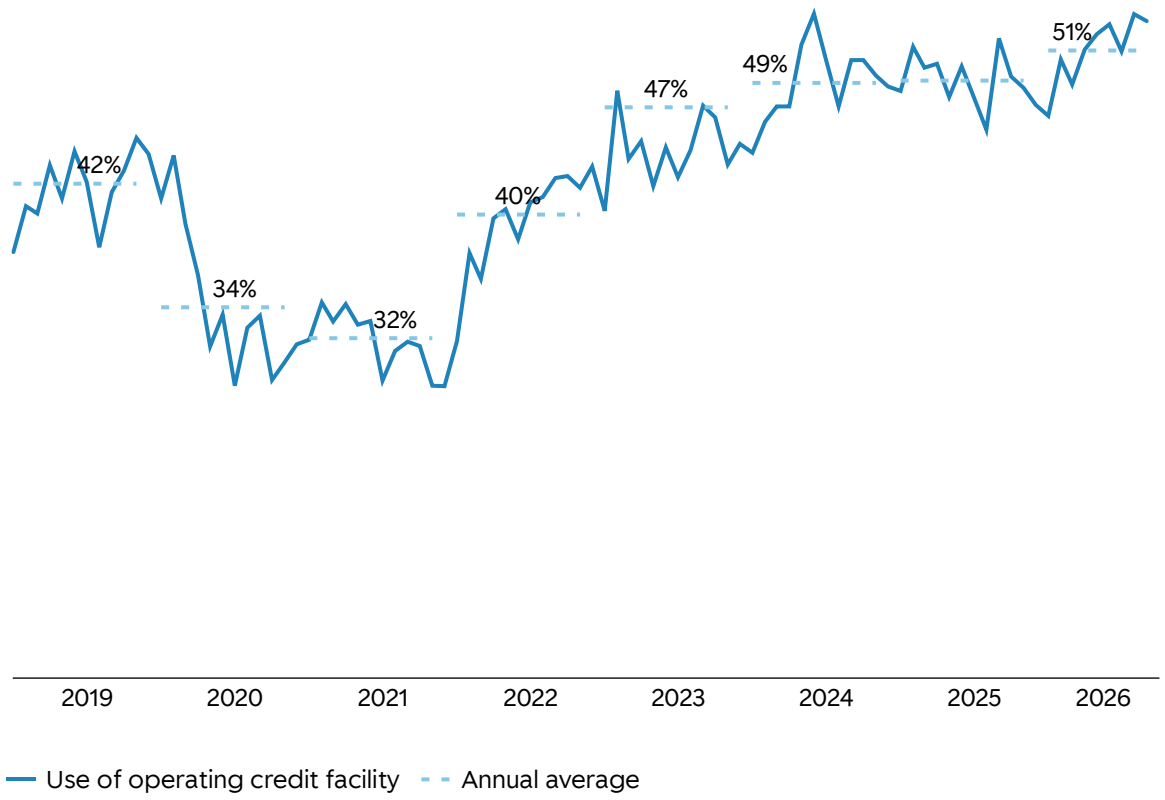
Stable low LTVs in new mortgage approvals

