

Eiendom Regnskap

Third quarter 2023

November 2nd 2023

Trond Søraas CFO



Q3 2023

Strong underlying operations

- Return on equity of 13.0% year to date Growth and solid results across the group's business areas and customer segments.
- Q3 affected by seasonal variations and extraordinary events
 Tax expense adjustment and asset value write-down at
 SpareBank 1 Mobilitet negatively impact profit.
 Seasonal variations at Regnskapshuset, estate agency services
 and SB1 Markets along with a negative result at SB1 Group in
 the quarter.
- Prepared for a lower demand ahead

SMN focuses its growth strategy on attractive geographical locations, customer segments and increased synergies in finance centres.

SMN aspires to strengthen its market position.

• Solid position, capital adequacy well above regulatory requirements

Robust loan portfolios, solid capital adequacy and ample liquidity. Prospect of further growth and good dividend capacity.



Q3 2023

Net profit 740m (617)

Return on equity 11.1 % (10.9)

CET1 ratio 19.7 % (19.2) Lending growth 1.0 % (1.7) in Q3 and 12.2 % (8.8) last 12 months

Deposit growth - 1.4 % (- 2.6) in Q3 and 14.7 % (9.9) last 12 months

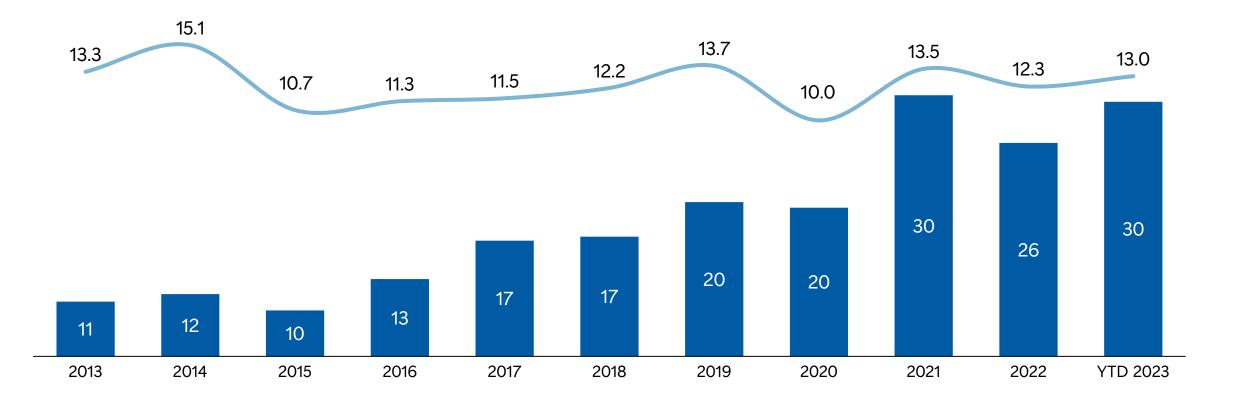
Loan losses on 35m (22m)

Book value per EC NOK 116.39 (107.19) Result per EC NOK 3.28 (2.89)



High value creation over time







Interest rate hikes start to bite, growth dampened

«Housing starts and car sales decline and house prices under pressure»

«Unemployment edging up, nationwide»

«Credit growth slows, for households and firms alike»

«Geopolitical risks heat up»

The good news:

- Inflation on the way down
- Purchasing power recovering
- Interest rate peak very near, but rates unlikely to fall quickly



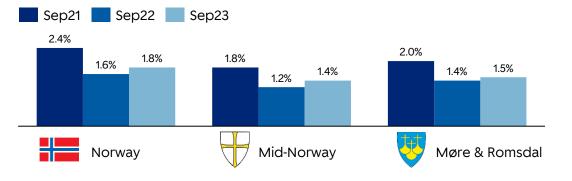
Harald Magnus Andreassen Chief Economist SB1 Markets



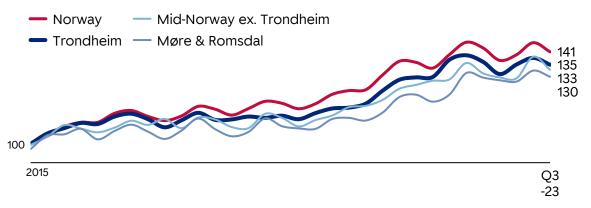
Macro in Mid-Norway

Unemployment

Wholly unemployed as a percentage of the labor force



Development in housing prices



From sellers to buyers' market

- Unsold properties in Mid-Norway Percentage difference in listing/selling price sep sep sep sep sep sep sep-22 21 14 15 16 18 19 20 17

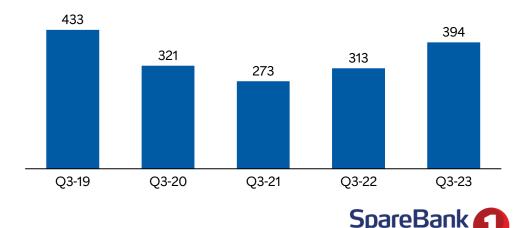
Number of bankruptcies in Trøndelag, Møre & Romsdal

sep-

23

Bank

Eiendom Regnskap



Source: NAV, SSB Boligpriser, Brønnøysundregisteret og Eiendomsverdi



Bank establishes financial health team

The cost of living is rising sharply and financial advisors at SpareBank 1 SMN more and more often encounter customers who are struggling to cope with the increased costs. The bank is therefore establishing a financial health team.

The financial health team will adopt a preventive approach to managing debt but will also seek to ensure that the high cost of living does not contribute to greater financial problems, social isolation and mental health issues for those who are already struggling.

