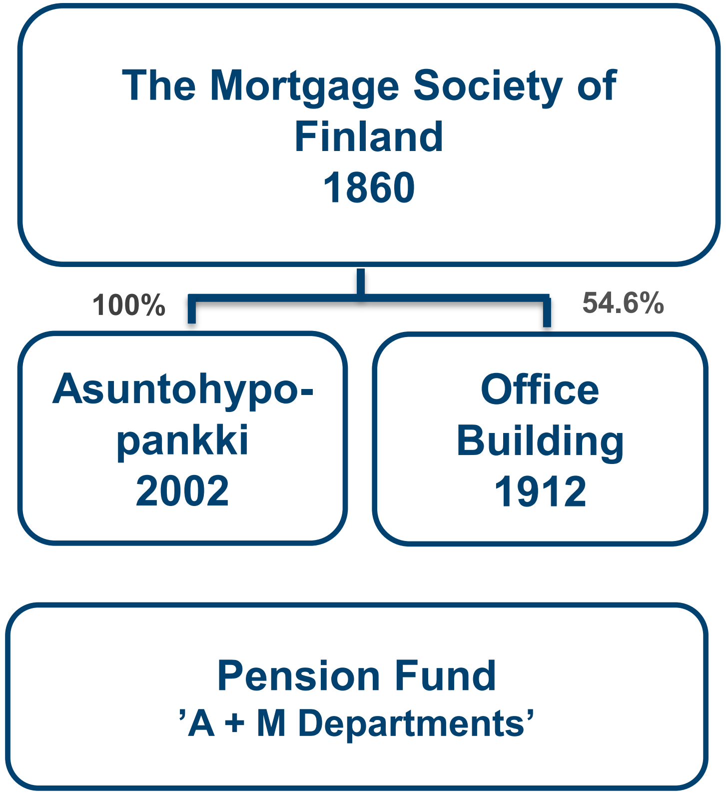
Investor Presentation

The Mortgage Society of Finland - 2Q2026

September 2026

Hypo Group - Overview

- Founded in 1860
  - The oldest private credit institution in Finland
- Mutual company governed by the member customers
  - All returns are kept within Hypo
- Retail banking, no corporate lending
- Specialized in mortgage financing
- **Residential property always as collateral**
- Strong loan book - NPLs 0.32% (30.6.2026)
- Total assets EUR 3.8 billion (30.6.2026)
- Established and regular issuer in Finland
- S&P issuer rating ‘BBB/A-2’ (stable)
- S&P covered bond ratings ‘AAA’ (stable)
- Supervised by the FIN-FSA



Finnish Economy and Housing Market

Macroeconomic Environment

- The Finnish economy grew in both 2024 and 2025
  - earlier growth estimates have been revised upwards
  - growth is expected to strengthen further in 2026–2027

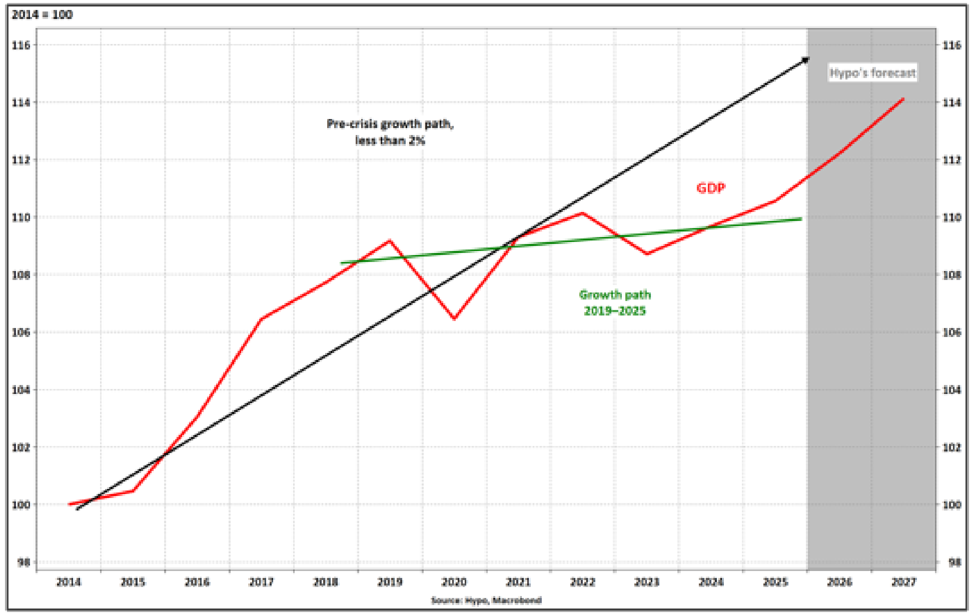
- Consumer confidence has recovered to its long-term average
  - Also, businesses increasingly optimistic about the economic outlook
- Rising real incomes strengthen household purchasing power
  - despite the recent increase in interest rates
- Investment prospects are improving
  - the green transition, energy, data centers and defence