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

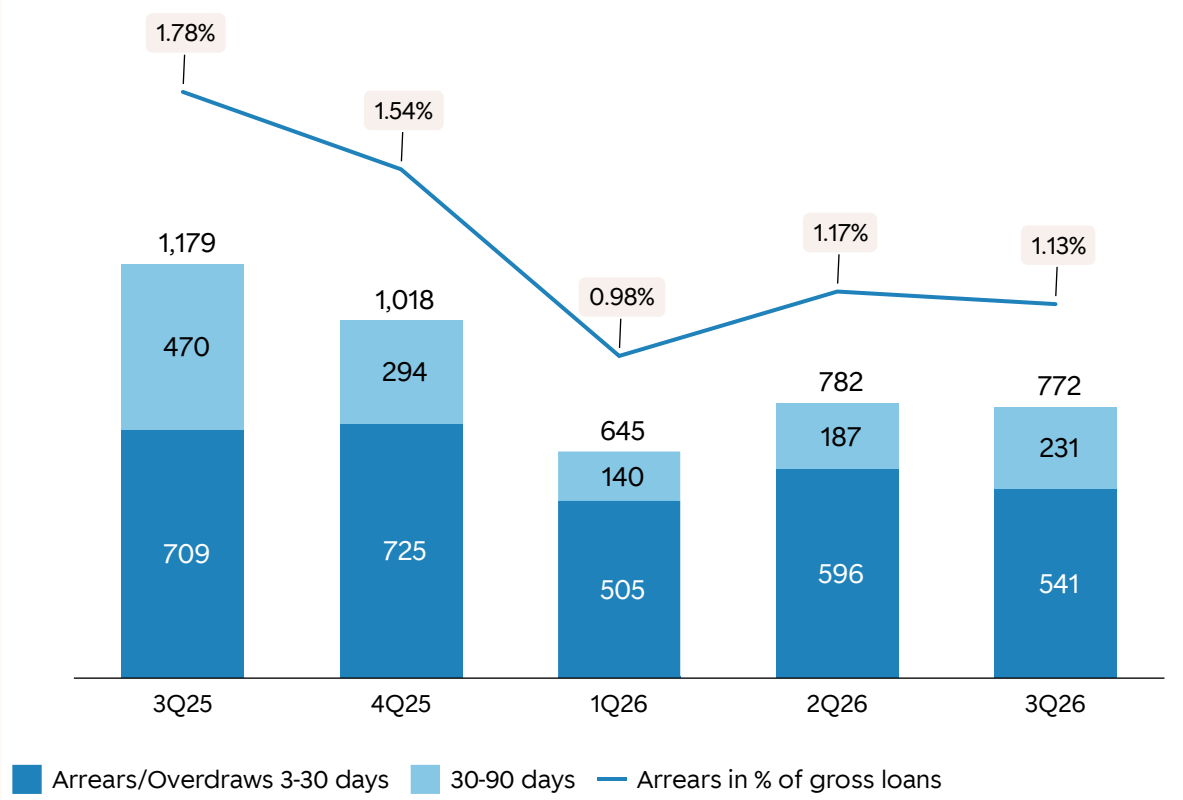


Corporate: Indicators of underlying credit quality

Use of corporate credit facilities (parent bank)



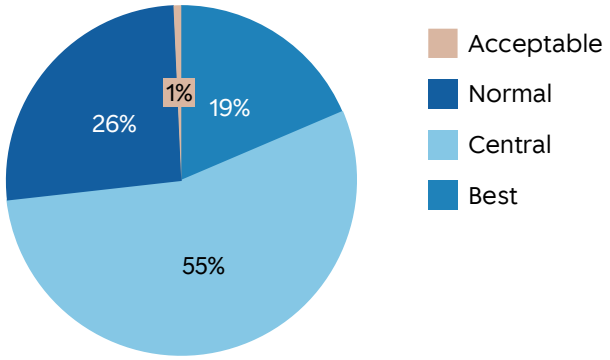
Corp. arrears below 90 days (NOK mill.)



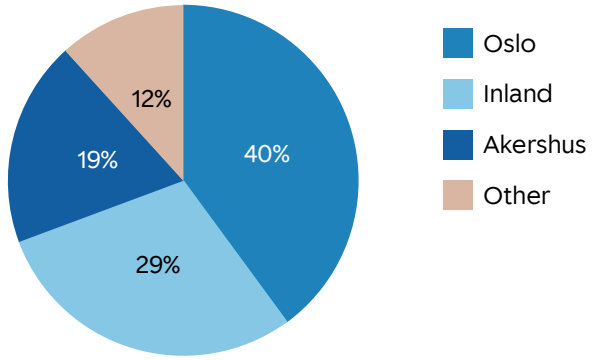
CRE: Attractive, diversified portfolio

98 % of tenants have contracts that are 100 % indexed (to CPI).