Preventive initiatives focusing on vulnerable customer segments



SMN aspires to expand market shares Proactive moves in a time of challenges and opportunities

Organic growth

- Oslo
- Trondheim region



Segments in focus

- Private banking
- Saving and investment



Sales across the Group

- One SMN
- Synergies across finance centres



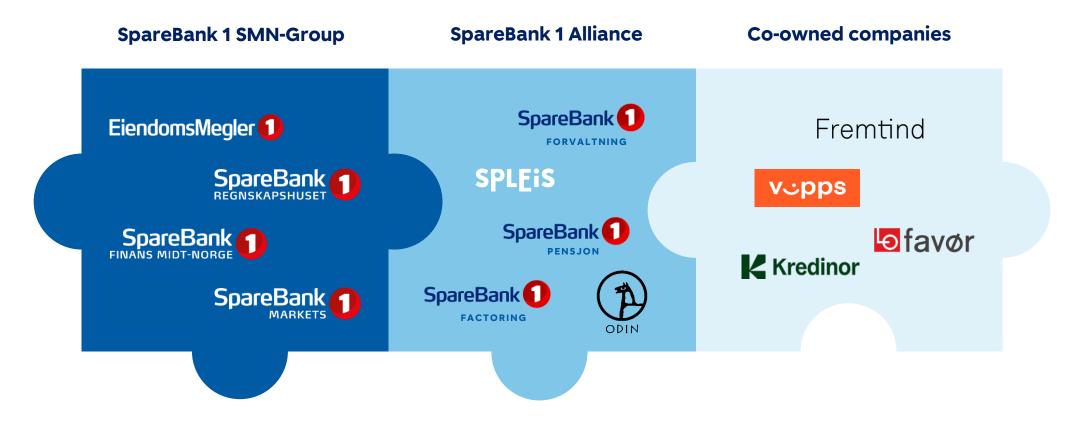
Structural initiatives

- Søre Sunnmøre
- Acquisitions by Regnskapshuset
- Future ambitions



8

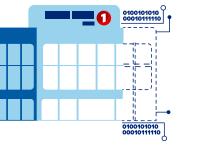
Cooperation as a competitive advantage





Strategic priorities unchanged – focus on execution











Creating One SMN

Ambition

Complete finance house with

seamless customer offerings

Greater digitalization and use of insight

Ambition

Physical presence and leading digitally

Head up the development of **Norway's savings** banks system

Ambition Number 1 among Norwegian savings banks

Integrating sustainability into the business

> Ambition Net zero climate footprint within 2050

Exploiting the power in SMN's ownership model

Ambition Sustainable growth and attractive local communities



Young adults programme

in collaboration with WFUNA and the UN Association of Norway

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100 young adults 18-25 yrs
20 nationalities
27 sustainable projects

