

FINAL TERMS

Terms and Conditions

PROHIBITION OF SALES TO EEA RETAIL INVESTORS: The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the “EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (“**MiFID II**”); (ii) a customer within the meaning of the Insurance Mediation Directive (Directive 2002/92/EC (as amended)), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Directive. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

MIFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the Lead Manager(s) target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the Lead Manager(s) target market assessment) and determining appropriate distribution channels.

These 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 regarding programme for the Issuance of the Notes by The Mortgage Society of Finland dated 26 June 2018 and the supplements to it dated 22 August 2018, 2 November 2018, 5 November 2018 and 8 February 2019 (the “**Base Prospectus**”) (the “**Programme**”). Unless otherwise stated in these Final Terms, the General Terms and Conditions of the Programme shall apply.

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 these Final Terms.

The Base Prospectus, the supplements dated 22 August 2018, 2 November 2018, 5 November 2018 and 8 February 2019 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 Final Terms.

Name and number of the Series of Notes:	Mortgage Society of Finland's Covered Bonds 1/2019
Notes and their form:	Covered Bonds
Tranche number:	1
Lead Managers:	DZ BANK AG Deutsche Zentral-Genossenschaftsbank, Frankfurt am Main Platz der Republik, 60325 Frankfurt am Main Germany Danske Bank A/S 2-12 Holmens Kanal, DK-1092 Copenhagen K Denmark

	Swedbank AB (publ) c/o Swedbank AB (publ), Finnish Branch Mannerheimintie 14 B 00100 Helsinki Finland
Subscription place(s) of this Series of Notes:	Not applicable
Issuer Agent and Paying Agent:	Danske Bank A/S, Finland Branch Televisiokatu 1 00240 Helsinki Finland
Calculation Agent	Not applicable
Interests of the Arranger/Lead Managers/other subscription place/other parties taking part in the issue:	The customary sector connected commercial interest
Principal and currency of the Notes:	EUR 300,000,000
Number of book-entry units:	3,000
Priority of the Notes:	Same as with all other obligations of the Issuer in respect of mortgage-backed notes covered in accordance with the MCBA (including pursuant to Sections 25 and 26 of the MCBA) as well as all Derivative Transactions and Bankruptcy Liquidity Loans.
Form of the Notes:	Book-entry securities of Euroclear Finland's Infinity book-entry security system
Denomination of book-entry unit:	EUR 100,000
The minimum amount of Notes to be offered for subscription:	EUR 100,000
Subscription fee:	The Lead Managers do not charge the costs related to issuing the Notes from the Noteholders
Payment of subscription:	Subscriptions shall be paid for as instructed in connection with the subscription
Issue date:	13 March 2019
Issue price:	The issue price is fixed: 99.925 per cent
Amount and manner of redemption:	The nominal amount of principal of the Note The Notes will be repaid in one instalment.
Maturity Date:	13 March 2026
Extended Final Maturity:	Applicable
Extended Final Maturity Date:	13 March 2027
	In accordance with Condition 4, if the Issuer notifies the Issuer Agent that it will fail to redeem the Notes in full on the Maturity Date or within two Business Days thereafter, the maturity of the nominal amount outstanding of the Covered Bonds will be extended automatically to the

Extended Final Maturity Date. In that event, the interest rate payable on, and the Interest Periods and Interest Payment Dates, in respect of the Covered Bonds, will change from those that applied up to the Maturity Date and the Issuer may redeem all or part of the nominal amount outstanding of those Covered Bonds on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Final Maturity Date, all in accordance with Condition 4.

Interest:

Condition 8.1 (Fixed interest rate):

Interest rate 0.500 per cent p.a.

Interest payment dates: on 13 March each year commencing on 13 March 2020 until the Maturity Date

Day Count Fraction

Actual/Actual ICMA

Minimum/maximum amount of interest:

Not applicable

Business Day convention:

Following, unadjusted

Business Day:

Helsinki and TARGET 2

Delivery of book-entry securities:

The time when the book-entry securities are recorded in the book-entry security accounts specified by the subscribers is estimated to be 13 March 2019

Relevant benchmarks:

Not Applicable

ISIN code of the Series of the Notes:

FI4000375092

Extended Final Maturity Interest Provisions:

Applicable (from and including) the Maturity Date to (but excluding) the Extended Final Maturity Date

a) Fixed Rate Provisions

Not Applicable

b) Floating Rate Provisions

Applicable

i) Rate of interest

EURIBOR of one (1) month

Margin +0.15 per cent p.a.

ii) Interest Payment Dates

13th day of each month, commencing on 13 April 2026

iii) Day Count Fraction

Actual/360

iv) Minimum/maximum amount of interest

Not applicable

v) Business Day Convention

Modified Following, adjusted

Other Information

This information of the Series of the Notes is presented in connection with the issue of each Series of Notes.

Decisions and authority based on which Notes are issued:	Based on the resolution of the Issuer's Board of Directors dated 14 February 2019
Subscription period:	6 March 2019
Condition for executing the issue:	Not applicable
Yield:	The effective interest yield to the investor on the issue date, when the issue price is 99.925 per cent, is 0.511 per cent p.a.
An estimate of the principal accruing to the Issuer under the Notes:	99.925 per cent of the principal of the Notes, at maximum.
Credit rating of the Notes:	The Notes are expected to be rated AAA by S&P Global Ratings
Listing:	Shall be applied for listing on the Helsinki Stock Exchange
Estimated time of listing:	March 2019
Use of proceeds:	The net proceeds from the issue of the Notes will be applied by the Issuer for its general corporate purposes, which will include making a profit.

In Helsinki, on 7 March 2019

THE MORTGAGE SOCIETY OF FINLAND



Mikko Huopio



Outi Wasenius