



NatWest Group H1 2022 Results

29 July 2022





H1'22 results highlights

Balanced growth and strong operating performance driving attractive returns and capital generation

Strong loan growth of £9bn, up 2.6% in H1'22

17.7% positive operating jaws¹ driven by strong income growth and cost reduction

High quality loan book with no emerging signs of stress

Continued improvement in RoTE and further strong capital distributions in H1'22

H1'22 performance

£2,833m

Operating profit before tax² vs. £2,512m in H1'21

£1,891m

Attributable profit vs. £1,842m in H1'21

13.1%

Return on Tangible Equity vs. 11.7% in H1'21

Delivering on growth, cost reduction and capital

16.2%

Income growth³, up £819m vs. H1'21

1.5%

Cost reduction⁴ of £50m vs. H1'21

14.3%

CET1 Capital Ratio down 160bps vs. 1 Jan 22 (incl. 190bps of capital distributions)

£3.3bn shareholder distributions announced for H1'22

£0.4bn

Interim dividend

(£1bn minimum annual dividend, £0.5bn accrual in 14.3% CET1 ratio) £1.75bn

Special dividend with share consolidation announced

£1.2bn

Directed buyback completed in Mar'22

^{1.} Operating jaws defined as year on year income growth³ less cost growth⁴ 2. Go-forward group. 3. Income excluding notable items for the Go-forward group, which excludes Ulster Bank Rol. 4. Other operating expenses for the Go-forward group, which excludes Ulster Bank Rol.

Strategic priorities driving sustainable returns

Delivering against our strategic priorities to drive sustainable returns for shareholders and help our customers to thrive

Powering growth through:

- Supporting customers at every stage of their lives
- Innovation, partnerships and digital transformation
- Simplification and efficiency
- Disciplined deployment of capital

Our Purpose

We champion potential, helping people, families and businesses to thrive

Our Strategy



Supporting customers at every stage of their lives



Powered by innovation and partnerships



Simple to deal with



Sharpened capital allocation



Our initial Areas of Focus

These help us make a meaningful contribution to society while balancing the needs of our customers, colleagues and shareholders

Climate



Enterprise



Learning

Our purpose in action

Helping people, families and businesses navigate through uncertainty

Driven by our purpose, we are taking action in response to the changes in the cost of living to support our stakeholders

Our strong financial performance and robust balance sheet means we are able to stand alongside our customers and colleagues

Underpinned by proactive risk management

Personal customers

0.4m financial health checks carried out in H1'22

2.7m customers proactively contacted with support and information

100k customers supported by Financial Health & Support team at any one time



~£30m per annum of ongoing support and investment for customers showing signs of financial vulnerability

Collaboration with Citizens Advice, GamCare and SafeLives to support vulnerable customers

 £4m hardship
 funding to provide grants and support¹



Tailored support for most impacted sectors including 40k agriculture customers (inc. £1.25bn lending package for UK farmers)

Commercial customers

Supporting our customers and colleagues through uncertainty



Colleagues

Targeted pay rises and support through bank assistance programmes



Freeze on SME current account fees for 12 months



Dedicated SME ecosystem with access to specialist relationship managers and business hubs to help with supply chain issues and provide financial support



customers

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Supporting customers at every stage of their lives

Operating at scale across our One Bank model

We are a leading UK bank with 19 million customers

Our sustainable growth strategy supports customers at every stage of their lives

One Bank approach with Centres of Expertise leveraging capabilities across the Group

Strong franchises: A leading UK bank serving 19 million customers¹

Retail Banking	Private Banking	Commercial & Institutional
Royal Bank of Scotland	Criteria: >£1m lending, investments OR deposits	NatWest NatWest Markets
c.17.4 million customers	c.57k customers ²	c.1.4 million customers

Enables: Sustainable growth with an intelligent approach to risk

Deepening existing relationships and acquiring new customers



Supporting customers through their energy transition



3) Diversifying income streams



All customer number stats on slide are as at end of FY'21.
 Based on number of Private Banking Client Connections, excluding PCAIS clients which transferred to Private Banking on 1 January 2020. A single connection may represent multiple individuals (e.g. a family).

Supporting customers at every stage of their lives





Deepening relationships and acquiring new customers

Focused on engaging customers earlier in their life cycle to build customer primacy and increase Customer Lifetime Value

Anticipating customer needs with personal, data driven analytics to deepen relationships

Creating simpler digital journeys and providing personalised insights to do more with our existing customers and attract new ones

Retail	Private	Commercial &
Banking	Banking	Institutional
	<u>Opportunity</u>	
Deepen penetration of high value addressable markets	Increase client 'Needs Met'; grow AuMA & HNW mortgages	Better support our non personal customers throughout their lifecycle
New current accounts opened in H1'22	New connections in H1'22	New accounts opened for start-ups in H1'22
+310k	+1.1k	+49k
	20% via Group referrals	39% via Mettle
 Launched NatWest Rooster Money (acquired 130k 	 17k Affluent customers onboarded in H1'22 vs. 25k 	 Helping fast growing companies to thrive at all

customers); 17k customers signed up already in H1'22

in all of 2021

stages of their lifecycle by providing specialised support Supporting customers at every stage of their lives

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(2)

Supporting customers through their energy transition presents opportunities for growth

Financial sector is a key enabler in the drive towards net-zero emissions

Helping our customers by introducing new products and insights at pace

Developing our climate transition plan to demonstrate progress on our climate ambitions

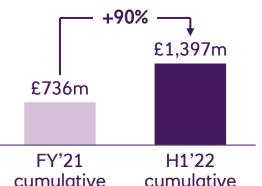
Retail Banking

Private Banking Commercial & Institutional

Green, Social and Sustainability

bond underwriting position⁴

Retail Banking green mortgage Re cumulative completions¹ be



Recognised as having one of the best sustainability offerings in UK



Best Bank Sustainability Offering (Investments) - UK



#1

#2

GBP

Europe

 Over 300k customers accessed their carbon footprint so far this year via a feature in our mobile app² 50% of assets under management on a net zero trajectory by 2025³ Carbonplace now has 9 members – world's first transparent global marketplace for carbon offsets

Delivered £20bn of £100bn target⁵ for Climate Sustainable Funding and Financing

^{1.} Retail Banking only, mortgages labelled "green" premised on EPC A or B energy efficiency ratings of homes. Cumulative completions since launch in Q4 2020, including £8m in FY'20. 2. YTD as at 21 July. Available footprint within NatWest, Royal Bank of Scotland or Ulster Bank Northern Ireland banking app. 3. Commitment covers all core managed funds and discretionary portfolios. Net Zero Trajectory is a commitment, credible plan or action taken to achieve net zero greenhouse gas emissions by 2050. 4. #1 for supporting all UK customers who issue Green, Social and Sustainability labelled debt, 2022 year to date. NatWest Markets was also #2 lead manager for European corporate Green, Social and Sustainability labelled debt, 2022 year to date, as well as #2 lead manager of European Fls in the same sector. Year to date as at 1 July 2022. Source: Dealogic. 5. Additional CSFF between 1 July 2021 and end of 2025.

Supporting customers at every stage of their lives



3 Diversifying income streams

Investment-led and innovation driven approach to meet more of our customer needs and drive income growth

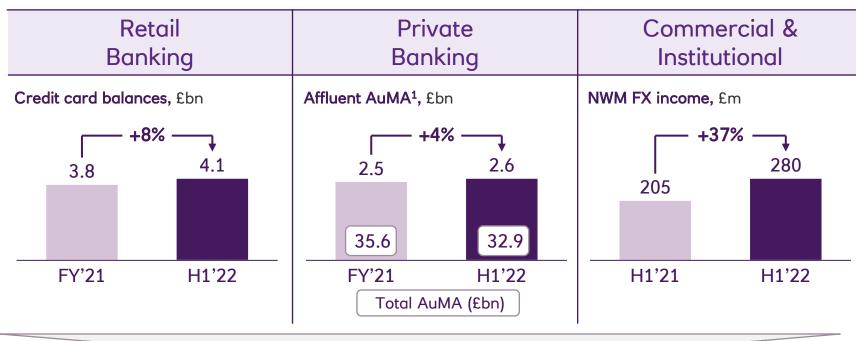
Delivering growth in credit cards within risk appetite

Targeting significant AuMA growth through Affluent and via digital invest

Building strong momentum in FX across all our customers

Increasing our share of Youth and student customers

1. Affluent also includes Retail customers who have a NatWest/ Royal Bank Invest product. Affluent AuMA are managed by Coutts. Channels include digital, face to face, hybrid as well as dealing and administration. 2. CACI - flow share of 11-17 on a 12 month rolling basis. 3. NatWest Invest, Royal Bank Invest and Coutts Invest Digital and Hybrid channels. Excludes dealing and administration.