sondre Justad

Anniversary concert in aid of worthy causes



Anniversary voyage

on the Statsraad Lehmkuhl along Norway's coast



Eiendom Regnskap

Financial Information



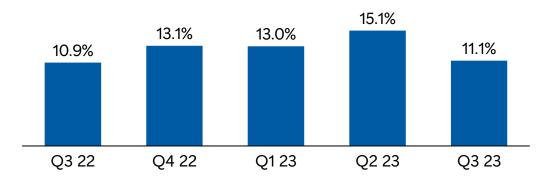
Financial targets





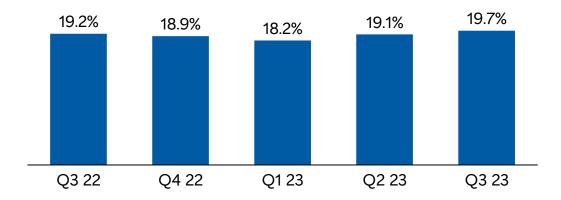
13

Profitable and solid

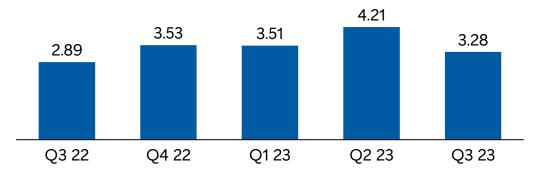


Return on equity

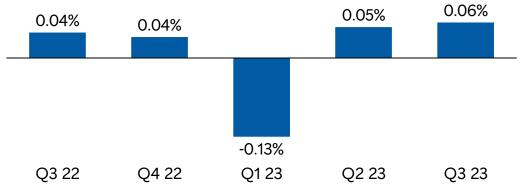




Result per ECC

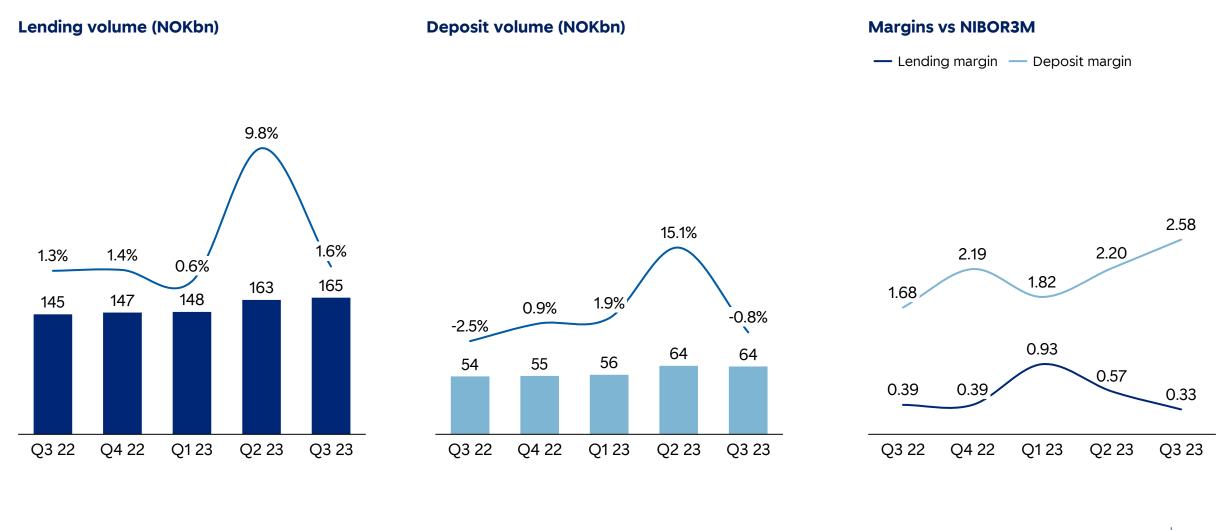


Loan losses in per cent of total lending



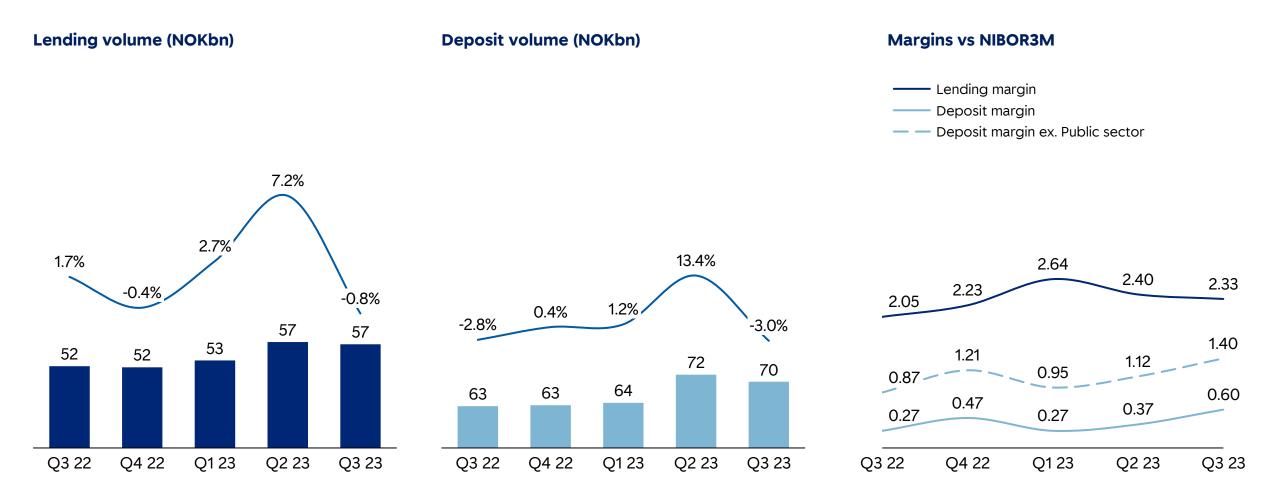


Growth and margins in Retail Banking - quarterly



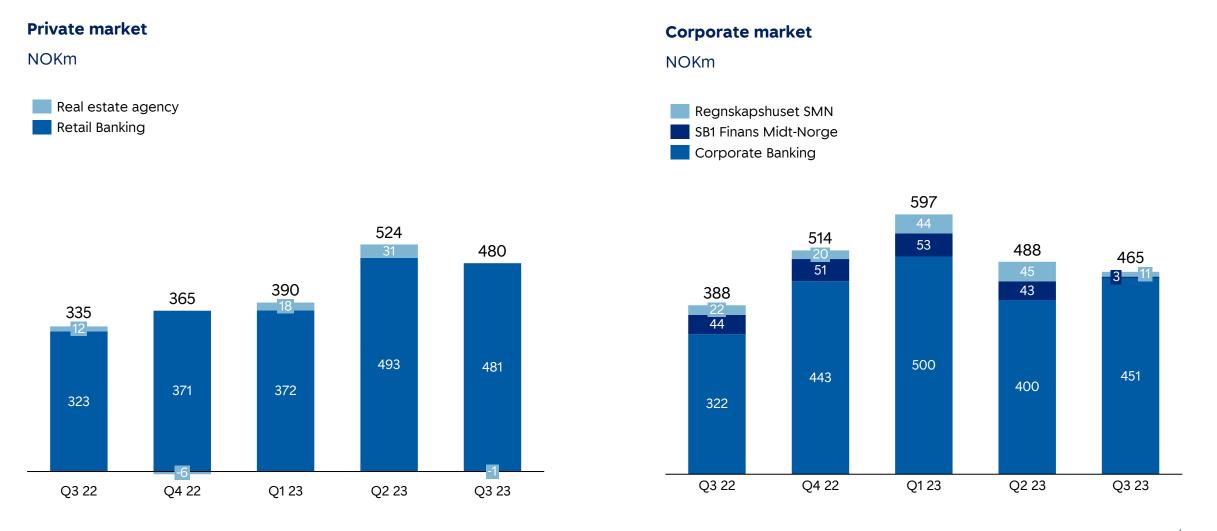


Growth and margins in Corporate Banking - quarterly



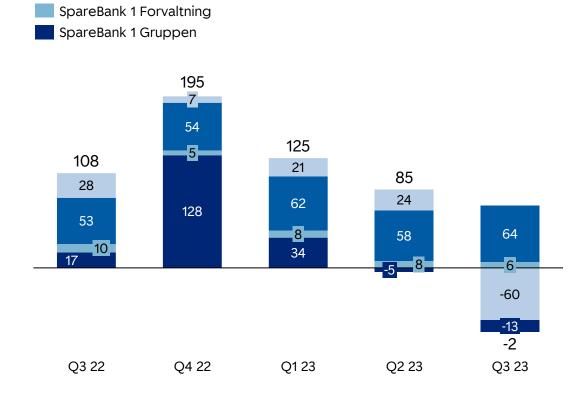


Strong results across the group





Broad product range and diversified income platform



Strong brands



SpareBank 1 Gruppen Alliance collaboration under a joint brand, including Fremtind and SpareBank 1 Forsikring

SpareBank 1 Forvaltning ODIN Forvaltning and SpareBank 1 Kapitalforvaltning

SpareBank 1 Kreditt Unsecured credit

SpareBank 1 Betaling SpareBank 1's holding company for their share of Vipps payment solutions

BN Bank Nationwide bank in the retail and corporate market

Mortgage companies SpareBank 1 Boligkreditt and SpareBank 1 Næringskreditt



Bank Eiendom Regnskap

Ownership interests

BN Bank

Profit after tax (NOKm)

