



THE MORTGAGE SOCIETY OF FINLAND

SUPPLEMENT NO. 3 / 22.5.2023

FOR THE PROGRAMME FOR THE ISSUANCE OF SENIOR PREFERRED NOTES, SUBORDINATED
DEBENTURES AND COVERED BONDS
2,500,000,000 euros

This supplement (the **Supplement**) comprises a supplement for The Mortgage Society of Finland's (**Hypo** or the **Issuer**) 2,500,000,000 euros Programme for the Issuance of Senior Preferred Notes, Subordinated Debentures and Covered Bonds (the **Programme**) dated 12.9.2022. The Supplement 3 should be read in conjunction with the Programme, Supplement 1 (3.11.2022) and Supplement 2 (1.3.2023).

The main purpose of this Supplement is to (a) incorporate by reference the unaudited consolidated Interim Report for 1 January 2023 to 31 March 2023 into the Programme, (b) confirm that there has been no significant change in the financial position of the Group since 31 March 2023.

1. Risks related to Financial Position and Financing as well as Regulation risks

The Following text is added to page 16 under the title "Hypo Group's business performance could be affected if its capital adequacy ratios are reduced or perceived to be inadequate" as a last paragraph:

"The Finnish Financial Supervision Authority (FIN-FSA) has on 29 March 2023 decided to set a systematic risk buffer of 1.0% for The Mortgage Society of Finland group. The decision will enter into force after the transitional period on 1 April 2024."

2. Regulatory Environment

The Following text is added to page 72 under the title "Capital Requirements and Standards" as a last paragraph:

"The FIN-FSA has on 29 March 2023 decided to set a systematic risk buffer of 1.0% for The Mortgage Society of Finland group. The decision will enter into force after the transitional period on 1 April 2024."

3. Future outlook

The text on page 82 under the title "Future Outlook" is replaced by the following:

“The description of probable future developments given below has been compiled and prepared on a basis which is comparable with the historical financial information, and consistent with Hypo’s accounting policies.

In the Interim report for the period of 1 January 2023 to 31 March 2023, the following description of probable future developments has been given:

Slow economic development continues as inflation and rising interest costs reduce households' purchasing power. Employment supports the economy and the housing market in difficult times. The housing market will be able to recover when inflation and interest rates settle down and consumer confidence returns. New housing starts decrease significantly, but the supply of completed new homes will remain high this year. Differences between housing market areas and units will deepen. Urbanization continues due to strong newbuilding in Helsinki-Tampere-Turku -areas.

Hypo Group focuses on strengthening its core business and profitability. The Group expects net interest income, net fee and commission income, capital adequacy and liquidity to remain on a strong level.

In the positive profit warning given on 10 May 2023, the following expectation of the operating profit for year 2023 was given:

The operating profit for 2023 is expected to be slightly higher than operating profit for 2022. The expectation contains uncertainties due to the development in economy and interest rates as well as uncertainties related to the war in Ukraine.”

4. Members of the Supervisory Board

The text on page 83 under the title “Members of Supervisory Board since 22 March 2022” and the headings itself is replaced by the following:

“Members of the Supervisory Board since 22 March 2023

Hannu Hokka Chair Master of Science (Econ.)	Managing Director
Timo Kaisanlahti Vice Chair Doctor of Law, Master of Science (Econ.)	Director
Timo Aro Doctor of Social Science	Specialist
Elina Bergroth Master of Arts	Lecturer
Julianna Borsos Doctor of Science (Econ.)	Managing Director
Mikael Englund Master of Science (Tech.), MBA	Managing Director
Markus Heino Master of Laws (trained on the bench)	Managing Director

Timo Hietanen Master of Science (Econ.)	Deputy Managing Director
Hanna Kaleva Master of Science (Econ.)	Managing Director
Erika Launonen Master of Science (Econ.)	Director, Internal Audit
Juha Metsälä Master of Science (Tech.)	President and CEO
Elias Oikarinen Doctor of Science (Econ.)	Associate Professor
Kallepekka Osara Agrologist	Farmer
Liisa Suvikumpu Ph.D., European history	Managing Director
Maija Urponen Ph.D	Master of Social Science
Mari Vaattovaara Ph.D in planning geography, M.Sc. in Landscape Architecture	Professor, Vice Dean
Riitta Vahela-Kohonen Master of Arts	-
Ira van der Pals Master of Science (Econ.)	Chief Investment Officer

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5. Members of Board of Directors

The text on page 84 under the title “Members of Board of Directors since 22 March 2022” and the headings itself is replaced by the following:

“Members of the Board of Directors since 22 March 2023

Sari Lounasmeri Chair Master of Science (Econ.) Member of the Board since 2011	Managing Director
Hanna-Maria Heikkinen Master of Science (Econ.) Member of the Board since 2023	Vice President, Head of Investor relations
Kai Heinonen Master of Laws Member of the Board since 2014	Managing Director
Harri Hiltunen Master of Science (Econ.), Vice Chair Member of the Board since 2012	Managing Director
Pasi Holm Ph.D (Political Sciences)	Research Director

Member of the Board since 2015

Mikko Huopio
Master of Laws (trained on bench)
Member of the Board since 2017

Deputy to the Chief Executive Officer

Hannu Kuusela
Doctor of Science (Econ.)
Member of the Board since 2001

Professor

Ari Pauna
Master of Laws
Member of the Board since 2006

Chief Executive Officer

Salla Seppä
Master of Social Sciences
Member of the Board since 2023

Chief Customer Experience Officer

“

6. No significant changes

The text on page 85 under the title “No significant changes” is replaced by the following:

“The most recent audited financial statements of Hypo and Hypo Group concerns the financial year that ended 31 December 2022. Since that date, there has not been any significant negative change regarding future developments.

The most recent unaudited consolidated Interim Report of Hypo and Hypo Group concerns the interim period that ended 31 March 2023. Since that date, there has been no significant change in the financial performance or in the financial position of Hypo Group, other than as explained below under “Recent Events”.”

7. Recent events

The text on page under heading “Recent events” is replaced by the following:

“On 10 May 2023, The Mortgage Society of Finland issued a positive profit warning raising its expectation of the operating profit for year 2023. The Mortgage Society of Finland group expects its operating profit for year 2023 to be slightly higher than operating profit for 2022. The expectation has been raised due to precisions made to calculation principles of regulatory contributions. The expectation contains uncertainties due to the development in economy and interest rates as well as uncertainties related to the war in Ukraine.”

8. Information Incorporated by Reference

The following information is added into the beginning of the list of documents on page 88, under the titles “Document” and “Referred information” respectively:

[“Interim Report 1 January – 31 March 2023](#)

Unaudited consolidated Interim Report for 1 January 2023 to 31 March 2023”