

## Issuer and rating

Issuer:	The Mortgage Society of Finland
Owner:	The Mortgage Society of Finland
Pool ID:	Finnish mortgage covered bonds
Supervisory authority:	Financial Supervisory Authority (FIN-FSA)
Reporting date:	30.6.2016

CRD compliant: Yes

Long Term Rating	S&P
Covered bond	AAA
Issuer	
Owner	

## Outstanding covered bonds

Outstanding covered bonds						
ISIN	MEUR	Currency	Issue date	Maturity	Coupon	Fix/FRN
F14000206966	250	EUR	2.5.2016	10.5.2021	0.25 %	Fix

	MEUR
Non-benchmark bonds	250
Total of outstanding bonds	250
of which repos	

Bond redemptions (MEUR)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024-	Sum
Total								250				250

## Cover pool

Cover pool assets (MEUR)	Volume	%
Loans (up to LTV limit)	375	100 %
Substitute assets	0	0 %
Other	0	0 %
Eligible assets (*)	369	98 %
Other eligible assets	0	0 %
Total assets	375	

Cover pool items	
Number of loans	2 613
Number of clients	2 787
Number of properties	2 313
Average loan size (EUR)	143 621

\* calculated according to section 16 in MCBA

Volumes in stratification tables are presented as: LTV Distribution - whole loans. Other sections - Loans up to LTV limit / Total assets

Regional distribution, MEUR	Volume	%
Aland Islands		
Central Finland	13	3 %
Central Ostrobothnia	0	0 %
Etela-Savo	0	0 %
Ita-Uusimaa		
Kainuu	0	0 %
Kanta-Hame	9	2 %
Kymenlaakso	1	0 %
Lapland	0	0 %
North Karelia	0	0 %
North Ostrobothnia	16	4 %
Ostrobothnia	1	0 %
Paijat-Hame	5	1 %
Pirkanmaa	28	7 %
Pohjois-Savo	2	1 %
Satakunta	1	0 %
South Karelia	1	0 %
South Ostrobothnia	0	0 %
Uusimaa	271	72 %
Varsinais-Suomi	26	7 %
Sum	375	100 %

Type of loan collateral (MEUR)	Volume	%
Single -family housing	41	11 %
Flats	142	38 %
Multi-family housing	192	51 %
Commercial	0	%
Forest & agricultural	0	%
Public sector	0	%
Sum	375	100 %

Interest rate type on loans, MEUR	Volume	%
Floating	370	99 %
Fixed	5	1 %
Sum	375	100 %

Repayments, MEUR	Volume	%
Amortizing	374	100 %
Interest only (*)	2	0 %
Sum	375	100 %

\*) Contract level, not customer level information

LTV distribution (unindexed)	<=10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	Eligible assets	>70% up to 100%	Total loans
Loan volume, MEUR	48	74	54	45	38	31	31	321	54	375
Percentage	13 %	20 %	14 %	12 %	10 %	8 %	8 %	86 %	14 %	100 %

Loan maturity MEUR	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026-	Sum
Contractual amortizations	12	23	28	25	24	23	21	20	22	19	158	375
Percentage	3.29 %	6.06 %	7.50 %	6.64 %	6.32 %	6.16 %	5.63 %	5.27 %	5.93 %	5.06 %	42.14 %	100 %

Seasoning	0-12 M	12-24 M	24-36 M	36-60 M	> 60 M	Sum
Loan volume, MEUR	37	70	78	98	92	375
Percentage	10 %	19 %	21 %	26 %	25 %	100 %

Credit quality	31-60 d	60-90 d	>90 d	Sum
Past due				
Loan volume, MEUR	0	0	0	0
Percentage				

<b>Impaired Loans</b>	
Impaired loans, %*	0.00 %

### Key ratios

<b>Key ratios</b>	
OC, accounting	47.5%
OC, nominal	50.1%
OC, NPV	48.3%
WALTV (indexed)	33.5%
WALTV total (indexed)	34.3%

Calculated according to:

Eligible assets, section 16 in Mortgage Credit Bank Act  
 Total assets, including loan balances up to 100% LTV limit  
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<b>Remaining average maturity (MCBA)</b>		Years
Assets		8.3
Liabilities		4.9

Calculated according to:

Section 17 in Mortgage Credit Bank Act  
 Section 5.4.3 Finnish FSA regulation and guidelines 6/2012 Mortgage bank  
 authorisation procedure and risk management

Currency risk	Before hedges		Hedges		After hedges	
	Pool assets	Covered bonds	Pool assets	Covered bonds	Pool assets	Covered bonds
SEK						
EUR						
USD						
Other						
Sum	0	0	0	0	0	0

According to Section 13 of the MCBA, collateral entered in the register of covered bonds must be in the same currency as the covered bond. This also applies to derivatives contracts concluded to hedge against risks relating to covered bonds and the assets placed as collateral for them.

Interest rate risk	Before hedges		Hedges		After hedges	
	Pool assets	Covered bonds	Pool assets	Covered bonds	Pool assets	Covered bonds
Floating	370	0		-250	370	250
Fixed	5	250		250	5	0
Capped floating						
Sum	375	250	0	0	375	250

[Text]

Accrued interest cash flows, MEUR	1Y	2Y	3Y	4Y	5Y	6Y	7Y	8Y	9Y	10Y
Interest income	4	3	3	3	3	4	4	4	4	4
Interest expense	0	0	0	0	-1					
Net	3	3	3	3	2	4	4	4	4	4

Calculation method used:	Contractual maturities
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Calculated according to:

Section 17 in Mortgage Credit Bank Act

Section 5.4.4 Finnish FSA regulation and guidelines 6/2012 Mortgage bank authorisation procedure and risk management