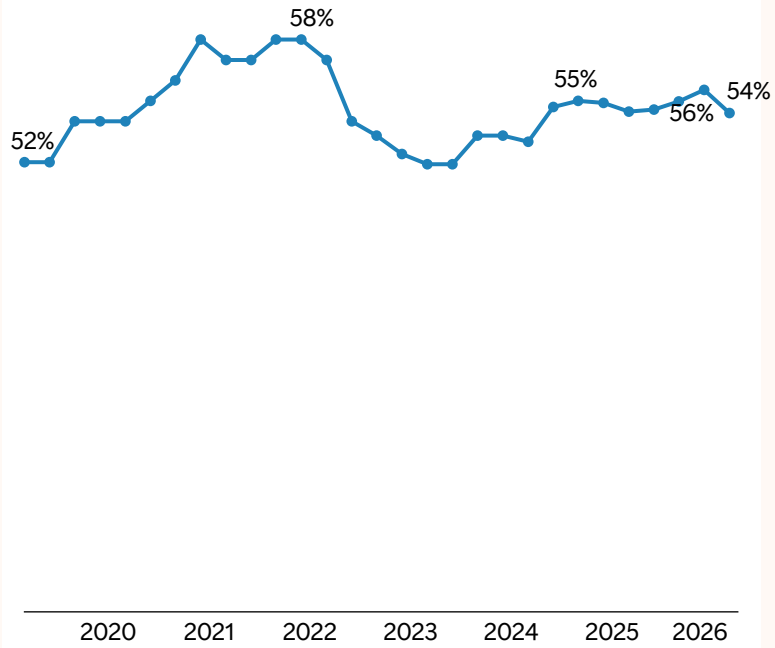
Rental space attractivity



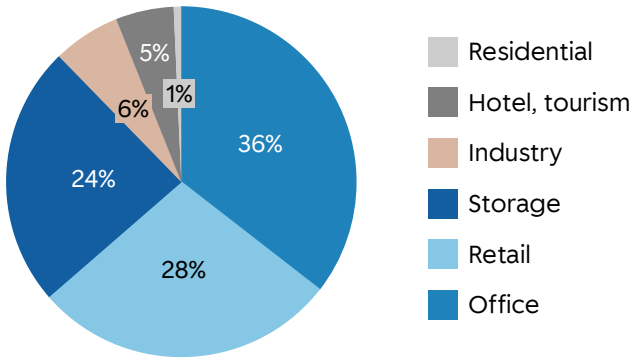
Geographical distribution of rental space