- External uncertainty remains elevated
  - Iran and broader geopolitical tensions
  - weaker euro area growth
  - uncertainty surrounding global trade and U.S. economic policy
- Unemployment rate has remained elevated
  - partly reflects an increase in labour supply
- Public finances remain a structural challenge
  - Weak demographic trends
  - higher interest expenditure
  - increasing defence spending

Outlook for the Finnish economy in a nutshell

				Forecast	
Economic indicators	2023	2024	2025	2026	2027
GDP, % y/y	-1.3	0.9	0.8	1.5	1.7
Unemployment rate, %	7.2	8.4	9.7	10.8	10.0
Earnings, % y/y	4.2	3.4	3.1	3.5	3.0
Inflation, % y/y	6.2	1.6	0.3	2.2	2.0
Housing prices, % y/y	-6.5	-3.5	-2.7	-2.5	2.0
Euribor 12m, %	3.5	2.5	2.2	3.1	3.0

Economic recovery underway



Geopolitical Tensions Continue to shape Finland's External Environment

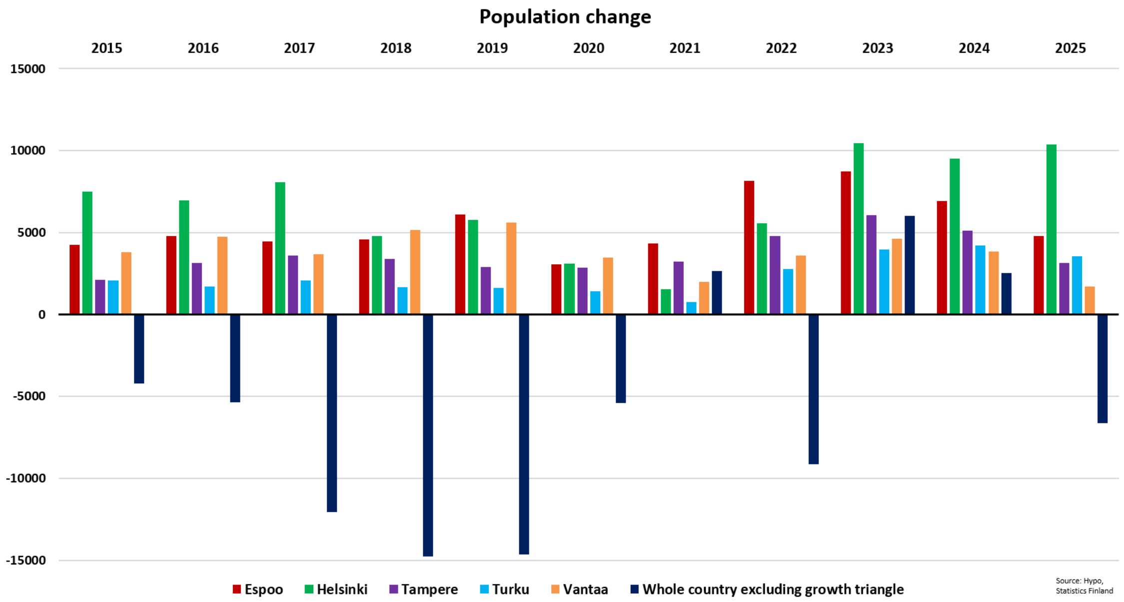
HYPO

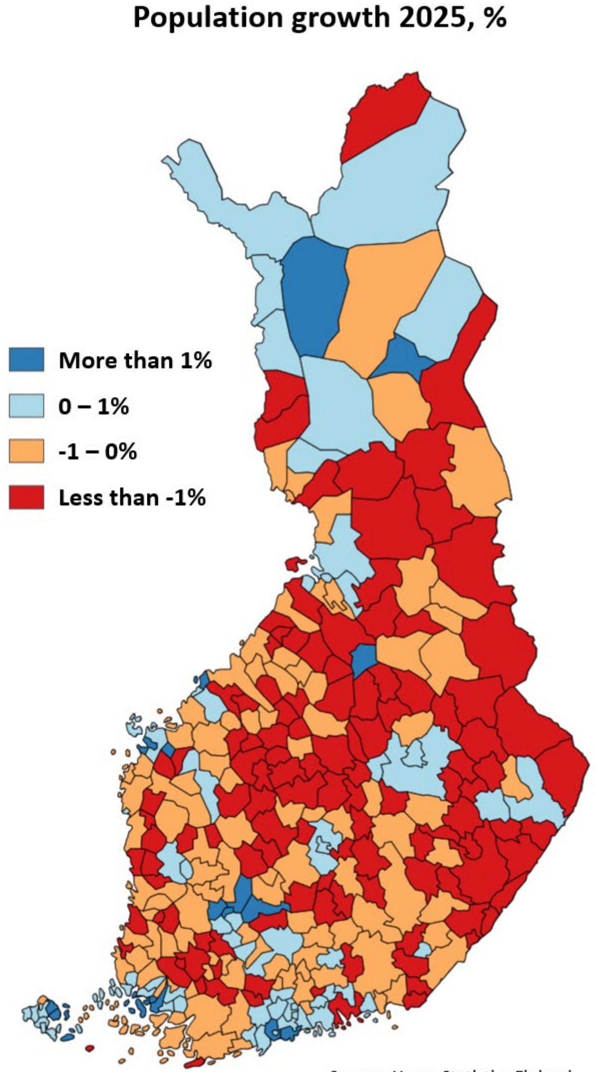
The war in Iran - the most immediate external risk
- effect through higher energy prices, inflation and interest rates
- mitigation: Finland is less dependent on fossil fuels than many European economies

