



THE MORTGAGE SOCIETY OF FINLAND

SUPPLEMENT NO. 2 / 3.11.2017

FOR THE PROGRAMME FOR THE ISSUANCE OF SENIOR UNSECURED NOTES, SUBORDINATED
DEBENTURES AND COVERED BONDS
1,500,000,000 euros

This supplement (the **Supplement**) comprises a supplement for the Mortgage Society of Finland's (**Hypo** or the **Issuer**) 1,500,000,000 euros Programme for the Issuance of Senior Unsecured Notes, Subordinated Debentures and Covered Bonds (the **Programme**) dated 23.5.2017 as supplemented by Supplement 1 on 20.9.2017. The Supplement 2 should be read in conjunction with the Programme and the Supplement 1 (20.9.2017).

The main purpose of this Supplement is to (a) incorporate by reference the reviewed and unaudited consolidated Financial Statements included in the Issuer's Interim report for the nine months ended 30 September into the Programme, and (b) confirm that there has been no significant change in the financial position of the Group since 30 September 2017.

1. Future Outlook

The text on page 50 under the title "Future Outlook" is replaced by the following:

"Finnish economy develops positively in 2017 and in 2018, which has positive repercussions on housing market and loan demand. The urbanization in Finland continues and supports the housing and mortgage markets in the biggest growth centers yet, at the same time, the decline of regions experiencing net population outflows continues. Uncertainties in the European and world economies may weaken the outlook.

Following the increase in loan portfolio and net interest income, Hypo's core business' share of the profit for the financial period keeps growing. The operating profit for 2017 is expected at most to reach the 2016 level or to remain slightly lower. Hypo concentrates on its core business operations, whereupon risk level of lending is expected to become more moderate and capital adequacy to remain almost unchanged."

2. Information Incorporated by Reference

The following information is added into the beginning of the list of documents on page 55, under the titles "Document" and "Referred information" respectively:

"Interim Report 1 January – 30 September 2017 Unaudited consolidated interim report as at
and for the nine month period ended 30
September 2017."