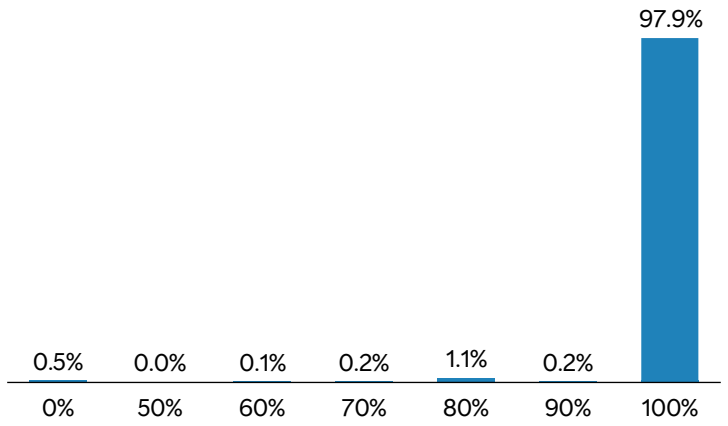
LTV for CRE portfolio



Share of rental space according to type



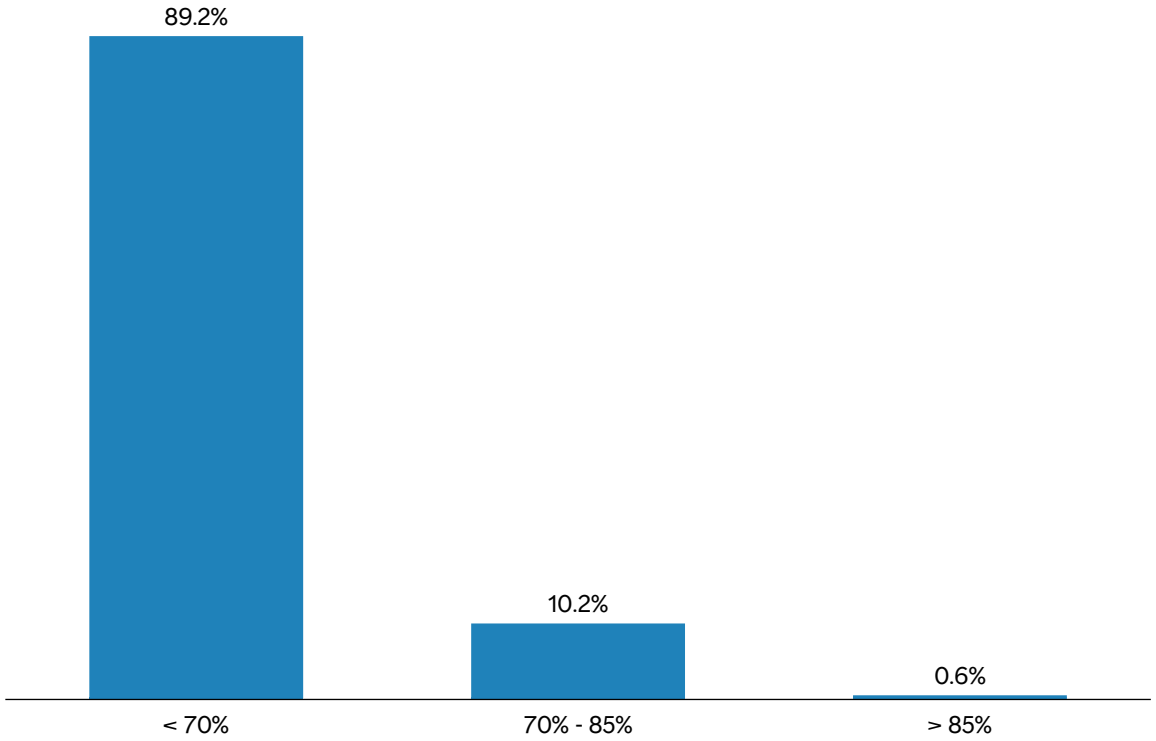
Share of rental space at different indexation