Other associated companies

Strong underlying operations

mNOK	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Change from Q2 23	Change from Q3 22
Net interest income	1,191	1,094	1,035	961	814	97	376
Commission income and other income	484	561	541	473	491	-76	-7
Operating Income	1,675	1,655	1,576	1,435	1,305	20	370
Total operating expenses	741	683	728	646	583	58	158
Pre-loss result of core business	934	972	847	789	722	-37	212
Losses on loans and guarantees	35	29	-71	19	22	6	13
Post-loss result of core business	899	943	918	770	700	-43	200
Related companies	-2	85	125	195	108	-86	-110
Securities, foreign currency and derivates	99	18	-97	-33	-22	81	121
Result before tax	996	1,045	946	932	785	-49	211
Tax	278	159	206	210	179	119	99
Result investment held for sale	22	37	38	46	10	-15	12
Net profit	740	923	778	768	617	-182	124
Return on equity	11.1 %	15.1 %	13.0 %	13.1 %	10.9 %	-3.9 %	0.2 %



Income

Net interest income and other income

Commission income

Bolig- og Næringskred.

Net interest income 1,675 1,655 1,576 1,435 504 1,305 480 438 29 57 424 60 36 67 1,191 1,094 1,035 961 814 Q3 22 Q4 22 Q1 23 Q2 23 Q3 23

Commission income

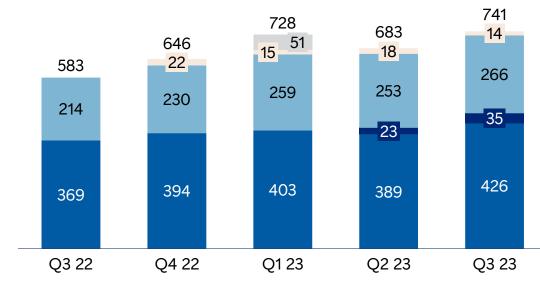
NOKm	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Change from Q2 23	Change from Q3 22
Payment transmission income	79	77	72	91	91	2	-12
Credit cards	16	15	17	15	15	1	0
Commissions savings and asset mgmt	10	12	10	11	9	-1	1
Commissions insurance	67	65	61	60	60	2	7
Guarantee commissions	15	13	16	25	16	2	-1
Estate agency	110	119	105	94	105	-9	5
Accountancy services	138	182	188	127	115	-44	24
Other commissions	20	22	11	14	12	-1	8
Commissions ex. Bolig/Næringskreditt	455	504	480	438	424	-48	31
Commissions Boligkreditt (cov. bonds)	25	53	57	32	63	-28	-37
Commissions Næringskreditt (cov. bonds)	4	4	3	4	4	0	-1
Total commission income	484	561	541	473	491	-76	-7



Costs Increased price and wage growth in 2023

Total operating expenses per quarter (NOKm)





Costs per category

- Costs in the bank rising from last quarter following an increase in staff and full effect from SpareBank 1 Søre Sunnmøre's cost base
- Increased costs in subsidiaries mainly because of acquisitions in Regnskapshuset
- In addition, the quarter is affected by costs related to 200-year anniversary

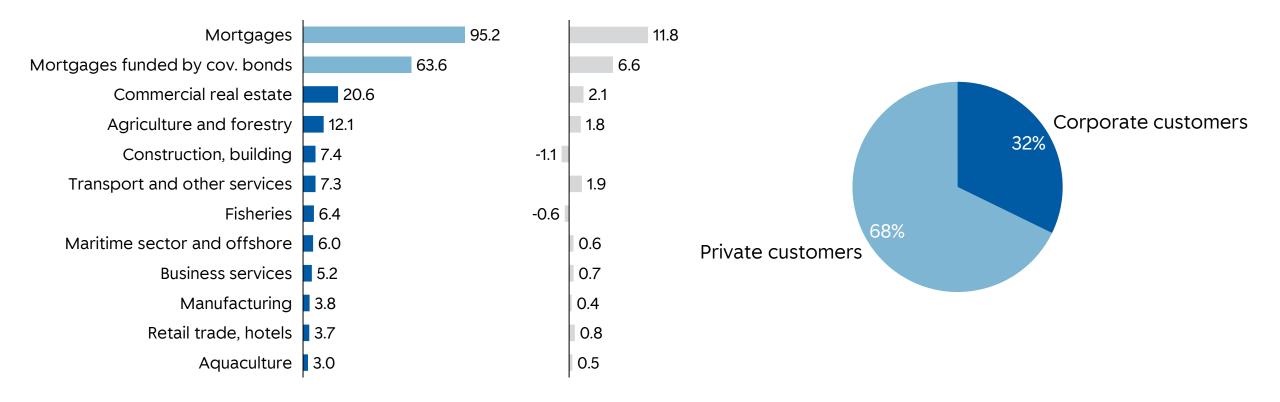
mNOK	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Change from Q2 23	Change from Q3 22
Staff costs	435	383	398	333	348	52	86
IT costs	103	105	106	100	84	-2	19
Marketing	24	25	23	24	18	-1	6
Ordinary depreciation	43	35	29	33	26	8	17
Operating expenses, real properties	15	14	16	9	17	1	-2
Purchased services	51	44	38	53	48	7	3
Merger expenses	14	18	15	22	0	-5	14
Other operating expense	56	59	104	73	42	-3	14
Total operating expenses	741	683	728	646	583	58	158



Well diversified lending portfolio dominated by mortgages

Loans per sector

per 30th of September 2023 and change last 12 months (NOKbn)