- 6.5% Credit card market share in Q2'22, +10bps vs. Q1'22; 168k cards issued in H1'22, strongest start to year since 2014
- Increased student current account flow share to 12.5% from 8.3% in FY'19²
- Personal digital investment funds³ grew to ~£0.8bn in 3 years through to FY'20 and doubled to ~£1.6bn in FY'21
- £1.4bn Net New Money in H1'22, similar amount as whole of FY'20; a strong result in a volatile market
- ~200 new Mid Corporate customers transacted FX with NatWest Markets in H1'22; ~350 since launch in Apr'21
- Strong growth in customer activity with Private Funds and Corporate customers over H1'22

Simplification and efficiency

We are a relationship bank for a digital world delivering improved customer experience and productivity

Using data to meet more of our customer needs and improve engagement

Simplifying and improving the digital experience drives efficiency, customer satisfaction and growth

We are meeting our customers' needs digitally

- 61% Retail customers bank entirely digitally (50% Mar'20)1
- 88% Retail customer needs met digitally (53% FY'19)
- 84% Commercial customers digitally active (76% FY'19)
- 93% of all youth accounts opened digitally (38% FY'19)

We are investing in improving our customer journeys

- **70%** Retail account opening straight through processing (14% FY'19)
- 96% Credit card application straight through processing (84% FY'19)²
- 5.3m Retail Cora conversations in H1'22, same level as FY'19; 49% required no human intervention³
- 157k Commercial digital service requests in H1'22, up from 6k in all of 2019

Strong customer satisfaction outcomes driving customer acquisition

- +17 Retail NPS (+4 FY'19)4
- +46 Retail mobile NPS (+44 FY'19)⁴
- +28 Affluent NPS (-2 FY'19)⁴
- +52 Business Banking Mobile NPS (+51 FY'19)⁴
- +23 One of the leading Commercial Banking NPS⁵

^{1.} Retail Banking current account customers only based on the average for the last month of the period. Mar'20 is when the metric started being tracked. 2. Excludes legacy platforms. 3. Retail also includes Business Banking customers using Online / Mobile Channels. 4. Source: Internal NPS survey. 5. Source: MarketVue Business Banking from Savanta, Q2 2022 data, compared with customers of other banks with a turnover of £2m+ in England and Wales. NatWest's main-bank NPS is 23 (n=570).

Disciplined deployment of capital

Effective capital allocation across a well diversified loan book

Proactively managing capital allocation and risk in order to maintain a strong balance sheet

High quality lending book and low level of defaults driving further impairment release

Significant progress on our phased withdrawal from the Republic of Ireland. We continue to expect it to be capital accretive

Well diversified loan book, strong track record on risk management



93%
Personal lending secured
with 92% Mortgage book fixed

53%Average mortgage LTV

48%Average CRE LTV

Ulster Bank ROI withdrawal progressing well¹



- Binding agreements in place for c.90% of total gross customer lending portfolio; c.75% of credit RWAs as at 30 June 2022
- Asset sales on track
- Deposits down €3.5bn, 16%, in H1'22 as customers continue to close their accounts

^{1.} Completion of each proposed sale is subject to regulatory and other approvals.

Strong capital generation and distributions

Strong capital generation and distributions

NatWest Group is a highly capital generative business with a strong track record on risk diversification and management

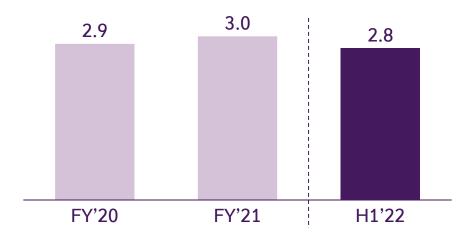
£3.3bn shareholder distributions announced for H1'22

Dividends and buybacks will continue to be tools to manage our capital position

Inorganic opportunities will be considered if they support our strategy and deliver value

Consistent, strong capital generation

Operating profit before impairments¹, £bn



Returning surplus capital to shareholders and helping the Government exit its stake

- £1.75bn special dividend, 16.8p per share, with share consolidation announced
- £0.4bn interim dividend, 3.5p per share announced
- £1.2bn directed buyback completed in Mar'22, Government holding at around 49%
- £750m second on-market buyback complete reducing sharecount, EPS accretive

12

1. Go-forward group

Financial targets

Strengthened guidance

Strengthened guidance underpinned by:

- Strong customer franchises
- Continued lending growth
- Well diversified balance sheet
- Strong credit quality
- Strong capital position

Well positioned to deliver for our customers and shareholders in a challenging environment

Income ^{1,2}	Around £12.5bn in 2022
Costs ³	~3% reduction in 2022 and broadly stable in 2023 with positive operating jaws
Capital	CET1 ratio of 13-14% by 2023; ~14% by end 2022
RoTE	14 – 16% for Group in 2023

^{1.} Go-forward group is NWG excluding Ulster Bank Rol. 2. Income excluding notable items. 3. Go-forward group other operating expenses defined as total operating expenses excluding litigation and conduct.



Strong Q2'22 operating performance delivering RoTE of 15.2%

Income excluding notable items increased 12.3% versus Q1'22 supported by higher margin and volume

Other operating expenses increased 1.9% versus Q1'22 and 0.7% versus Q2'21 however, we have noted cost savings will be not be linear

Impairment release of £39m in Q2'22, reflects continued low levels of default

Operating profit before impairments of £2.8bn in H1'22 is up by 53.5% versus H1'21

Go-forward group, £m¹	Q2'22	Q1'22	Q2'22 vs Q1'22	H1'22	H1'21	H1'22 vs H1'21
Net interest income	2,305	2,023	13.9%	4,328	3,729	16.1%
Non-interest income	894	964	(7.3%)	1,858	1,347	37.9%
Total income	3,199	2,987	7.1%	6,186	5,076	21.9%
Total income, ex notable items ²	3,102	2,763	12.3%	5,865	5,046	16.2%
Other operating expenses	(1,636)	(1,605)	1.9%	(3,241)	(3,291)	(1.5%)
Litigation and conduct costs	(56)	(102)	(45.1%)	(158)	31	nm
Operating expenses	(1,692)	(1,707)	(0.9%)	(3,399)	(3,260)	4.3%
Operating profit before impairments	1,507	1,280	17.7%	2,787	1,816	53.5%
Impairment (losses)/releases	39	7	nm	46	696	nm
Operating profit / (loss)	1,546	1,287	20.1%	2,833	2,512	12.8%
Group, £m						
Attributable profit / (loss)	1,050	841	24.9%	1,891	1,842	2.7%
Return on Tangible Equity	15.2%	11.3%	3.9%	13.1%	11.7%	1.4%

^{1.} Go-forward group is NWG excluding Ulster Bank Rol.

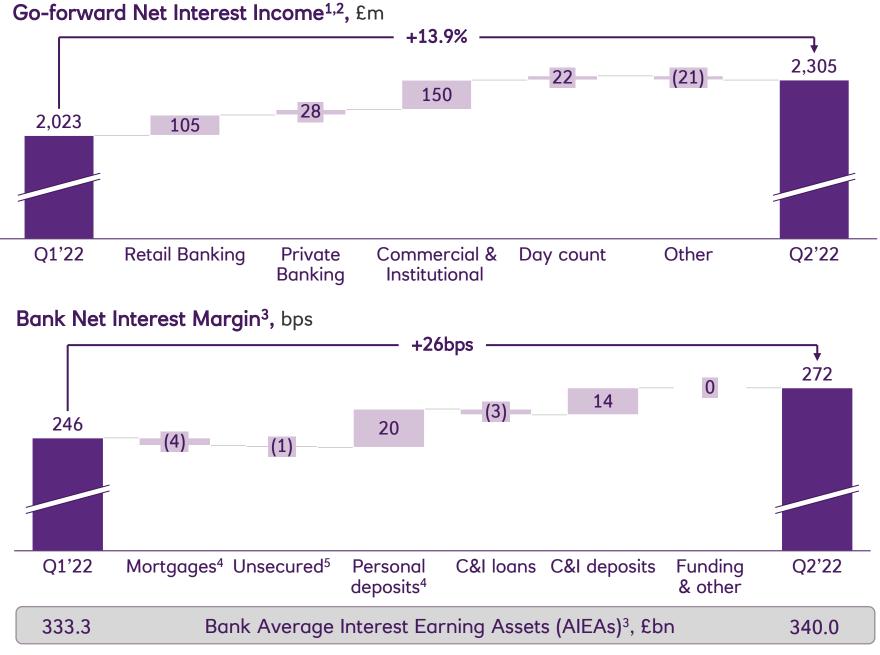
^{2.} Notable income items as per slide 35.

Strong net interest income growth driven by both margin and volume growth

Net interest income was up 13.9% in the quarter driven by higher margin and strong lending

Bank NIM³ improved by 26bps to 2.72%, reflecting higher yield curve, partially offset by lower mortgage margins and Commercial & Institutional loan mix

^{1.} May not cast due to rounding. 2. Go-forward group is NWG excluding Ulster Bank Rol. 3. NatWest Group excluding, Ulster Bank Rol and Liquid asset buffer. 4. Includes Retail Banking and Private Banking. 5. Includes all non-mortgage lending in Retail Banking and Private Banking.



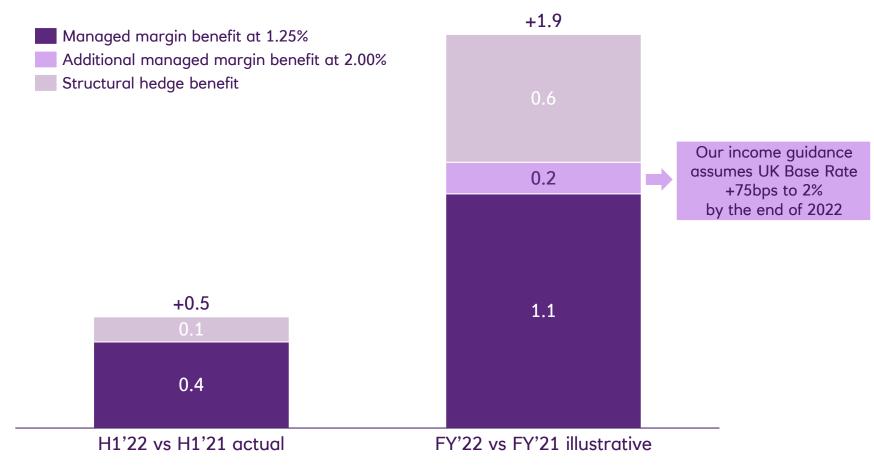
We remain well positioned for rising interest rates

Sizeable tailwind into H2'22 and FY'23 from 115bps increase in UK base rate to 1.25% through to 30 June 2022. We assume a further 75bps increase in UK base rate to 2% by end 2022, with an illustrative benefit of £0.2bn in 2022, with full run-rate benefit into 2023.