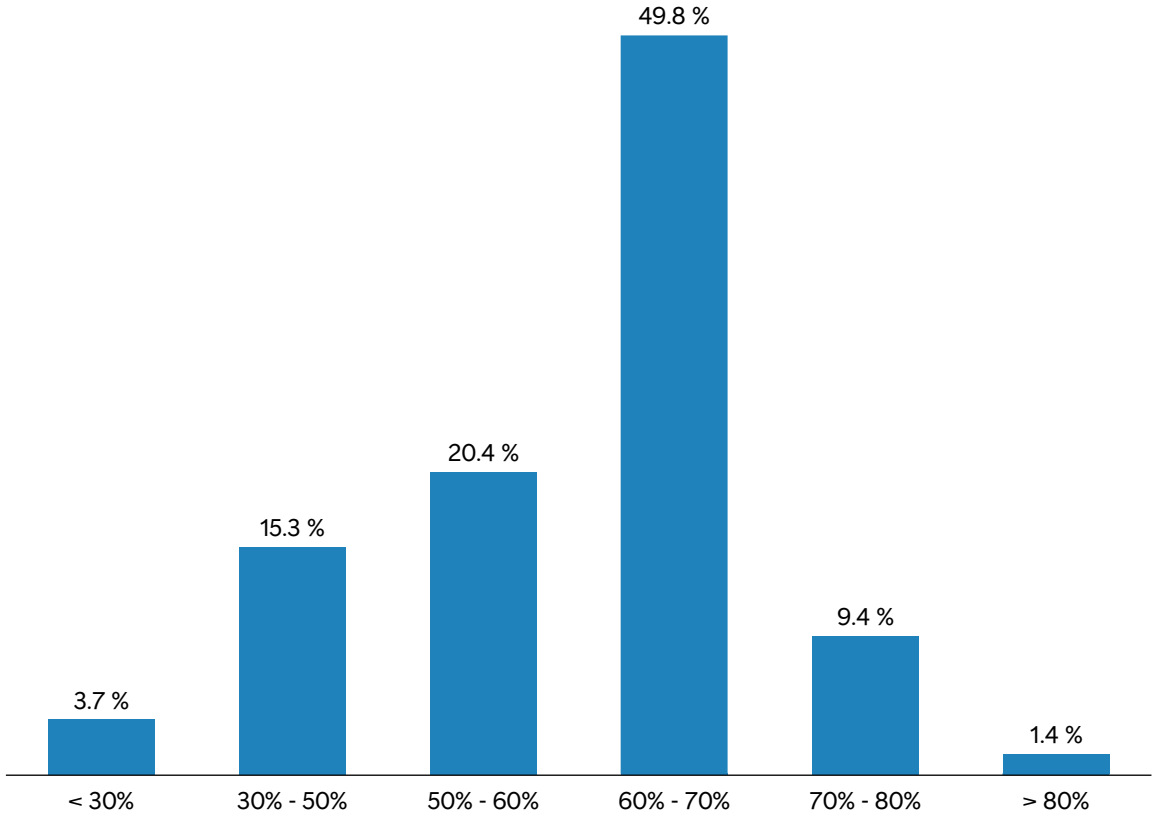
CRE: Solid collateral

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*



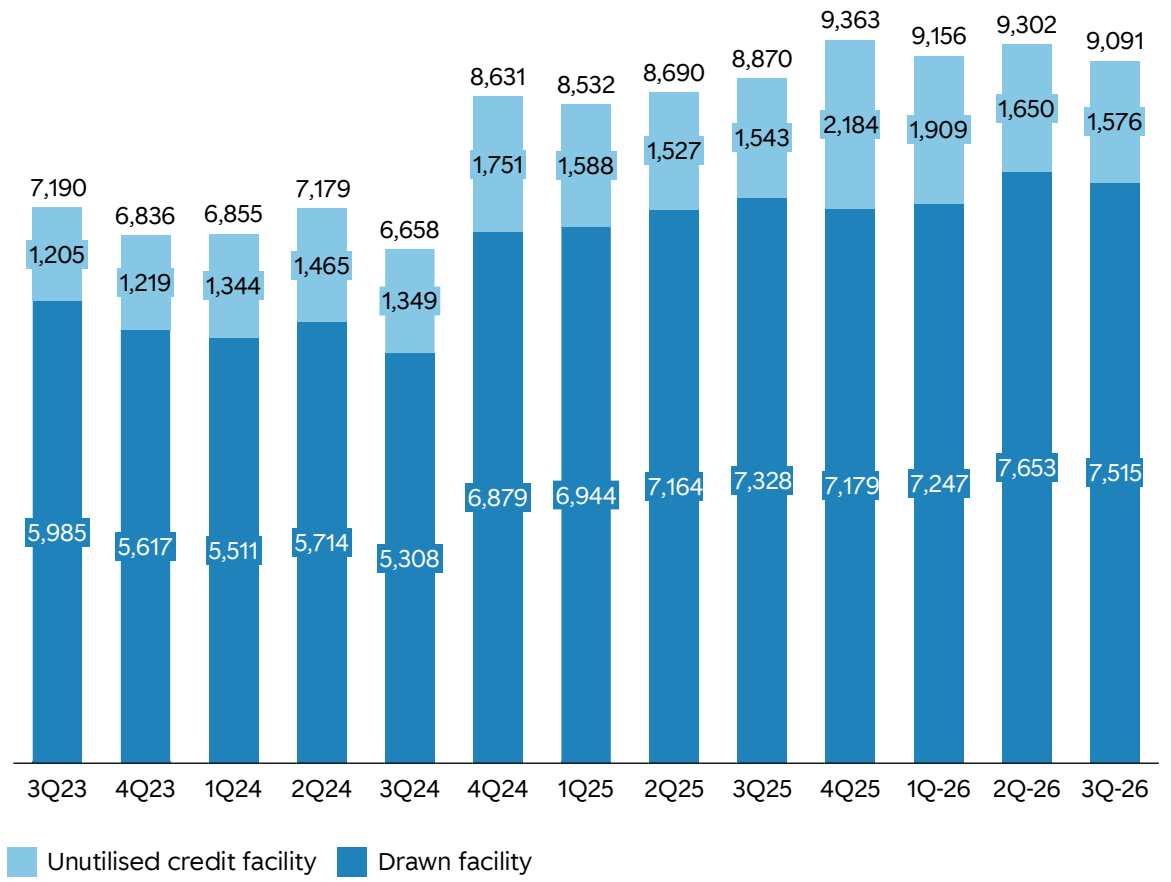
* Exposures of at least NOK 10 mill.