Robust mortgage portfolio

Loan-to-value ratio in the mortgage portfolio Share of mortgages by LTV

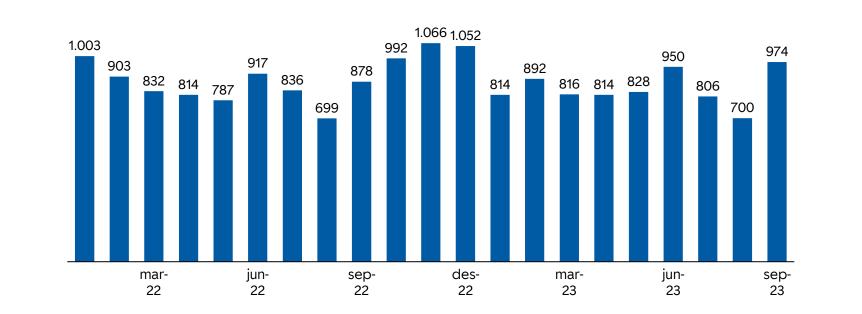
Sep 22 Sep 23

68.0%

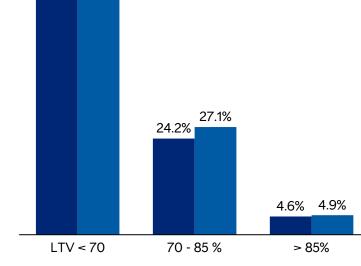
71.2%



Number



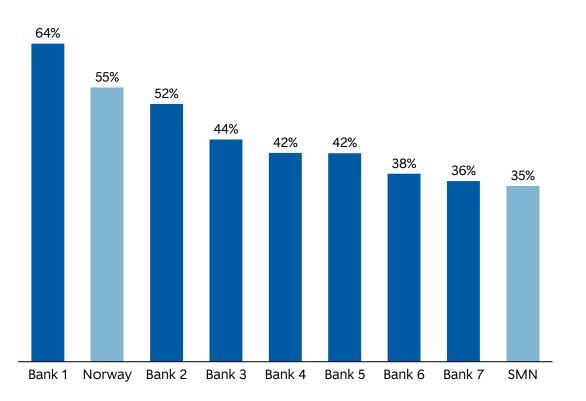




Commercial property, construction, building

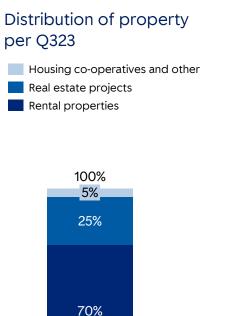
Share of commercial real estate exposure in the corporate lending book*

Percentage



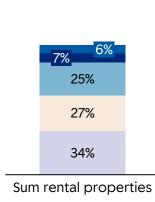
^{*}Gross lending to commercial real estate as a share of corporate lending. National data from "Assessment of financial stability 2022". Data for individual banks are based on reported numbers in yearly reports.

Rental properties make up 70 % of the banks CRE exposure, mainly to retail trade, industry/storage and offices









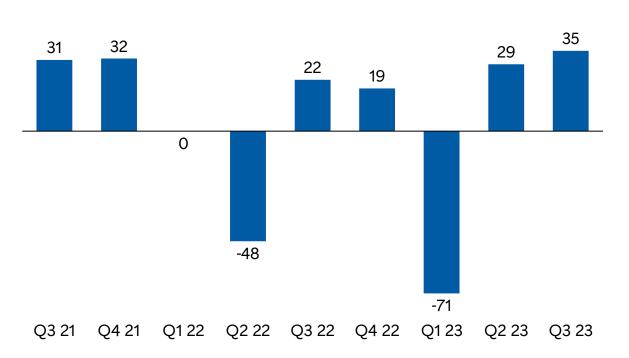
EAD commercial real estate by segment

CRE total

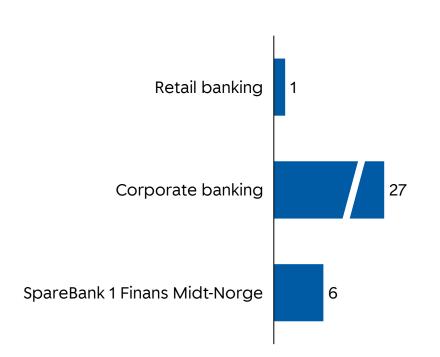


Losses

Loan losses (NOKm)



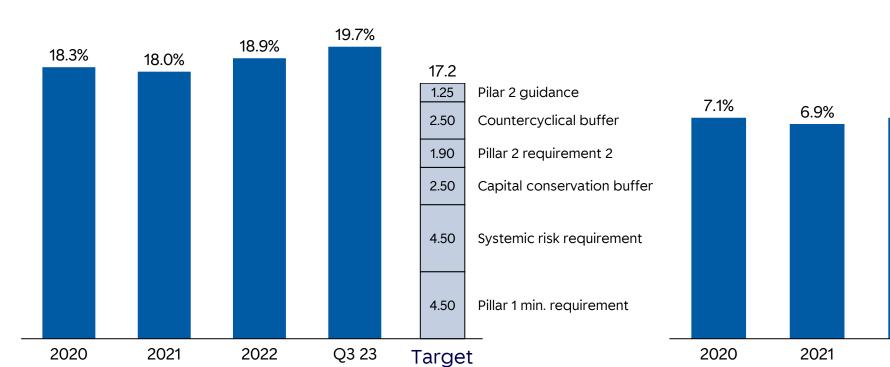
Distribution of losses Q3 (NOKm)





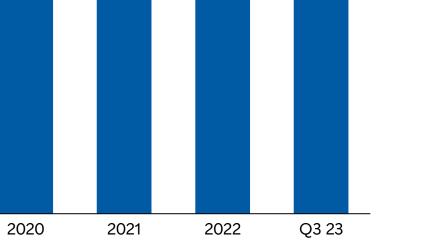
Solidity

CET 1



Leverage ratio

* The bank is subject to a provisional add-on of 0.7 per cent to its Pillar 2 requirement. Until the application for adjustment of IRB models has been processed the CET1 requirement is 17.85%



7.1%

7.3%



Upgraded rating to Aa3

Moody's upgrades SpareBank 1 SMN's deposit and senior unsecured ratings to Aa3 from A1



London, October 27, 2023:

«Moody's Investors Service ("Moody's") has today upgraded SpareBank 1SMN's (SMN) Baseline CreditAssessment (BCA) and Adjusted BCAto a3 from baa1, long-term (LT) deposit ratings toAa3 fromA1, LT issuer and senior unsecured debt ratings to Aa3 from A1 (...)