Trade wars
- higher U.S. tariffs weigh on the European outlook
- Finland's exports to the US 13% (1st) and imports 6% (4th)of its imports of goods and services in 2025

Conflict
- Russia's war of aggression in Ukraine - a protracted conflict
  - Finland's direct trade exposure to Russia very limited (0.3% of exports and 0.8 % of imports in 2025)
  - Economic effects increasingly indirect: security, defence spending and the weaker outlook for Eastern Finland
- Rising defence spending in Europe
  - supports investment and economic growth
  - added pressure on public finances
- Finland a NATO member since April 4, 2023
  - strengthened security position
  - Higher defence spending

Urbanisation Continues





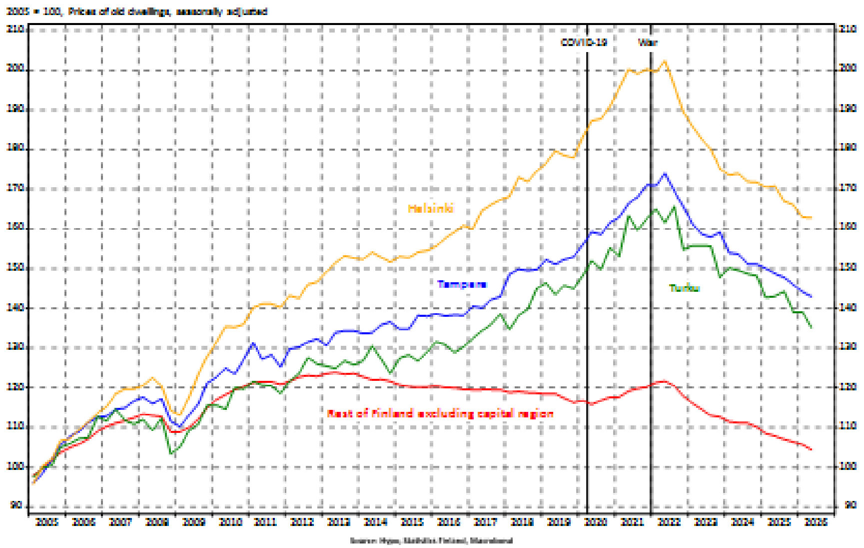
- Population growth relies on immigration - offsets negative natural change
  - 2025: growth 17,000
  - 2024: growth 32,000
  - 2023: growth 40,000
- Population growth remains concentrated in Finland's largest urban areas
- Statistics Finland's population projection:
  - growth increasingly concentrated in the growth triangle (Greater Helsinki region, Tampere and Turku)

