



THE MORTGAGE SOCIETY OF FINLAND

SUPPLEMENT NO. 2 / 2.11.2018

FOR THE PROGRAMME FOR THE ISSUANCE OF SENIOR UNSECURED NOTES, SUBORDINATED
DEBENTURES AND COVERED BONDS
2,000,000,000 euros

This supplement (the **Supplement**) comprises a supplement for the Mortgage Society of Finland's (**Hypo** or the **Issuer**) 2,000,000,000 euros Programme for the Issuance of Senior Unsecured Notes, Subordinated Debentures and Covered Bonds (the **Programme**) dated 26.6.2018 as supplemented by Supplement 1 on 22.8.2018. The Supplement 2 should be read in conjunction with the Programme and the Supplement 1 (22.8.2018).

The main purpose of this Supplement is to (a) incorporate by reference the unaudited consolidated Interim Report for 1 January 2018 to 30 September 2018 into the Programme, and (b) confirm that there has been no significant change in the financial position of the Group since 30 September 2018.

1. Future Outlook

The text on page 51 under the title "Future Outlook" is replaced by the following:

"Finnish economy and employment will grow moderately in the next 12 months, which will be reflected positively in the housing markets and in housing loan demand. Urbanization will continue and support the housing market and loan demand in growth cities, while areas with declining population will suffer and polarization will deepen. Newbuilding will increase the importance of the largest cities.

Hypo Group concentrates on its core business operations, whereupon risk level of lending will remain moderate. Following the increase in loan portfolio and net interest income, Hypo Group's core business' share of the profit for the financial period keeps growing. The operating profit for 2018 is expected to reach at least the 2017 level."

2. Information Incorporated by Reference

The following information is added into the beginning of the list of documents on page 56, under the titles "Document" and "Referred information" respectively:

"Interim Report 1 January – 30 September 2018 Unaudited consolidated Interim Report for 1 January 2018 to 30 September 2018."