Go-forward group customer deposits were £476bn in H1'22 of which around half are unhedged

Managed margin and structural hedge benefits versus 2021:

Net interest income growth year-on-year¹, £bn



Structural hedge	H1'21	FY'21	Q1'22	Q2'22	H1'22
Period end notional (£bn)	190	206	213	230	230
Total yield (%)	0.80	0.75	0.72	0.84	0.78

^{1.} The FY'22 illustration is based on the sterling component of the sensitivity of net interest earnings disclosure and reflects the illustrative income growth following the initial Base Rate increase in December 2021, through to 2% by end 2022. Our latest sensitivity of net interest earnings disclosure can be found on pages 75 to 76 of the H1'22 IMS.

Strong loan growth

Gross loans¹ to customers across our three franchises are up £4.4bn, or 1.3%, in the quarter to £337.8bn

Retail Banking mortgage growth of £3.3 billion in the quarter supports stock share of 11.1%

Commercial & Institutional lending growth continued in the quarter, particularly from funds lending growth, increased facility utilisation and asset and invoice financing

+3.8 3.3 +0.51.4 +0.10.5 (0.2)(2.0)Retail Banking **Private Banking** Commercial & Central & Other Institutional £190.2bn £26.8bn £18.9bn £128.7bn £337.8bn, +1.3% vs Q1'22 Mortgages Gov Schemes balances Commercial Mid-Market² Unsecured Business Banking Corporate & Institutions

Go-forward gross customer loans¹, Q2'22 vs Q1'22, £bn

Balances outstanding at Q2'22

^{1.} Go-forward group is NWG excluding Ulster Bank Rol

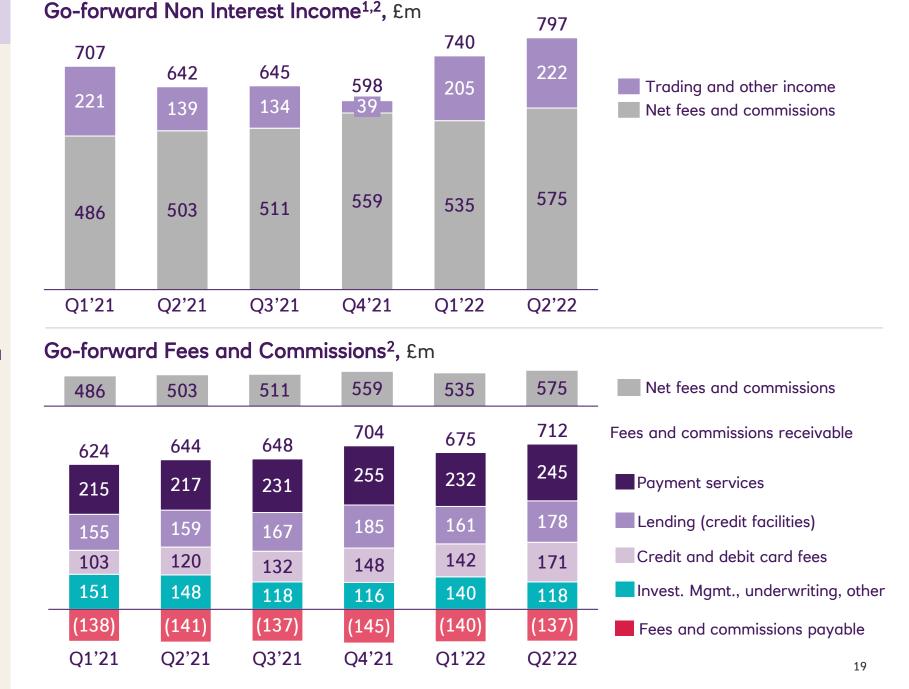
^{2.} Impacted by shipping disposals and fair value movement on Housing Associations

Non-Interest Income¹ growth from increased customer activity

Net fees and commissions² increased £40m in Q2 primarily due to higher card payment fee income and payment services

Trading and other income increased by £17m reflecting a good performance across our suite of markets products

Ongoing investment continues to support our propositions such as Tyl and Payit



^{1.} Excluding relevant notable income items per slide 35.

^{2.} Go-forward group is NWG excluding Ulster Bank Rol.

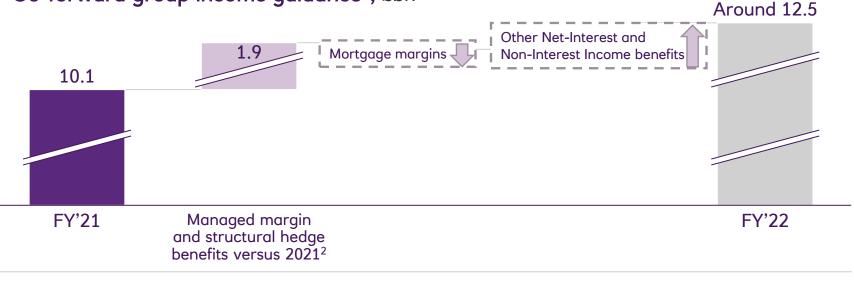
We are strengthening our 2022 income guidance

We remain well positioned for rising UK interest rates and are seeing good customer loan demand and increased activity

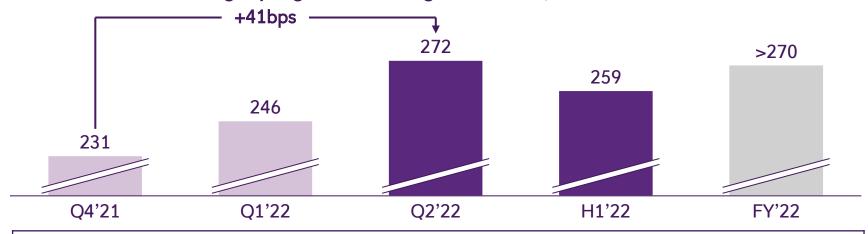
2022 income growth drivers:

- Higher managed margin and structural hedge income
- Higher average customer lending volumes
- Higher fee and trading income
- Partially offset by lower mortgage margins





Bank Net Interest Margin progression and guidance¹, bps



- We expect Go-forward group income excluding notable items to be around £12.5bn in 2022, versus our base of £10.1bn in 2021
- We expect 2022 Bank NIM³ to be greater than 2.70%
- Our guidance assumes a 2% UK Base Rate by end of 2022

^{1.} Go-forward group income excluding notable items. 2. FY'22 vs FY'21 illustrative income as shown on slide 17. 3. NatWest Group excluding Ulster Bank Rol and liquid asset

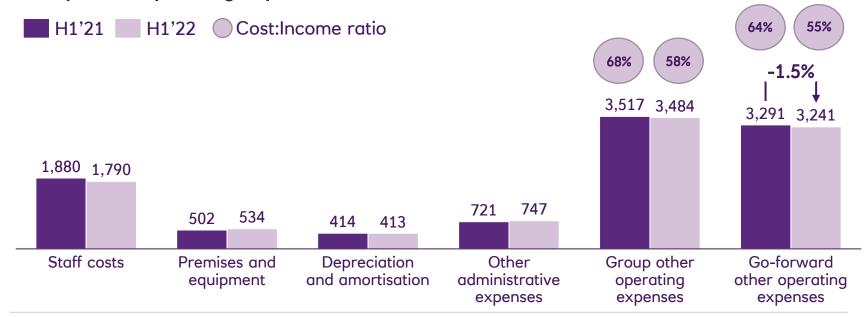
Simplification and cost efficiency

Delivered 1.5% cost reduction in H1, and despite inflation, we are on track to achieve our target of around 3% reduction for FY'22

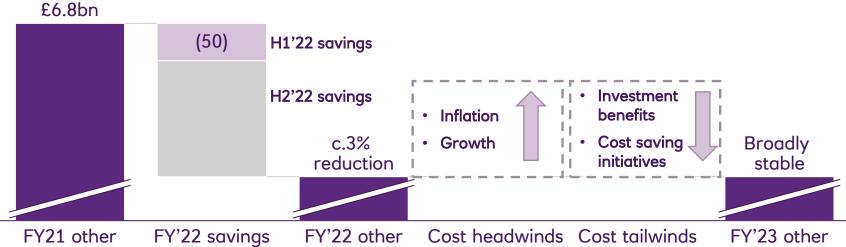
FY'22 cost reduction and savings will not be linear with Q3 costs expected to be higher than Q2, with the savings weighted to the fourth quarter

FY'23 costs impacted by rising inflation however ongoing savings from our investment programme means we expect to keep costs broadly stable versus FY'22

Group other operating expenses, £m



Progress towards our cost target¹, £m



operating expenses

net of inflation

operating expenses

operating expenses 21

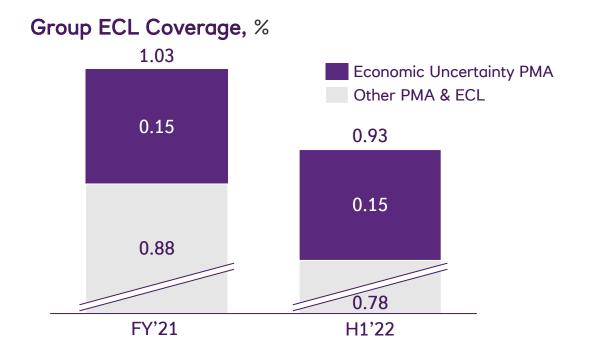
^{1.} Other operating expenses for the Go-forward group excluding Ulster Bank Rol.