Housing Market Recovery - Uneven Across Regions

- Development of housing prices
  - declining since 2022 due to sharp rise in interest rates
  - 2025 -2.7% (old dwellings)
  - 2026 forecast (Hypo): -2.5%
  - 2027 forecast (Hypo): +2.0%

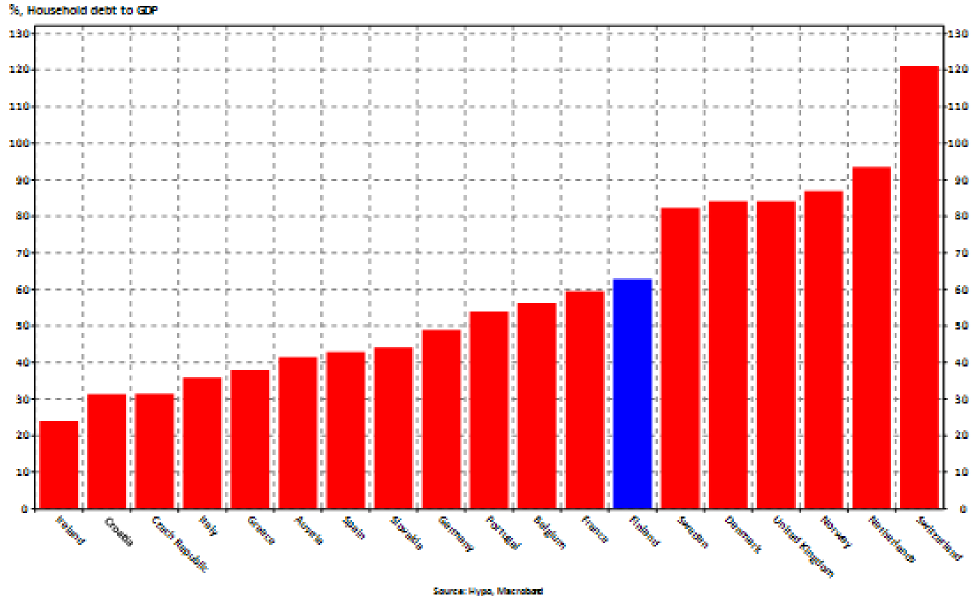
- Gradual recovery in housing prices supported by
  - Rising household purchasing power
  - Interest rates below their previous peaks, despite recent upward pressure
  - Gradual normalisation of housing transaction volumes
  - Population growth in major cities
  - Exceptionally weak new housing supply
  - More flexible housing finance regulation for homebuyers