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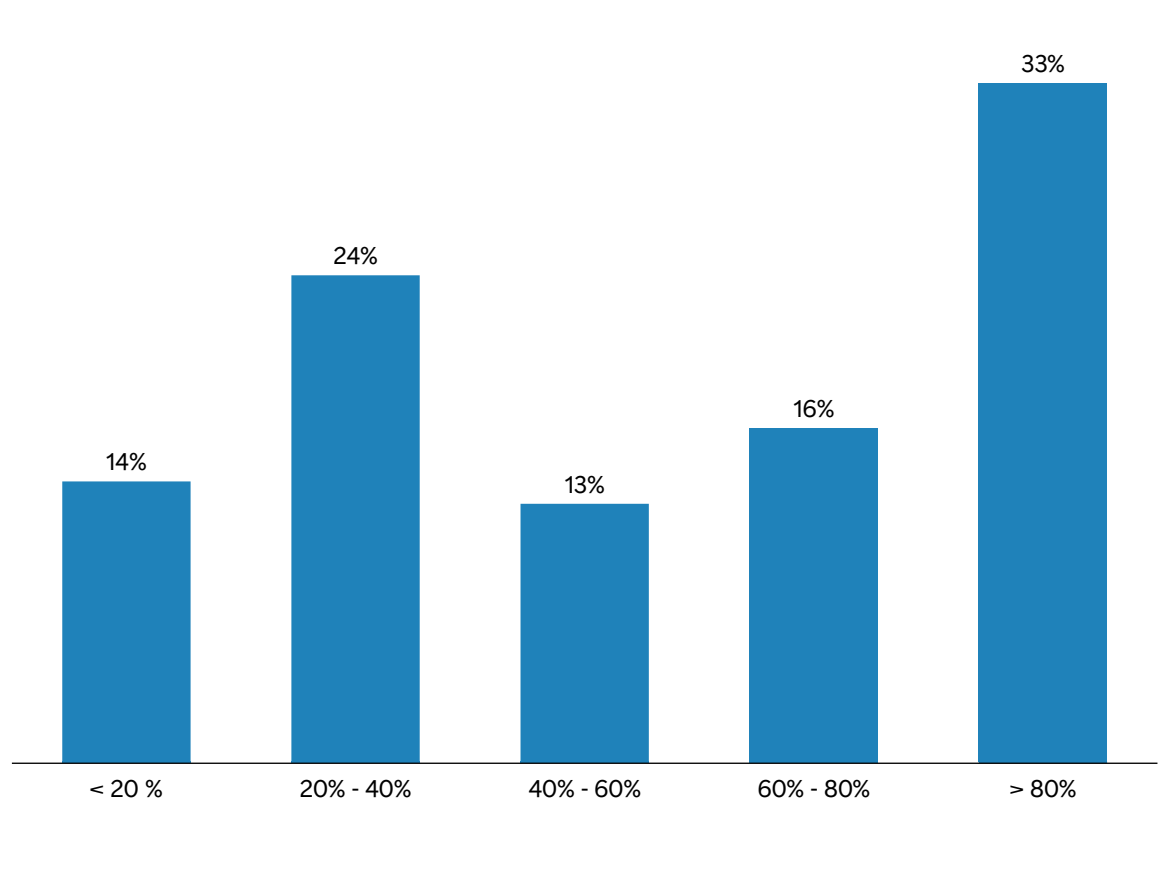
Projects: Low activity for building projects