Intelligent and consistent approach to risk

Quality of loan book and low level of defaults drive further impairment release

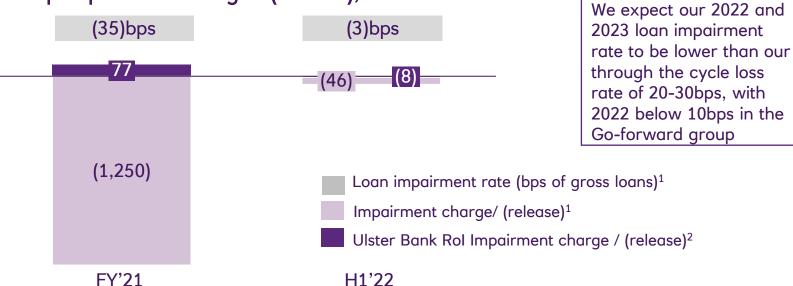
Credit metrics remain robust and customer liquidity levels remain strong

Low level of defaults is the driver of the Group impairment release in H1'22 and we expect our loan impairment rate to be below 10bps for FY'22 for Goforward group



ECL coverage, excluding the economic uncertainty PMA, of 0.78%, reflects the quality of the book and ongoing de-risking





^{1.} Go-forward group 2. Ulster Bank Rol continuing operations.

Intelligent and consistent approach to risk

ECL decrease in H1'22 driven by improved quality of loan book and lower post model adjustments

Updated economic scenarios and weightings reflect consensus macroeconomic outlook with increased weighting to the downside

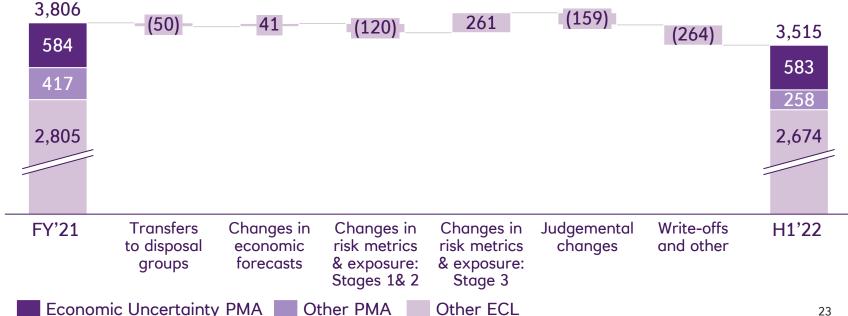
Post model adjustments for economic uncertainty of £583m is stable in H1'22, reflecting the release of Covid-19 overlays, partially offset by inflation, cost of living and supply chain increases

Update to our economic scenarios and weightings

Base case scenario	FY	'21	H1'	22	Change	
Macroeconomic variable ¹	2022	2023	2022	2023	2022	2023
Weighting	45	45%		%	0%	
UK GDP - annual growth (%)	5.0	1.6	3.5	0.8	(1.5)	(8.0)
UK unemployment - annual avg. (%)	4.1	4.0	3.6	3.8	(0.5)	(0.2)
UK Base Rate – End of Period (%)	1.25	1.25	2.00	2.00	0.75	0.75

Upside scenario weighting reduced from 30% to 21%. 100% weighting would reduce ECL by £0.2bn Extreme Downside weighting increased from 5% to 14%. 100% weighting would increase ECL by £1bn

Movement in ECL provision^{2,3}, £m



^{1.} Interim results announcement H1'22, page 22. 2. Excludes ECL provisions on disposal group loans. 3. May not cast due to rounding.

Portfolio discipline and effective deployment of capital

Significant progress on our phased withdrawal from the Republic of Ireland

We have binding agreements with AIB and PTSB for the sale of c.90% of Ulster Bank Rol gross customer loans

We continue to expect the phased withdrawal to be capital accretive

As transactions complete we will engage with the regulator on restarting dividend payments back to the Group





Loans & RWAs	We expect the majority of the commercial asset sale to Allied Irish Banks and the majority of the asset sale to Permanent TSB to be largely complete by the end of 2022 and for the tracker mortgage asset sale to Allied Irish Banks to complete in the first half of 2023.
Exit costs ²	We continue to expect total exit costs of €900 million, with the majority incurred by end 2023. In Q3 2022 we expect to incur around €350 million of these exit costs as a result of the reclassification of UBIDAC mortgages to fair value.

^{1.} Completion of each proposed sale is subject to obtaining regulatory and other approvals Completion may not occur when contemplated or at all. 2. Combination of income disposal losses and withdrawal-related costs

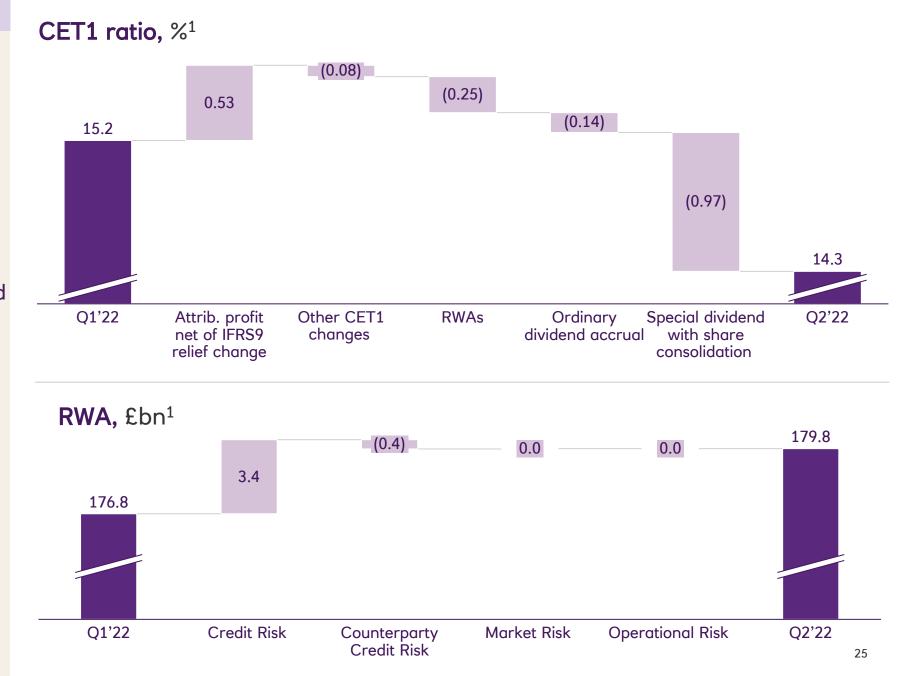
Robust balance sheet with strong capital & liquidity levels

Continued sustainable capital generation with progress towards CET1 ratio of around 14% by end 2022

CET1 ratio 14.3% decreased 90bps in Q2 driven by the special dividend of £1.75bn and ordinary dividend accrual of £250m, partially offset by £1.1bn attributable profit

14.3% ratio includes IFRS 9 benefit of 16bps, down from 23bps at Q1'22

Credit Risk RWA increase is driven by lending growth and model updates



Robust balance sheet with strong capital & liquidity levels

We have announced a £1.75bn special dividend with share consolidation

Continued sustainable capital generation supports substantial distributions to shareholders

Summary

- Announced a special dividend of £1.75bn with share consolidation, subject to shareholder approval
- The special dividend will return material capital to shareholders whilst ensuring the Government' shareholding remains below 50%, which the Board has determined is in the interest of all the Group's shareholders
- The proposed consolidation will be set to reduce the share count as if we were buying back at the market price thereby offsetting the dilutive impact to TNAV per share of the substantial special dividend

Key dates

- Publication of General Meeting notice and Circular: 9th August 2022
- General Meeting: 25th August 2022
- Record date: 26th August 2022
- Consolidation date: 30th August 2022
- Special dividend payment date: 16th September 2022

Robust balance sheet with strong capital & liquidity levels

Strong capital and liquidity positions provide flexibility

Our CET1 ratio is well above our target range and Maximum Distributable amount

13-14% target remains appropriate post 2% uplift to UK CCyB in 2023

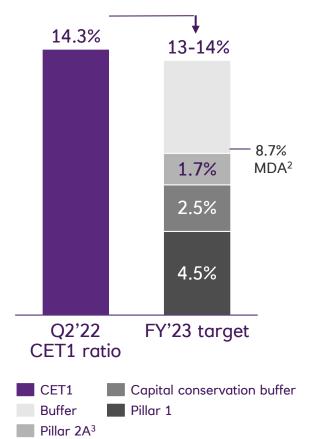
UK leverage ratio headroom and LCR ratio both remain comfortably above minimum requirements

1. Headroom presented on the basis of target CET1, and does not reflect excess distributable capital. Headroom may vary over time and may be less in future. 2. Based on assumption of static regulatory capital requirements. 3. Pillar 2A requirements for NatWest Group are set on a nominal capital basis. The PRA has confirmed that from Q4 2022 Pillar 2A will be set as a variable amount with the exception of some fixed add-ons. 56.25% of the total Pillar 2A requirement must be met from CET1 capital. Pillar 2A requirement is expected to vary over time and is subject to at least annual review.