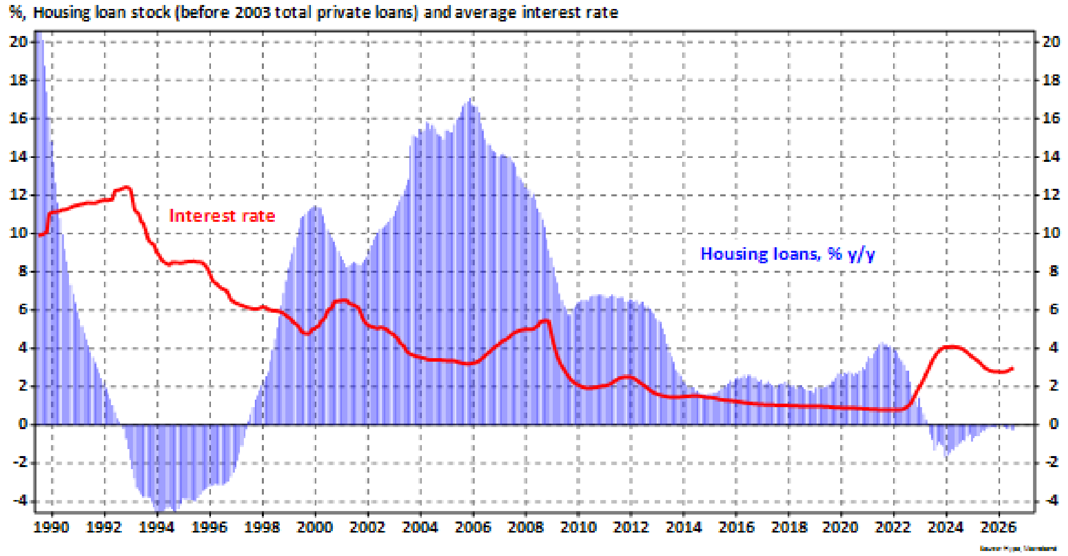
- Regional divergence remains significant – growing urban areas vs declining areas
  - housing market conditions
  - collateral values
  - access to housing finance increasingly



Mortgage Rates Rise and Regulation Eases

- Mortgage rates well below their 2023–2024 peaks
  - Average interest rate on new drawdowns of housing loans 3.28% in 07/2026
- Weak housing loan growth reflects subdued housing transactions and continued amortisation
- Finnish household debt remains below Northern European peers
  - Household debt-to-GDP peaked at 70% (2020) → 63% (2025)