The upgrade of theSMN's BCA is reflective of the bank's resilient financial performance as evident by its sound capital base, strong profitability and improved risk profile, while continuing to grow its retail deposit base, resulting in somewhat lower use of market funds. The BCA upgrade also reflects Moody's expectation that the bank will continue to demonstrate a strong underlying financial performance."





SpareBank 1 MING

High return over time

efficient operations with synergies in the group, solidly capitalized and shareholder-friendly dividend policy

Strong position and with growth ambitions

sustainable growth in an attractive region, diversified customer portfolio and income platform

Strong brand with development potential based on ownership value and local presence

Substantial underlying value

through ownership positions in and outside the SpareBank 1 Alliance

Well positioned in regards to consolidation amongst Norwegian savings banks



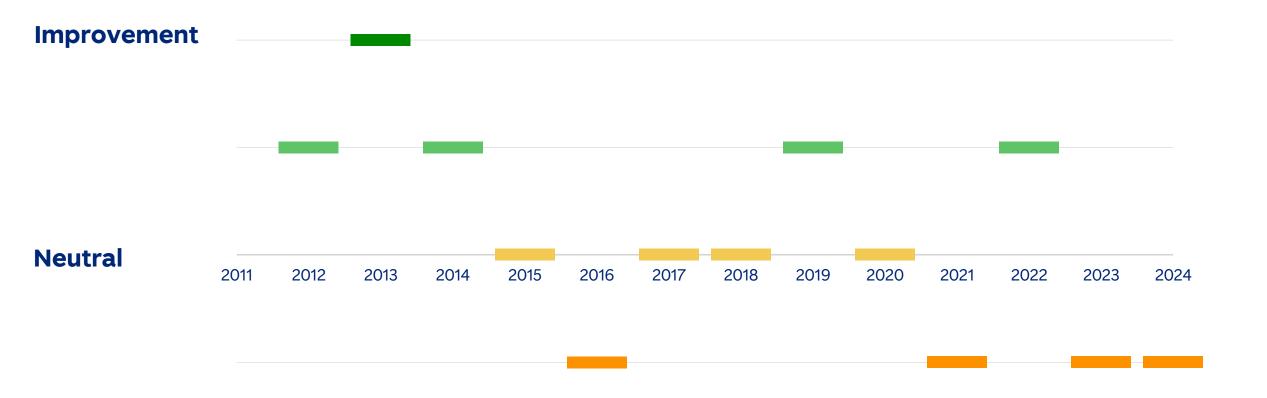




Appendix



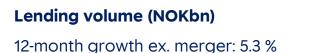
SMNs Business tendency survey for Trøndelag and Møre & Romsdal, 2023: Still negative outlooks



Deterioration



Growth and margins in Retail Banking - Yearly

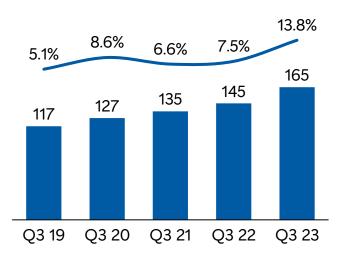


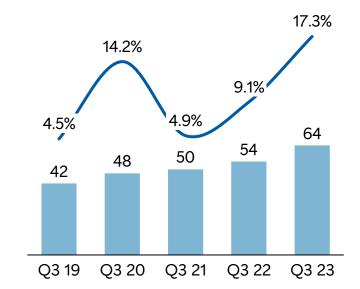
Deposit volume (NOKbn)