CET1 headroom above medium term target^{1,2}

30-130bps

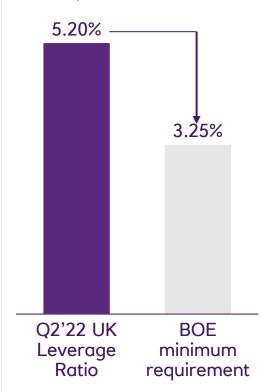
c.£0.5bn – £2.3bn of headroom as at 30 June 2022



Headroom above minimum UK leverage requirements

195bps

headroom above minimum requirements



Liquidity coverage ratio remains well above min UK requirement

£76.1bn

surplus liquidity over minimum requirement



Key financial guidance

We are strengthening our guidance as increasing interest rates and continued progress on our transformation demonstrates the earnings and capital generation capacity of the business

We have clear financial targets to drive sustainable returns for our shareholders

Previous guidance

Income ex-notable items to be comfortably above £11bn in 2022, assuming 1.25% UK Base Rate by Q4 2022¹

Other operating expenses to reduce by around 3% in both 2022 and 2023²

B Loan impairment rate in 2022 and 2023 below through the cycle range of 20 – 30 basis points

CET1 ratio of 13-14% by 2023, ~14% by end 2022

ROTE comfortably above 10% for the Group in 2023

Strengthened guidance

Income ex-notable items to be around £12.5bn in 2022, assuming 2% UK Base Rate by end of 2022¹

Bank NIM to be greater than 2.70% for full year 2022²

Other operating expenses¹ to reduce by around 3% in 2022 and remain broadly stable in 2023, with positive jaws

Loan impairment rate¹ in 2022 and 2023 below through the cycle range of 20 – 30 basis points, with 2022 below 10 basis points

CET1 ratio of 13-14% by 2023, ~14% by end 2022

ROTE in the range of 14-16% for the Group in 2023

Go-forward group is NWG excluding Ulster Bank Rol.
 NatWest Group excluding Ulster Bank Rol and liquid asset buffer.



Investment case

A purpose-led company with clear strategic priorities, strong franchises and capacity to grow

We are:

- Supporting our customers whilst growing and diversifying income
- A relationship bank for digital age
- Committed to leading on climate action
- Delivering strong performance to enable us to return capital to our shareholders



Accelerating growth with proactive risk management



Simplification via Digital and Technology



Disciplined deployment of capital



Long-term sustainable returns and distributions

14 – 16% RoTE for Group in 2023



H1'22 Group performance

		H1'22		H1'21	incl. disc	H1'22 continued o	perations	H1'21
£m	Go- forward¹	Ulster Bank Rol	Group	Group	Go- forward ¹	Ulster	Group	Group
Total income	6,186	33	6,219	5,141	6,186	185	6,371	5,319
Operating expenses	(3,399)	(254)	(3,653)	(3,499)	(3,399)	(278)	(3,677)	(3,521)
Impairments (losses)/releases	46	8	54	683	46	70	116	707
Operating profit / (loss) before tax	2,833	(213)	2,620	2,325	2,833	(23)	2,810	2,505
Tax (charge)/credit	(796)	1	(795)	(432)				
Profit/(loss) from discontinued operations, net of tax		190	190	177				
Profit/(Loss) for the period	2,037	(22)	2,015	2,070				
Attributable profit	1,913	(22)	1,891	1,842				
RoTE	14.1%	n.m.	13.1%	11.7%				

^{1.}Go-forward group is Natwest Group excluding Ulster Bank Rol.

Q2'22 Group performance

	Q2'22		Q2'21	Q2'21				
£m	Go- forward ¹	Ulster Bank Rol	Group	Group	Go- forward ¹	Ulster Bank Rol	Group	Group
Total income	3,199	12	3,211	2,571	3,199	86	3,285	2,660
Operating expenses	(1,692)	(141)	(1,833)	(1,695)	(1,692)	(154)	(1,846)	(1,706)
Impairments (losses)/releases	39	(21)	18	597	39	45	84	605
Operating profit / (loss) before tax	1,546	(150)	1,396	1,473	1,546	(23)	1,523	1,559
Tax (charge)/credit	(410)	1	(409)	(199)				
Profit/(loss) from discontinued operations, net of tax		127	127	83				
Profit/(Loss) for the period	1,136	(22)	1,114	1,357				
Attributable profit	1,072	(22)	1,050	1,222				
RoTE	16.5%	n.m.	15.2%	15.6%				

^{1.}Go-forward group is Natwest Group excluding Ulster Bank Rol.

Outlook¹

	Financial targets and outlook
Income	• In 2022, we expect income excluding notable items to be around £12.5 billion in the Go-forward group ² .
NIM	• We expect NIM to be greater than 2.70% for full year 2022 in the Go-forward group.
Costs	 We are investing around £3 billion³ over 2021 to 2023 and, with continuing simplification, we plan to reduce Go-forward group operating expenses, excluding litigation and conduct costs, by around 3% in 2022 and to keep broadly stable in 2023, with positive jaws. In 2023 we expect some of the current inflationary impacts to be more significant, however this will be offset by ongoing savings from our investment programme
Impairments	• We expect our 2022 and 2023 impairment charge to be lower than our through the cycle loss rate of 20-30 basis points, with 2022 below 10 basis points in the Go-forward group.
Returns	• In 2023, we expect to achieve a return on tangible equity in the range of 14-16% for the Group.
Capital	• We aim to end 2022 with a CET1 ratio of around 14% and target a ratio of 13-14% by 2023.
Dividends and pay-outs	 We intend to maintain ordinary dividends of around 40% of attributable profit and to distribute a minimum of £1 billion in each of 2022 and 2023. We intend to maintain capacity to participate in directed buybacks of the UK Government stake, recognising that any exercise of this authority would be dependent upon HMT's intentions and is limited to 4.99% of issued share capital in any 12-month period. We will consider further on-market buybacks as part of our overall capital distribution approach as well as inorganic growth opportunities provided they are consistent with our strategy and have a strong shareholder value case. As part of the NatWest Group capital and funding plans we intend to issue between £3 billion to £5 billion of MREL-compliant instruments in 2022, with a continued focus on issuance under our Green, Social and Sustainability Bond framework. NatWest Markets plc's funding plan targets £4 billion to £5 billion of public benchmark issuance.
Ulster Bank Rol	 We have made significant progress on our phased withdrawal from the Republic of Ireland and have binding agreements in place for 90% of gross customer loans. We expect the majority of the commercial asset sale to Allied Irish Banks and the majority of the asset sale to Permanent TSB to be largely complete by the end of 2022 and for the tracker mortgage asset sale to Allied Irish Banks to complete in the first half of 2023. With this progress, we continue to expect total exit costs of €900 million, with the majority incurred by the end of 2023. In Q3 2022 we expect to incur around €350 million of these exit costs as a result of the reclassification of UBIDAC mortgages to fair value. We continue to expect the phased withdrawal to be capital accretive.

^{1.} The guidance, targets, expectations, and trends discussed in this section represent NatWest Group plc management's current expectations and are subject to change, including as a result of the factors described in the NatWest Group plc Risk Factors section on pages 406 to 426 of the 2021 Annual Report and Accounts and the Summary Risk Factors on pages 106 and 107 of the H1'22 company announcement. These statements constitute forward-looking statements. Refer to Forward-looking statements in the H1'22 company announcement.

^{2.} Go-forward group excludes Ulster Bank Rol and discontinued operations.

^{3.} Denotes cash investment spend excluding certain regulatory and legacy programmes.

Notable items

Notable items in Income, £m	Q1'21	Q2'21	Q3'21	Q4'21	FY'21	Q1'22	Q2'22
Private Banking							
Consideration on the sale of Adam & Company investment management business				54	54		
Commercial and Institutional Banking							
Own credit adjustments (OCA)	2	(1)	2	3	6	18	34
Tax variable lease repricing, NII impact		32			32		
Fair value, disposal losses and strategic risk reduction	(18)	(44)	(8)	(16)	(86)		(45)
Central Items & Other							
Interest and FX risk management derivatives not in accounting hedge relationships	(1)	45		3	47	166	149
Loss on redemption of own debt	(118)	(20)			(138)	(24)	
Liquidity Asset Bond sale gains	5	20	45	50	120	41	(5)
Share of associate profits/(losses) for Business Growth Fund	121	8	79	11	219	23	(36)
Property strategy update				(44)	(44)		
Own credit adjustments (OCA)		(1)		1			
Total notable items in Go-forward group Income	(9)	39	118	62	210	224	97
Go-forward group income excluding notable items	2,544	2,502	2,511	2,517	10,074	2,763	3,102
Ulster Bank Rol (continuing operations)							
Gain arising from the restructuring of structural hedges	-	-	35	-	35		
Total notable items in Group Income	(9)	39	153	62	245	224	97

Notable items in Operating Expenses, £m	Q1'21	Q2'21	Q3'21	Q4'21	FY'21	Q1'22	Q2'22
Bank Levy				(99)	(99)		
Litigation & Conduct	(16)	34	(294)	(190)	(466)	(102)	(67)
Total notable items in Group Expenses	(16)	34	(294)	(289)	(565)	(102)	(67)

Group Metrics	Q1'21	Q2'21	Q3'21	Q4'21	FY'21	Q1'22	Q2'22
Cost:income ratio – reported	69.2%	64.9%	70.9%	88.6%	73.4%	60.1%	56.7%
Cost:income ratio – excluding notable items ¹	62.1%	60.5%	60.5%	64.4%	61.9%	61.3%	56.1%
Return on tangible equity – reported	7.9%	15.6%	8.5%	5.6%	9.4%	11.3%	15.2%
Return on tangible equity – excluding notable items ¹	9.7%	16.4%	11.5%	12.2%	12.5%	10.4%	15.2%

Segmental summary

Group, Q2'22 £bn	Retail Banking	Private Banking	Commercial & Institutional	Central items & other	Go-forward Group	Ulster Bank Rol (continuing & discontinued) ²	Group (incl.
Net interest income	1.2	0.2	1.0	(0.1)	2.3	0.1	2.4
Non-interest income	0.1	0.1	0.6	0.1	0.9		0.9
Total income	1.3	0.2	1.6	0.1	3.2	0.1	3.3
Income ex-notable items	1.3	0.2	1.6	(0.1)	3.1	0.1	3.2
Other operating expenses	(0.6)	(0.1)	(0.9)	(0.0)	(1.6)	(0.1)	(1.8)
Litigation and conduct	(0.0)		(0.0)	(0.1)	(0.1)	(0.0)	(0.1)
Operating expenses	(0.6)	(0.1)	(0.9)	(0.1)	(1.7)	(0.2)	(1.8)
Operating profit/(loss) before impairment releases/(losses)	0.7	0.1	0.7	0.0	1.5	(0.1)	1.4
Impairment releases/(losses)	(0.0)	0.0	0.0	0.0	0.0	0.0	0.1
Operating profit/(loss)	0.7	0.1	0.7	0.0	1.5	(0.0)	1.5
Net loans to customers - amortised cost	188.7	18.8	127.3	26.8	361.6	15.2	376.8
Customer Deposits	190.5	41.6	223.2	20.9	476.2	15.9	492.1
RWA's	53.0	11.3	103.0	1.7	169.0	10.8	179.8
Return on equity / tangible equity	29.5%	23.5%	14.0%	nm	16.5%	nm	15.2%
Cost:income ratio	44.7%	59.6%	56.6%	nm	52.4%	nm	56.7%

^{1.} May not cast due to rounding.