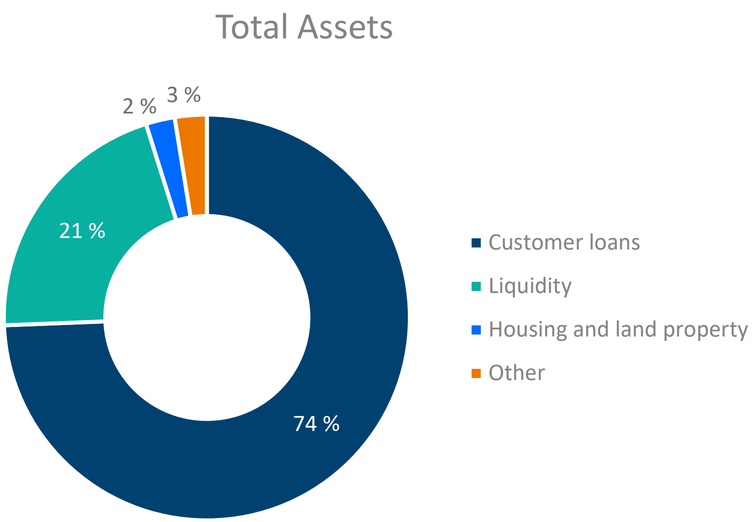


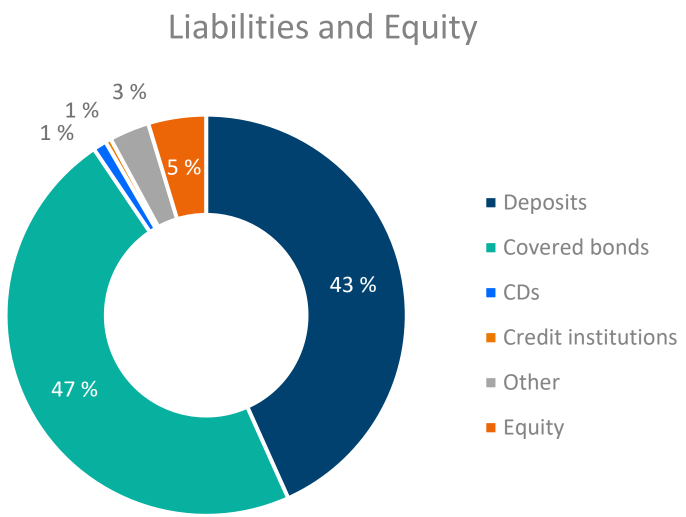


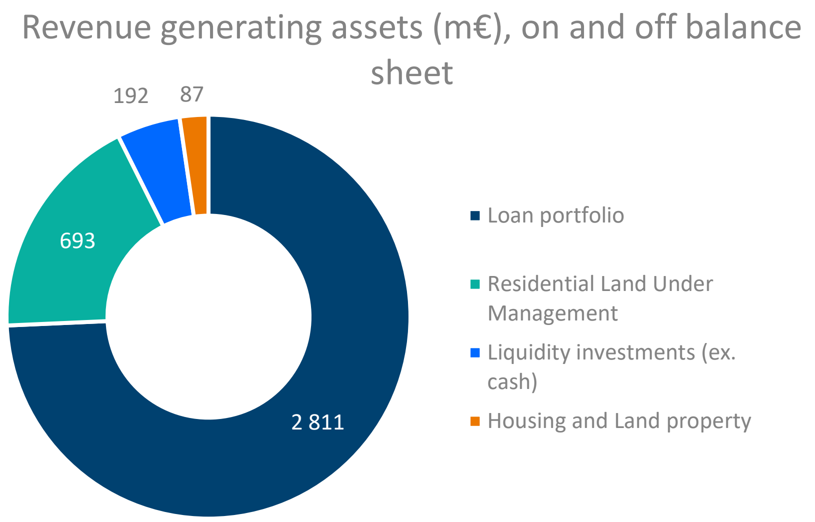
- Mortgage regulation:
  - maximum maturity 30y → 40y (from 1 Jun 2026);
  - LTV cap 90% → 95% for non-first-time buyers (from 1 Jul 2026)
- New-build housing company loans:
  - loan cap 60% → 70%; maturity 30y → 40y; interest-only period 12m → 24m (from 1 Jul 2026)
- First-time homebuyer (ASP) reform:
  - more flexible saving rules and lower savings
- Renovation support: €110m energy renovation grant for 2026–2027 and higher household tax credit

