



THE MORTGAGE SOCIETY OF FINLAND

SUPPLEMENT NO. 3 / 5.11.2018

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 and by Supplement 2 on 2.11.2018. The Supplement 3 should be read in conjunction with the Programme and the Supplement 1 (22.8.2018) and Supplement 2 (2.11.2018).

The main purpose of this Supplement is to incorporate by reference into the Programme the General and Final Terms and Conditions of the Issuer's 1,500,000,000 euros Programme for the Issuance of Senior Unsecured Notes, Subordinated Debentures and Covered Bonds, dated 23.5.2017.

1. Information Incorporated by Reference

The following information is added to the end of the list of documents under the heading "Information Incorporated by Reference" on page 56, under the titles "Document" and Referred information" respectively:

"The Issuer's Base Prospectus dated 23 May 2017, pages 20-34

The General and Final Terms and Conditions of the Programme"

"The Issuer's supplement no. 3 to the Base Prospectus dated 23 May 2017, dated 4 April 2018, page 30

Form of Final Terms"

The information incorporated by reference as set out above is amended as follows:

The second paragraph on page 30 under the title "Form of Final Terms" is replaced by the following:

“[The Base Prospectus regarding programme for the Issuance of Notes by the Mortgage Society of Finland has been dated 26 June 2018 and should be read together with the supplements to it dated 22 August 2018, 2 November 2018 [and [●]] (the “**Base Prospectus**”).”

A new third paragraph on page 30 under the title “Form of Final Terms” is included as follows:

“[These Final Terms (the “**2017 Final Terms**”) have been drawn in accordance with Article 5, paragraph 4 of the Prospectus Directive of the EU (2003/71/EC, as amended) and they are to be read together with the General Terms and Conditions of the Programme included in the Base Prospectus dated 23 May 2017, as supplemented 20 September 2017, 3 November 2017 and 4 April 2018, incorporated by reference into the Base Prospectus (the “**2017 Programme**”). Unless otherwise stated in these Final Terms, the General Terms and Conditions of the 2017 Programme shall apply.]”

The text under the current third and fourth paragraphs on page 30 the title “Form of Final Terms” is replaced by the following:

“The complete information regarding the Issuer and the Notes can be found in the Base Prospectus, including documents incorporated into it by reference, and in the 2017 Final Terms.

The Base Prospectus, the supplements dated 22 August 2018, 2 November 2018 [and [●]] and the 2017 Final Terms are available at the web page of the Mortgage Society of Finland at <http://www.hypo.fi/en/investor-relations/> and at request from the Mortgage Society of Finland or at the subscription places mentioned in the 2017 Final Terms.”