^{2.} Totals per slide 37.

Ulster Bank Rol – continuing and discontinued operations

		H1'22		H1'21			
Ulster Bank ROI (£m)	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total	
Total income	33	152	185	65	178	243	
Operating expenses	(254)	(24)	(278)	(239)	(22)	(261)	
o/w Other operating expenses	(243)	(24)	(267)	(226)	(22)	(248)	
Profit/(loss) before impairment losses	(221)	128	(93)	(174)	156	(18)	
Impairment losses	8	62	70	(13)	24	11	
Operating profit/(loss) before tax	(213)	190	(23)	(187)	180	(7)	
Loans to customers - amortised cost	1.0	14.2	15.2	16.7	0.0	16.7	

		H1'22			H1'21	
Ulster Bank ROI (€m)	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total
Total income	38	181	219	74	205	279
Operating expenses	(301)	(29)	(330)	(273)	(26)	(299)
o/w Other operating expenses	(288)	(29)	(317)	(258)	(26)	(284)
Profit/(loss) before impairment losses	(263)	152	(111)	(199)	179	(20)
Impairment losses	9	74	83	(15)	28	13
Operating profit/(loss) before tax	(254)	226	(28)	(214)	207	(7)
Loans to customers - amortised cost	1.2	16.5	17.7	19.4	0.0	19.4

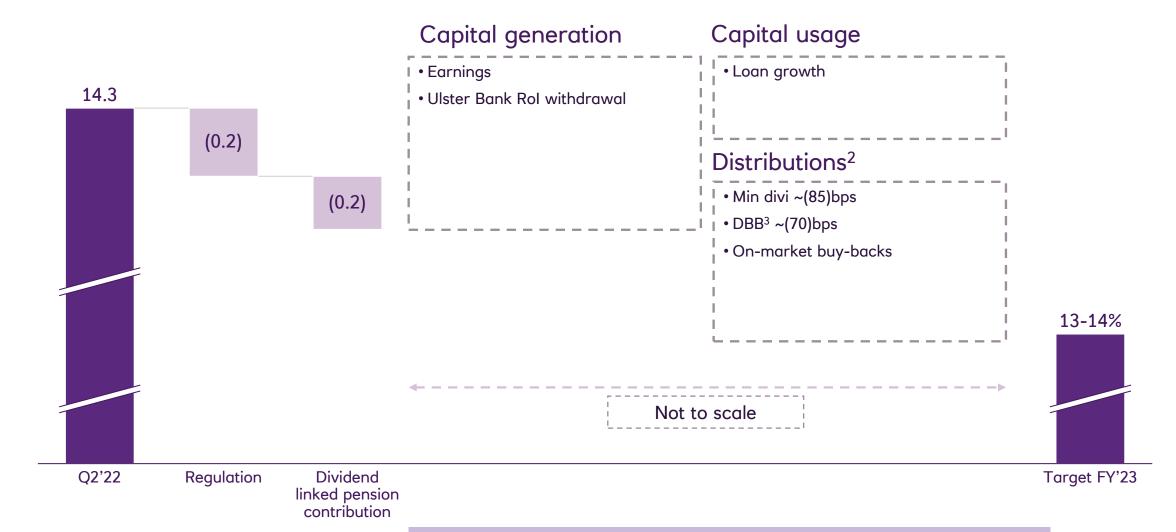
Ulster Bank ROI (£m)	1	Q2'22			Q2'21			Q1'22			
	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total		
Total income	12	74	86	30	89	119	21	78	99		
Operating expenses	(141)	(13)	(154)	(125)	(11)	(136)	(113)	(11)	(124)		
o/w Other operating expenses	(130)	(13)	(143)	(121)	(11)	(132)	(113)	(11)	(124)		
Profit/(loss) before impairment losses	(129)	61	(68)	(95)	78	(17)	(92)	67	(25)		
Impairment losses	(21)	66	45	(9)	8	(1)	29	(4)	25		
Operating profit/(loss) before tax	(150)	127	(23)	(104)	86	(18)	(63)	63	0		
Loans to customers - amortised cost	1.0	14.2	15.2	16.7	0.0	16.7	6.3	9.2	15.5		

Ulster Bank ROI (€m)		Q2'22			Q2'21			Q1'22			
	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total		
Total income	13	88	101	34	103	137	25	93	118		
Operating expenses	(167)	(15)	(182)	(143)	(13)	(156)	(134)	(14)	(148)		
o/w Other operating expenses	(154)	(15)	(169)	(138)	(13)	(151)	(134)	(14)	(148)		
Profit/(loss) before impairment losses	(154)	73	(81)	(109)	90	(19)	(109)	79	(30)		
Impairment losses	(26)	79	53	(11)	10	(1)	35	(5)	30		
Operating profit/(loss) before tax	(180)	152	(28)	(120)	100	(20)	(74)	74	0		
Loans to customers - amortised cost	1.2	16.5	17.7	19.4	0.0	19.4	7.5	10.9	18.4		

Tangible net asset value

	GBP, m	Share count, m	Pence
As at 31 March 2022	28,571	10,622	269
Attributable profit	1,050		10
Cash flow hedge reserve (net of tax)	(413)		(4)
FVOCI	(227)		(2)
Final FY'21 ordinary dividend paid	(841)		(8)
On-market share buy-backs	(436)	(200)	1
Other movements	154	14	1
Net change	(713)	(186)	(2)
As at 30 June 2022	27,858	10,436	267

Key drivers of CET1 ratio¹, %



We aim to end 2022 with a CET1 ratio of around 14%

^{1.} Impacts are approximate and shown on a standalone basis using Q2'22 capital position. These impacts will change quarterly. Combined impacts will not be sum of standalone impact. For more details see slide 40.

^{2.} Distributions are subject to regulatory approvals. "Directed" buy backs post March'22 only.

^{3.} Directed buy-back.

Key Drivers of CET1 ratio

From 14.3% at 30 June 2022 through to FY'23

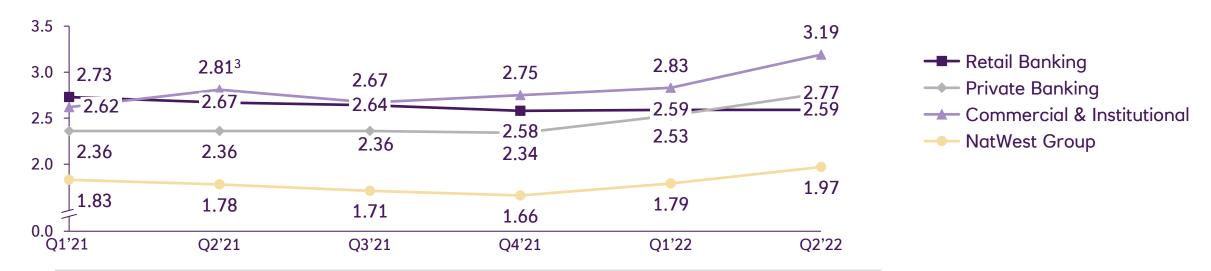
Driver	Timing	Impact ¹	Details
Earnings			ROTE in the range of 14-16% for the Group in 2023
Lending volumes			Across 2022 and 2023, we expect movements in RWAs to largely reflect lending growth
Distibutions ² Dividends	Through to FY'23	c.(85)bps	Intend to distribute a minimum of £1bn per annum through ordinary or special dividends in 2022 and 2023. Impact assumes £500m remaining in 2022 and £1bn in 2023.
Direct Buybacks	Through to FY'23	c.(70)bps	Retain capacity to participate in Direct Buy Backs up to 4.99% in 12-month period; executed £1.2bn in March 2022. Impact assumes one further DBB in 2023 at share price of 233.5p ³ .
On-market buybacks			£750m programme announced in February 2022, included in 1 Jan 2022 CET1 ratio. Further onmarket buybacks will be considered.
Dividend-linked pension contributions	Through to FY'22	c.(20)bps	£500m of £1.5bn pre-tax contributions to complete; maximum of £500m per annum accrual in FY'22, (£365m post tax)
Ulster Bank Rol	Multi-year		We have announced binding agreements with AIB and PTSB for loan sales estimated at c.75% of credit risk RWA. We continue to expect total exit costs of €900 million, with the majority incurred by end 2023. In Q3 2022 we expect to incur around €350 million of these exit costs as a result of the reclassification of UBIDAC mortgages to fair value.
Regulation: IFRS 9 unwind	Through to FY'24	c.(15)bps	c.£0.3bn benefit remaining on 31 March 2022, will unwind to, 50% FY'23, 25% FY'24. Will also be affected by stage migration which remains uncertain

^{1.} Impacts are approximate and shown on a standalone basis using Q2'22 capital position. These impacts will change quarterly. Combined impacts will not be sum of standalone impact.