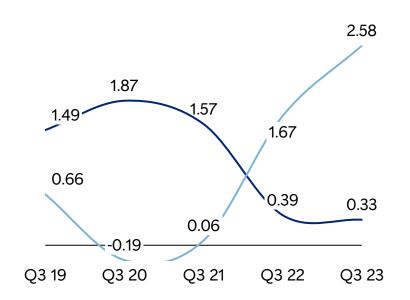
12-month growth ex. merger: 6.5 %

Margins vs NIBOR3M

— Lending margin — Deposit margin

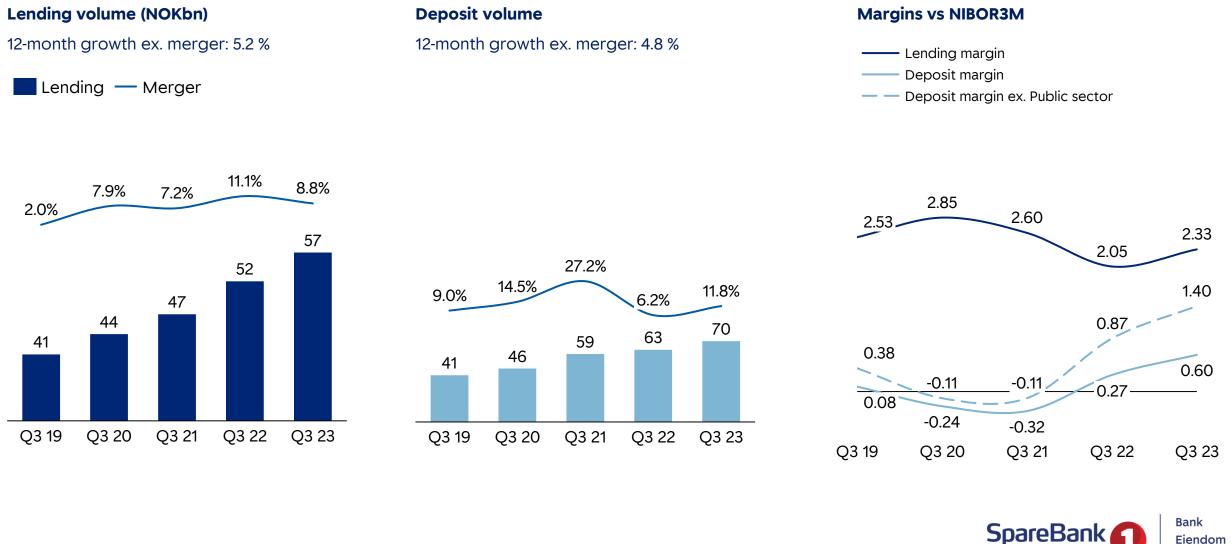








Growth and margins in Corporate Banking - Yearly



32



Product companies

Mill kr (SMNs eierandel i parentes)	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Chenge from Q2 23	Change from Q3 22
SpareBank 1 Gruppen (19.5 %)	-13	-5	34	128	17	-8	-30
SpareBank 1 Boligkreditt (24.1 %)	5	29	33	-1	10	-24	-5
SpareBank 1 Næringskreditt (17.8 %)	4	3	2	2	0	1	4
BN Bank (35.0 %)	64	58	62	54	53	7	12
SpareBank 1 Kreditt (19.2 %)	-3	-2	-4	-0	3	-1	-6
SpareBank 1 Betaling (21.9 %)	-10	-11	-8	22	-3	1	-7
SpareBank 1 Forvaltning (20.9 %)	6	8	8	5	10	-2	-3
Other companies	-55	5	-3	-15	18	-60	-73
Sum accosiated companies	-2	85	125	195	108	-86	-110



Subsidiaries

NOKm	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Change from Q2 23	Change from Q3 22
EiendomsMegler 1 Midt-Norge (92.4 %)	-1	31	18	-6	12	-32	-14
SpareBank 1 Regnskapshuset SMN (93.3 %)	11	45	44	20	22	-33	-11
SpareBank 1 Finans Midt-Norge (58.0 %)	3	43	53	51	44	-39	-40
SpareBank 1 SMN Invest (100 %)	37	-4	-31	-21	-30	40	67
Other companies	3	4	4	3	3	-1	0
Sum subsidiaries	53	118	88	47	50	-65	3

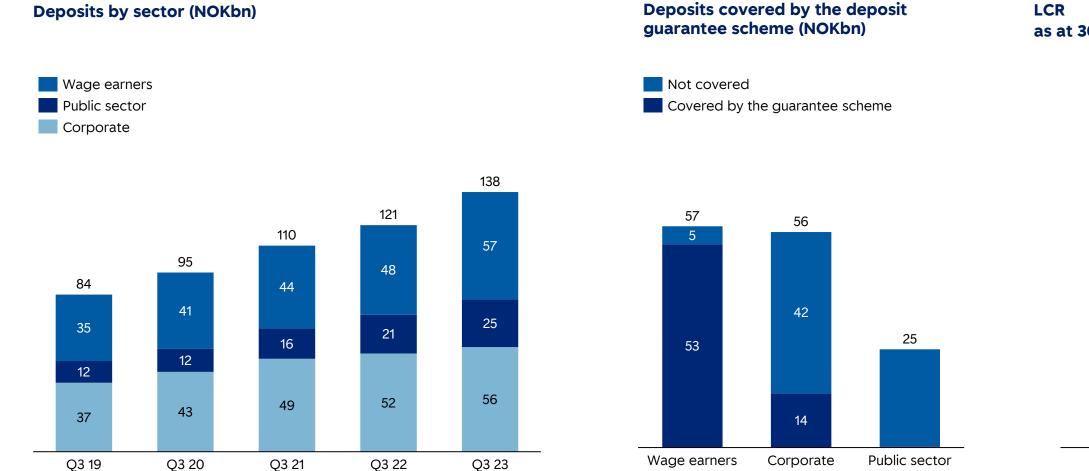


Return on financial investments

NOKm	Q3 23	Q2 23	Q1 23	Q4 22	Q3 22	Change from Q2 23	Change from Q3 22
Net gain/(loss) on stocks	17	-7	-17	-23	-67	24	83
Net gain/(loss) on financial instruments	47	-30	-105	-55	6	76	41
Net gain/(loss) in forex	20	38	23	25	30	-18	-10
Net return on financial instruments	83	1	-99	-52	-30	83	114



Diversified deposit portfolio



Public deposits are not covered by the guarantee scheme, but are mostly bound by contractual obligations

LCR as at 30.09.23 (per cent)

173%

LCR

LCR: Liquidity Coverage Ratio

SpareBan

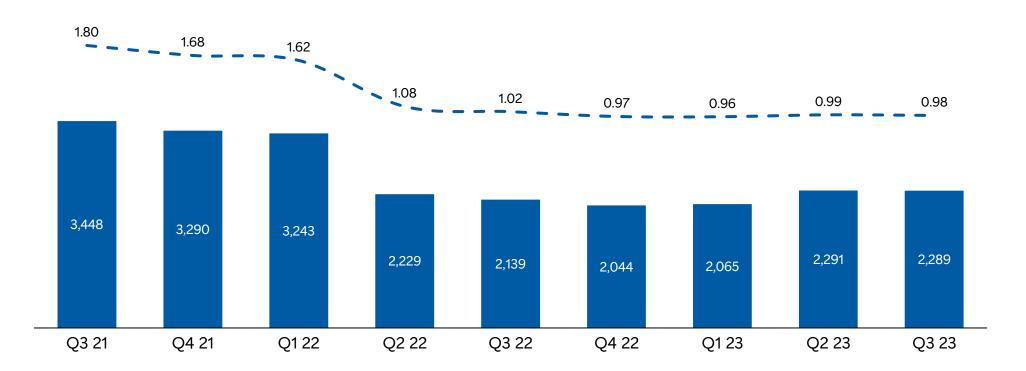
Bank

Eiendom Regnskap

36

Problem loans

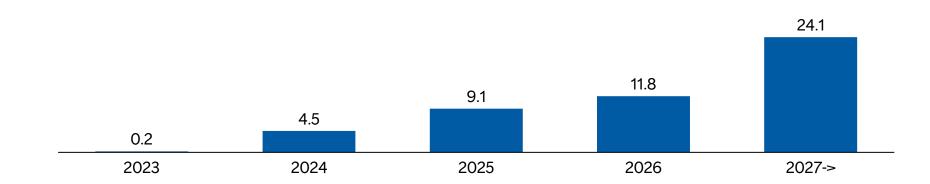
Lending to customers in stage 3 - - % of gross lending