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

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



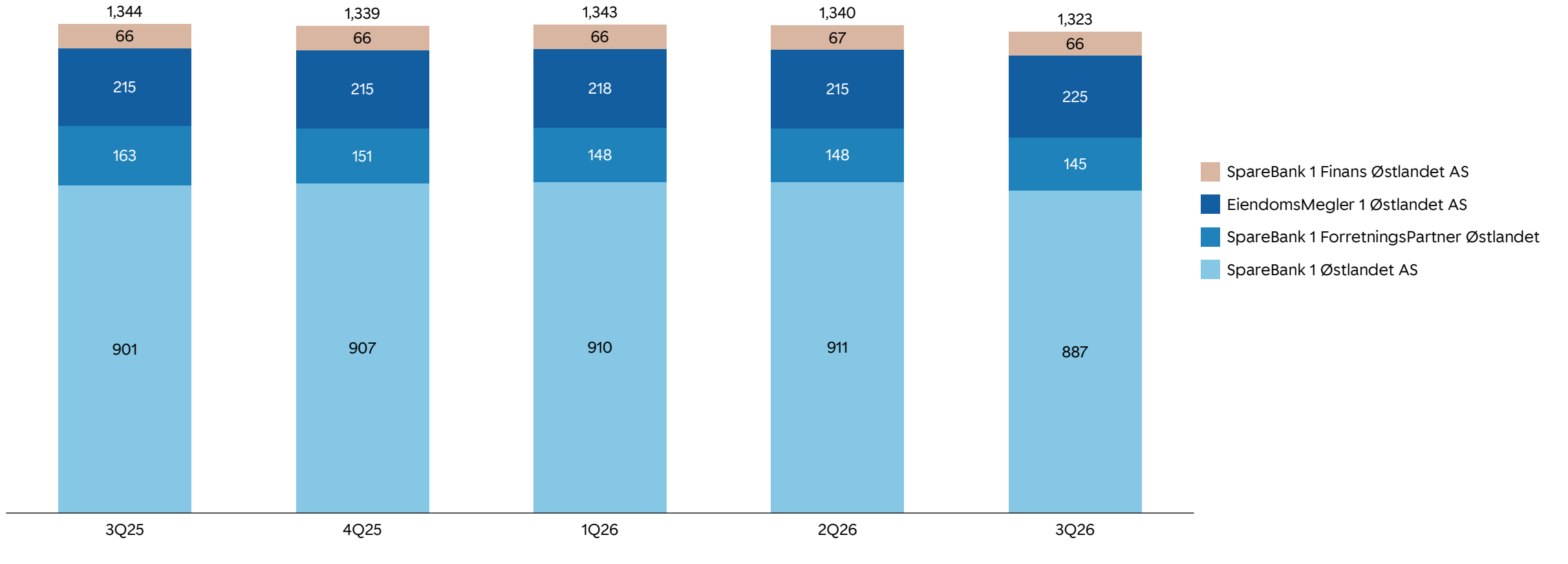
Draw on construction loans, volume-weighted, share in %, *



Headcount

The Bank has implemented several measures to streamline the organisation.