^{2.} Distributions are subject to regulatory approvals.

^{3.} Share price as at close of business 27th July 2022, per LSE.

Gross yields of interest earning banking assets, %1



Cost of interest bearing and non-interest bearing banking liabilities, %2



^{1.} For NatWest Group plc this is the gross yield on the IEAs of the banking business; for Retail, C&I and Private it represents the third party customer asset rate. 2. For NatWest Group plc this is the cost of interest-bearing liabilities of the banking business plus the benefit from free funds; for Retail and Commercial Banking it represents the third party customer funding rate which includes both interest-bearing and non-interest bearing deposits. 3. Q2'21 Commercial loan yield impacted by one-off tax adjustment, broadly stable excluding this.

Impairment (charge)/release by segment

	Retail Banking	Private Banking	Commercial & Institutional	Central items	Go-forward Group	Ulster Bank Rol	Group
H1'22 (£m)	(26)	11	59	2	46	8	54
H1'22 (bps)	3	(12)	(9)	nm	(3)	nm	(3)
H1'21 (£m)	57	27	613	(1)	696	(13)	683
H1'21 (bps)	(6)	(30)	(96)	nm	(40)	nm	(37)
Q2'22 (£m)	(21)	6	48	6	39	(21)	18
Q2'22 (bps)	4	(13)	(15)	nm	(4)	nm	(2)
Q1'22 (£m)	(5)	5	11	(4)	7	29	36
Q1'22 (bps)	1	(11)	(3)	nm	0	nm	(1)
Q2'21 (£m)	91	27	488	0	606	(9)	597
Q2'21 (bps)	(20)	(60)	(153)	nm	(69)	nm	(65)

Customer Loans¹ and Deposits

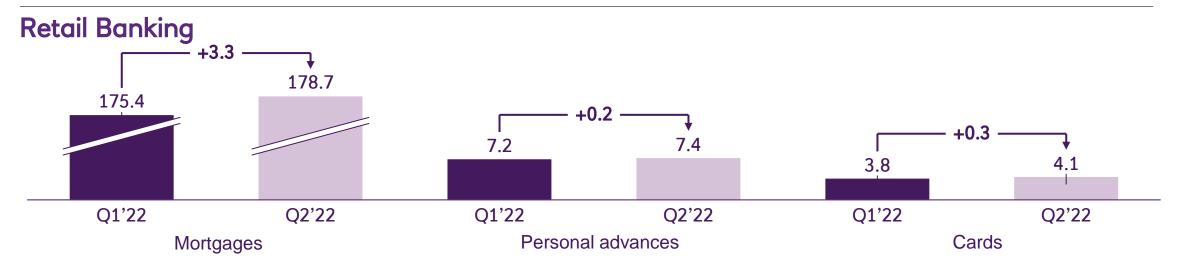
		ners - amortised £bn²	Customer D	eposits, £bn
	Q1'22	Q2'22	Q1'22	Q2'22
Retail Banking	184.9	188.7	189.7	190.5
Private Banking	18.7	18.8	40.3	41.6
Commercial & Institutional	126.6	127.3	217.9	223.2
Central items & other	28.8	26.8	17.7	20.9
Go-forward Group net L&As and deposits	359.0	361.6	465.6	476.2
Ulster Bank Rol	6.3	1.0	17.3	15.9
NatWest Group Net L&As and deposits	365.3	362.6	482.9	492.1
Impairment provisions	3.6	3.4		
Natwest Group Gross Loans to Customers	368.9	366.0		
Of which Scheme Lending within Private and C&I	10.9	10.2		

^{1.} Loan balances are amortised cost loans only.

^{2.} May not cast due to rounding.

Q2'22 Customer loan growth by product and sector

Total loans to customers (amortised cost), £bn



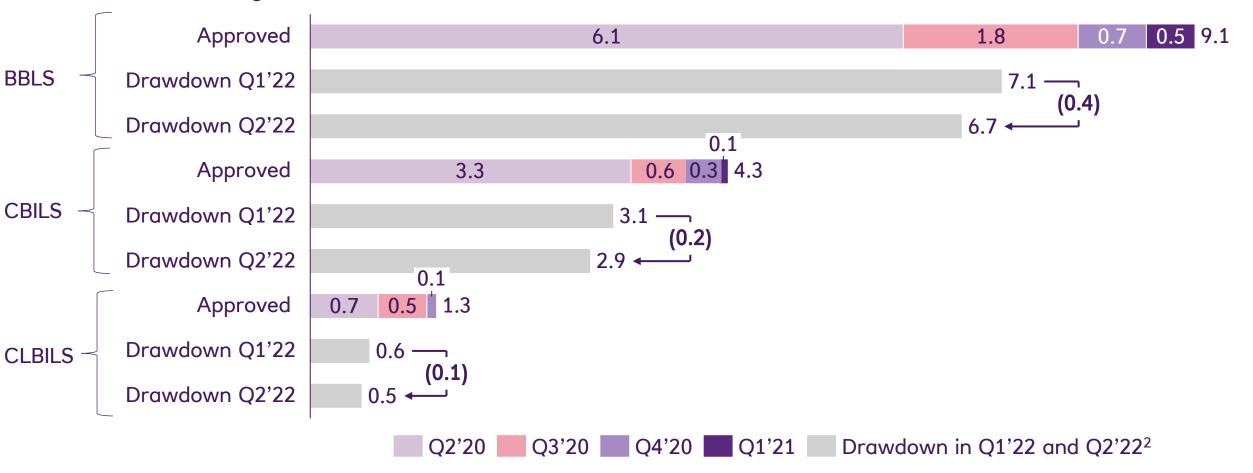
C&I Gross loans to customers (amortised cost) ex-government schemes, £bn



Supporting our customers through Covid-19

£0.7bn of net government scheme repayments in Q2, £0.4bn related to BBLS

Government Lending Scheme in NWG, £bn1



^{1.} The chart captures UK Government schemes for NatWest Group. BBLS, CBILS and CLBILS closed for new applications as at end of Q1'21.

^{2.} Drawdown reduction does not cast to £0.7bn repayments due to rounding.

Asset quality¹

						Mor	tgage LTV (distribution b	y stage							
		Total Stage 1							Stage 2				Stage 3			
	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22
≤50%	51,791	55,857	66,488	71,985	47,746	50,170	61,233	66,690	3,375	5,009	4,548	4,283	511	554	644	950
>50% and ≤70%	51,582	63,202	73,437	75,652	47,224	55,263	68,271	71,128	3,804	7,416	4,674	3,861	463	488	483	654
>70% and ≤80%	24,992	29,698	25,353	21,463	23,235	19,994	24,004	20,758	1,568	9,555	1,255	600	150	141	93	104
>80% and ≤90%	15,251	13,639	6,256	8,081	14,030	8,029	5,983	7,976	1,111	5,552	250	90	85	52	22	15
>90% and ≤100%	3,610	520	1,193	1,268	3,401	368	1,125	1,241	174	137	58	20	20	13	10	7
>100%	238	169	38	67	111	48	14	54	100	99	18	6	24	20	6	7
Total with LTVs	147,464	163,085	172,765	178,516	135,747	133,872	160,630	167,847	10,132	27,768	10,803	8,860	1,253	1,268	1,258	1,737
% of Group L&As	43.8%	43.8%	45.6%	45.7%	40.3%	35.9%	42.4%	43.0%	3.0%	7.5%	2.9%	2.3%	0.4%	0.3%	0.3%	0.4%
Total portfolio average LTV%	57%	57%	54%	53%	57%	55%	54%	54%	59%	66%	52%	49%	66%	60%	53%	50%

					Cor	mmercial R	eal Estate (CRE) LTV di:	stribution by	stage						
		Total Stage 1							Stage 2				Stage 3			
	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22	FY'19	FY'20	FY'21	H1'22
≤50%	10,132	9,594	7,457	7,643	8,787	4,918	6,767	7,113	468	4,538	388	253	40	138	34	37
>50% and ≤70%	6,191	6,307	5,352	5,144	4,945	2,815	4,367	4,249	252	3,266	470	384	148	226	46	41
>70% and ≤100%	618	576	705	632	380	169	377	299	138	283	192	265	88	124	127	57
>100%	309	409	312	258	104	50	215	159	51	64	7	9	153	295	86	86
Total with LTVs	17,250	16,886	13,826	13,677	14,216	7,952	11,726	11,820	909	8,151	1,057	911	429	783	293	221
% of Group L&As	5.1%	4.5%	3.6%	3.5%	4.2%	2.1%	3.1%	3.0%	0.3%	2.2%	0.3%	0.2%	0.1%	0.2%	0.1%	0.1%
Total portfolio average LTV%	48%	48%	50%	48%	46%	45%	48%	46%	55%	47%	58%	61%	101%	93%	88%	87%

Structural Hedge¹

		H1 2022											
	Incremental Income (£m)	Total Income (£m)	Period end notional (£bn)	Average Notional (£bn)	Total Yield %								
Equity	111	178	20	20	1.77								
Product	42	585	182	168	0.70								
Other	29	76	28	27	0.57								
Total	182	839	230	215	0.78								

			FY 2021		
	Incremental Income (£m)	Total Income (£m)	Period end notional (£bn)	Average Notional (£bn)	Total Yield %
Equity	426	448	21	22	2.05
Product	744	861	161	145	0.59
Other	139	115	24	23	0.51
Total	1,309	1,424	206	190	0.75

		H1 2021									
	Incremental Income (£m)	Total Income (£m)	Period end notional (£bn)	Average Notional (£bn)	Total Yield %						
Equity	235	244	23	23	2.13						
Product	360	412	146	135	0.61						
Other	74	62	21	22	0.56						
Total	669	718	190	180	0.80						

Interest rate sensitivity¹

H1 2022	+25 basis p	oints parallel u	ıpward shift	-25 basis points parallel upward shift				
	Year 1	Year 2	Year 3	Year 1	Year 2	Year 3		
	(£m)	(£m)	(£m)	(£m)	(£m)	(£m)		
Structural Hedge	45	150	253	(45)	(150)	(253)		
Managed Margin	231	227	223	(219)	(205)	(227)		
Total	276	377	476	(264)	(355)	(480)		

FY 2021	+25 basis p	oints parallel u	ıpward shift	-25 basis points parallel upward shift			
	Year 1	Year 2	Year 3	Year 1	Year 2	Year 3	
	(£m)	(£m)	(£m)	(£m)	(£m)	(£m)	
Structural Hedge	40	132	224	(40)	(132)	(224)	
Managed Margin	269	203	239	(245)	(199)	(177)	
Total	309	335	463	(285)	(331)	(401)	

^{1.} Page 76 of NWG H1'22 IMS. Following a change in the basis of preparation of this table, it now excludes UBIDAC. Including UBIDAC would increase Year 1 sensitivity by 4-5%.