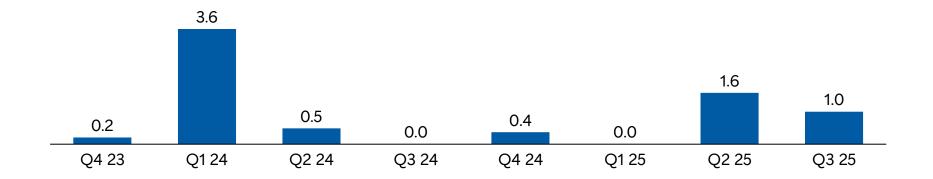




Maturity structure

NOKbn

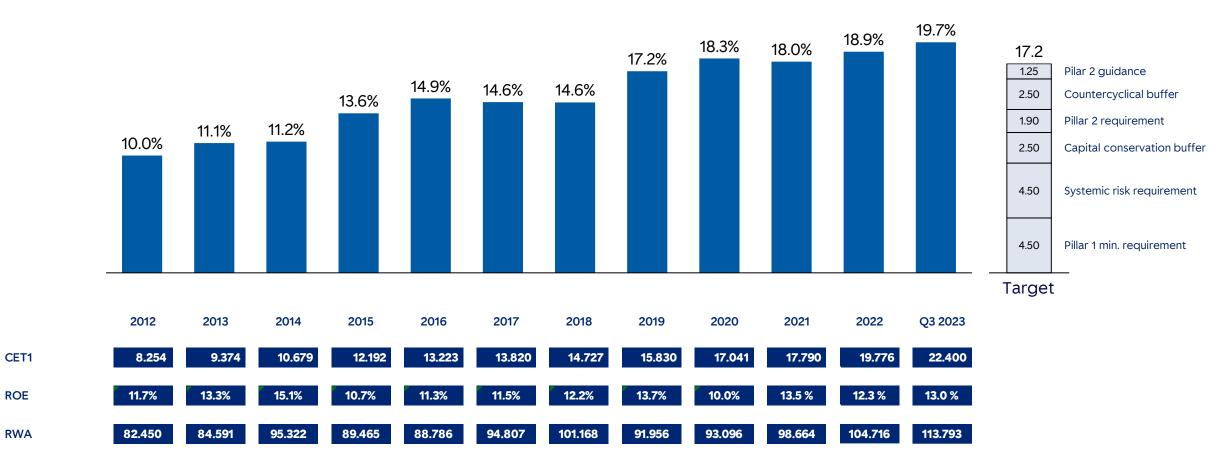






Development in CET1 capital and capital adequacy

CET1 ratio in per cent





Equity certificate, key figures

Key figures	30.09.2023 3	0.09.2022	2022	2021	2020	2019
ECC ratio	66.8 %	64.0 %	64.0 %	64.0 %	64.0 %	64.0 %
Total issued ECCs (mill)	143.82	129.29	129.29	129.39	129.39	129.30
ECC price	137.2	111.4	127.4	149.0	97.6	100.2
Market value (NOKm)	19,732	14,402	16,471	19,279	12,629	12,956
Booked equity capital per ECC	116.39	107.19	109.86	103.48	94.71	90.75
Post-tax earnings per ECC, in NOK	11.14	9.29	12.82	13.31	8.87	12.14
Dividend per ECC			6.50	7.50	4.40	6.50
P/E	9.24	9.00	9.94	11.19	11.01	8.26
Price / Booked equity capital	1.18	1.04	1.16	1.44	1.03	1.10



Balance

NOKbn	30.9.23	30.9.22	31.12.22
Cash and receivables from central banks	1.2	0.3	1.2
Deposits with and loans to credit institutions	13.0	16.8	11.7
Net loans to and receivables from customers	167.9	149.2	151.5
Fixed-income CDs and bonds	36.6	30.6	38.1
Shares, units and other equity interests	1.0	2.0	0.8
Investment in related companies	8.1	7.7	7.9
Intangible assets	1.1	0.9	0.7
Other assets	14.7	11.6	11.3
Total assets	243.5	218.9	223.1
Deposits from credit institutions	12.9	14.5	14.6
Debt created by issue of securities	46.0	46.2	47.5
Deposits from and debt to customers	138.2	120.6	122.0
Other liabilities	15.0	11.8	11.0
Investment held for sale	1.6	0.0	1.1
Subordinated Ioan capital	2.4	2.1	2.1
Total equity ex Tier 1 Capital	26.0	22.6	23.0
Additional Tier 1 Capital	1.5	1.2	1.8
Total liabilities and equity	243.5	218.9	223.1
In addition loans sold to Boligkreditt and Næringskreditt	65.4	58.7	58.7



41

Active instigator for sustainable change

Double materiality analysis





Responsible lending and investments



Advisory and customer offerings



Regional changes in Mid-Norway



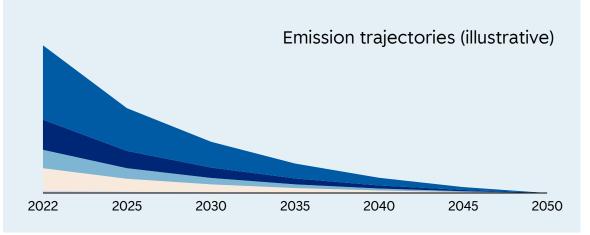
Changes in finance centers



Transition plans shall secure net zero emissions within 2050

Establishing transition plans on sector level





- The transition plan sets emission trajectories and actionable measures to realize the ambition for net zero emissions by 2050
- The plan shall contribute to a predictable and organized transition and at the same time reduce our customers vulnerability towards climate change
- SMN has prepared transition plans for agriculture, households, fisheries and commercial property
- SMN has signed Science Based Targets Initiative, a framework for establishing science-based climate targets