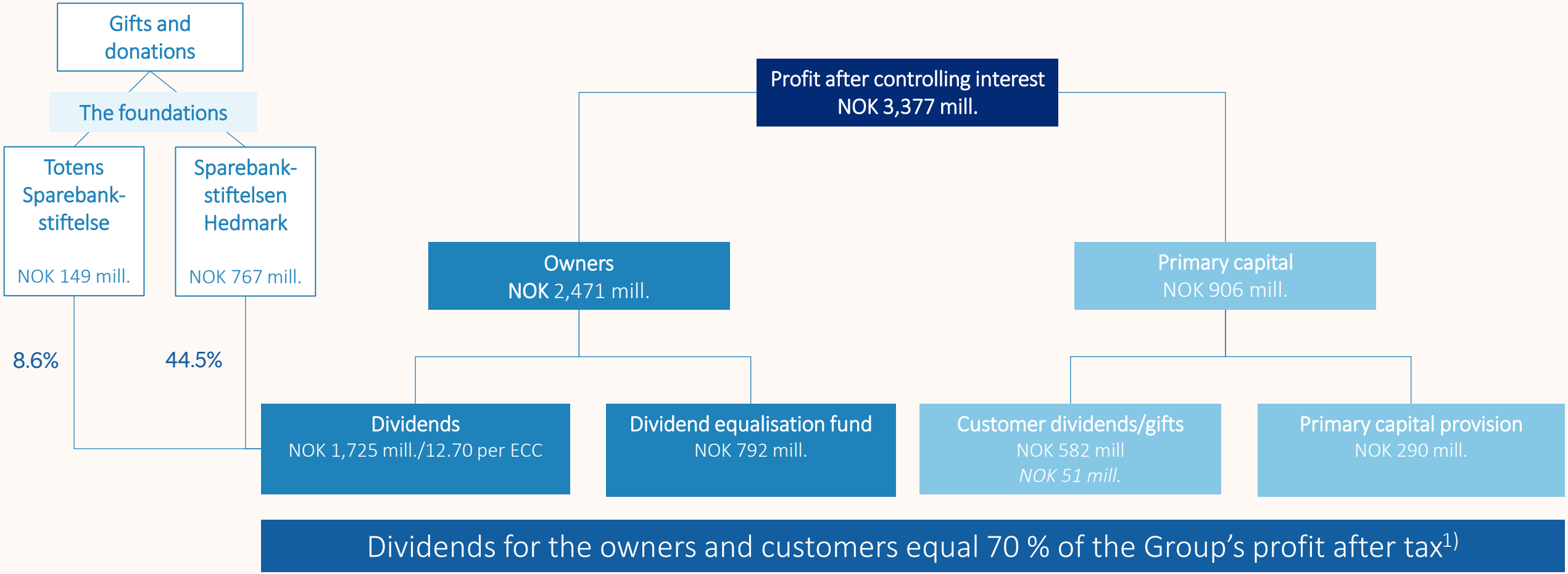
Full-time equivalents in parent bank and subsidiaries



Profit allocation for 2025

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

ILLUSTRATION



Dividends for the owners and customers equal 70 % of the Group's profit after tax[1)]

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 non-controlling 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..

SPOL

	Q3-26	Q2-26	Q3-25
ECC ratio	73.1 %	73.1 %	73.2 %
ECC issued	135,860,724	135,860,724	135,860,724
Market price (NOK)	205.60	189.28	188.24
Market capitalisation (NOK million)	27,933	25,716	25,574
Book equity per ECC 2)	138.17	133.97	133.70
Earnings per ECC, NOK 3)	12.30	8.46	13.62
Price/Earnings per ECC 2)	12.50	11.10	10.34
Price/book equity 2)	1.49	1.41	1.41

1) SpareBank 1 Østlandet was listed on 13 June 2017.
2) APMs are defined in the factbook.
3) Profit after tax for controlling interests x Equity capital certificate ratio*/ number of ECC's.