UK Economic Assumptions¹

		H1	'22		FY'21				H1′21			
Scenario	Upside	Base Case	Downside	Extreme downside	Upside	Base Case	Downside	Extreme downside	Upside	Base Case	Downside	Extreme downside
Weighting	21%	45%	20%	14%	30%	45%	20%	5%	35%	40%	20%	5%
UK GDP - Annual Growth (%)												
2022	4.8	3.5	2.7	2.7	8.1	5.0	1.5	(3.6)	5.4	5.8	4.3	-
2023	2.9	0.8	(2.4)	(5.1)	2.1	1.6	2.4	4.1	1.6	1.6	4.4	7.7
5 year - CAGR	1.7	1.1	8.0	(0.1)	2.4	1.7	1.4	0.6	3.9	3.5	2.9	2.5
UK Unemployment rate – annual average (%)												
2022	3.4	3.6	3.8	3.8	3.5	4.1	5.1	8.3	4.3	4.8	7.0	11.8
2023	3.0	3.8	4.9	5.9	3.3	4.0	5.2	8.8	4.0	4.5	6.5	10.4
5 year average	3.3	4.0	4.5	6.3	3.5	4.2	4.8	6.7	4.1	4.6	5.8	8.1
UK House Price Index	k – four quar	ter growth (%	6)									
2022	9.7	5.1	2.4	2.4	7.9	1.6	(2.9)	(20.4)	1.7	0.5	(3.0)	(27.0)
2023	5.5	2.0	(11.7)	(20.4)	4.2	1.6	(0.2)	(2.6)	2.8	1.9	1.3	12.2
5 year - total change	24.4	13.7	(0.9)	(10.5)	22.7	12.1	4.3	(5.3)	23.4	14.2	4.9	(8.0)
UK Commercial Real Estate Price – four quarter growth (%)												
2022	9.5	6.8	(3.3)	(3.2)	10.2	4.4	(2.7)	(29.8)	2.1	2.0	(1.3)	(18.2)
2023	3.9	0.2	(10.8)	(27.6)	3.4	1.9	4.2	17.2	1.7	1.7	5.8	15.7
5 year - total change	7.5	(2.6)	(6.8)	(14.5)	18.2	7.2	5.5	(6.4)	13.6	4.7	0.1	(8.7)

Cautionary and Forward-looking statements

The guidance, targets, expectations and trends discussed in this presentation represent NatWest Group management's current expectations and are subject to change, including as a result of the factors described in the "Summary Risk Factors" on pages 106-107 of the NatWest Group plc H1 IMS and the "Risk Factors" on pages 406-426 of the NatWest Group plc 2021 Annual Report and Accounts, pages 136-157 of NatWest Group plc's 2021 Form 20-F as well as the "Summary Risk Factors" on pages 47-48 of the NWM H1 IMS and the Risk Factors on pages 179-200 of the NWM 2021 Annual Report and Accounts, respectively.

Cautionary statement regarding forward-looking statements

Certain sections in this document contain 'forward-looking statements' as that term is defined in the United States Private Securities Litigation Reform Act of 1995, such as statements that include the words 'expect', 'estimate', 'project', 'anticipate', 'commit', 'believe', 'should', 'intend', 'will', 'plan', 'could', 'probability', 'risk', 'Value-at-Risk (VaR)', 'target', 'goal', 'objective', 'may', 'endeavour', 'outlook', 'optimistic', 'prospects' and similar expressions or variations on these expressions. In particular, this document includes forward-looking targets and guidance relating to financial performance measures, such as income growth, operating expense, cost reductions, RoTE, ROE, discretionary capital distribution targets, impairment loss rates, balance sheet reduction, including the reduction of RWAs, CET1 ratio (and key drivers of the CET1 ratio including timing, impact and details), Pillar 2 and other regulatory buffer requirements and MREL and non-financial performance measures, such as NatWest Group's initial areas of focus, climate and ESG-related performance ambitions, targets and metrics, including in relation to initiatives to transition to a net zero economy, Climate and Sustainable Funding and Financing (CSFF) and financed emissions. In addition, this document includes forward-looking statements relating, but not limited to: the Covid-19 pandemic and its impact on NatWest Group; planned cost reductions, disposal losses and strategic costs; implementation of NatWest Group's purpose-led strategy and other strategic priorities (including in relation to: its phased withdrawal from ROI, the NWM Refocusing and investment programmes relating to digital transformation of its operations and services and inorganic opportunities); the timing and outcome of litigation and government and regulatory investigations; direct and on-market buy-backs; funding plans and credit risk profile; managing its capital position; liquidity ratio; portfolios; net interest margin and drivers related thereto; lending

Limitations inherent to forward-looking statements

These statements are based on current plans, expectations, estimates, targets and projections, and are subject to significant inherent risks, uncertainties and other factors, both external and relating to NatWest Group's strategy or operations, which may result in NatWest Group being unable to achieve the current plans, expectations, estimates, targets, projections and other anticipated outcomes expressed or implied by such forward-looking statements. In addition, certain of these disclosures are dependent on choices relying on key model characteristics and assumptions and are subject to various limitations, including assumptions and estimates made by management. By their nature, certain of these disclosures are only estimates and, as a result, actual future results, gains or losses could differ materially from those that have been estimated. Accordingly, undue reliance should not be placed on these statements. The forward-looking statements contained in this document speak only as of the date we make them and we expressly disclaim any obligation or undertaking to update or revise any forward-looking statements contained herein, whether to reflect any change in our expectations with regard thereto, any change in events, conditions or circumstances on which any such statement is based, or otherwise, except to the extent legally required.

Important factors that could affect the actual outcome of the forward-looking statements

We caution you that a large number of important factors could adversely affect our results or our obility to implement our strategy, cause us to fail to meet our targets, predictions, expectations and other anticipated outcomes or affect the accuracy of forward-looking statements described in NatWest Group pic's Annual Report on Form 20-F and its other filings with the US Securities and Exchange Commission. The principal risks and uncertainties that could adversely NatWest Group's future results, its financial condition and prospects and cause them to be materially different from what is forecast or expected, include, but are not limited to: economic and political risk (including in respect of: political and economic risks and uncertainty in the UK and global markets, including due to high inflation, supply chain disruption and the Russian invasion of Ukraine; the impact of the COVID-19 pandemic on NatWest Group's and its customers; uncertainty regarding the effects of Breixit; changes in interest rates and foreign currency exchange rates; and HM Treasury's ownership as the largest shareholder of NatWest Group's plc); strategic risk (including in respect of the implementation of NatWest Group's purpose-led strategy; refocusing of its NWM franchise; and the effect of the COVID-19 pandemic on NatWest Group's strategic objectives and targets); financial regulatory requirements for NatWest Group's oblitity to meet targets and to make discretionary capital distributions; the competitive environment; impact of the COVID-19 pandemic on the credit ratings; the requirements of regulatory stress tests; goodwill impairment prodel risk; sensitivity to accounting policies, judgments, assumptions and estimates; the requirements of regulatory stress tests; goodwill impairment; model risk; sensitivity to accounting policies, judgments, assumptions and estimates; changes in applicable accounting standards; the value or effectiveness of credit protection; and the application of UK statutory stabilisation or resolution powers); c

Climate and ESG disclosures

Climate and ESG disclosures in this report are not measures within the scope of International Financial Reporting Standards ('IFRS') and use a greater number and level of judgements, assumptions and estimates, including with respect to the classification of climate and sustainable funding and financing activities, than our reporting of historical financial information in accordance with IFRS. These judgements, assumptions and estimates are highly likely to change over time, and, when coupled with the longer time frames used in these disclosures, make any assessment of materiality inherently uncertain. In addition, our climate risk analysis and net zero strategy remain under development, and the data underlying our analysis and strategy remain subject to evolution over time. The process we have adopted to define, gather and report data on our performance on Climate and ESG measures is not subject to the formal processes adopted for financial reporting in accordance with IFRS and there are currently limited industry standards or globally recognised established practices for measuring and defining Climate and ESG related metrics. As a result, we expect that certain climate and ESG disclosures made in this report are likely to be amended, updated, recalculated or restated in the future. Please also refer to the cautionary statement in the section entitled 'Climate-related and other forward-looking statements and metrics' of the NatWest Group 2021 Climate-related Disclosures Report.

No securities offering

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