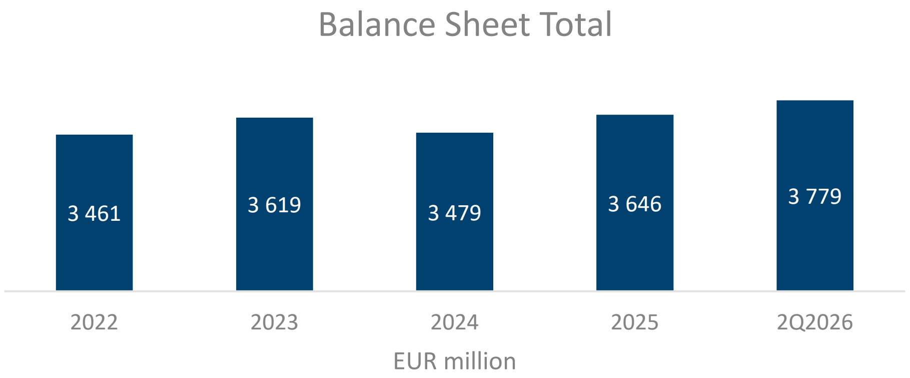
Financials

Balance Sheet – Strong and Stable Structure









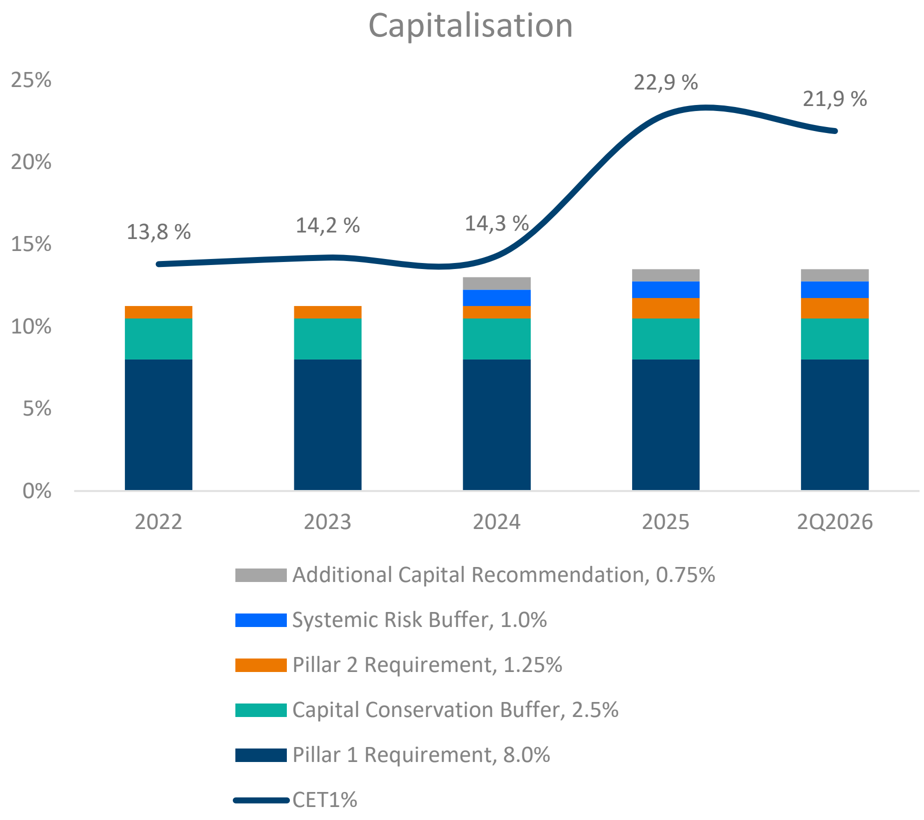
Group Key Financial Figures 2Q2026

HYPO

(1 000 €)	1-6/2026	1-6/2025	4-6/2026	4-6/2025	1-12/2025
Net interest income	7,669	10,058	3,899	5,262	19,284
Net fee and commission income	3,994	2,935	2,334	1,827	5,985
Total other income	2,611	1,514	757	483	3,623
Total expenses	-10,709	-9,315	-5,200	-4,652	-19,805
Operating profit	3,565	5,193	1,791	2,920	9,086
Receivables from the public and public sector entities	2,811,183	2,819,177	2,811,183	2,819,177	2,751,992
Deposits	1,635,957	1,521,716	1,635,957	1,521,716	1,504,008
Balance sheet total	3,779,084	3,570,870	3,779,084	3,570,870	3,645,970
Return on equity (ROE) %	3.5	5.0	3.5	5.8	4.4
Common Equity Tier 1 (CET1) ratio %	21.9	21.8	21.9	21.8	22.9
Cost-to-income ratio %	73.6	63.3	74.1	61.2	68.5
Non-performing loans % of the loan portfolio	0.32	0.39	0.32	0.39	0.26
Loan-to-value ratio (weighted average LTV) %	31.6	30.8	31.6	30.8	31.1
Loans / Deposits %	171.8	185.3	171.8	185.3	183.0
Liquidity Coverage Ratio (LCR) %	377.8	232.2	377.8	232.2	277.4
Net Stable Funding Ratio (NSFR) %	120.1	110.6	120.1	110.6	110.2
Leverage Ratio (LR) %	4.2	4.4	4.2	4.4	4.3

- Net interest income decreased to EUR 7.7 million (EUR 10.1 million 2Q2025)
- Total expenses increased to EUR 10.7 million (EUR 9.3 million 2Q2025)
  - Investments in sales and customer service personnel
- Group’s financial position remained stable throughout the period
  - NPL’s 0.32% (0.26% ye2025)
- Outlook: operating profit for year 2026 is expected to be at the same level as in 2025

Solid Capital with Basel III Standardized Approach



- Mutual company: all profits are retained and added to the core capital
- S&P's Risk Adjusted Capital 20.0% (very strong) on 31.12.2025
- Total Capital Ratio 21.9%, all CET1 capital
  - Total Capital Requirement 13.5%
- EUR 3.1 million of hidden reserves in housing property (not marked-to-market) and EUR 9.0 million of surplus in Pension Fund
  - Inclusion into CET1 would raise the ratio to 23.2%
- Basel III finalization as of 1.1.2025 lowered risk weights used in standardized approach
  - Lending with residential collateral: mostly 20% risk weight
  - Housing and land investments: 100% risk weight

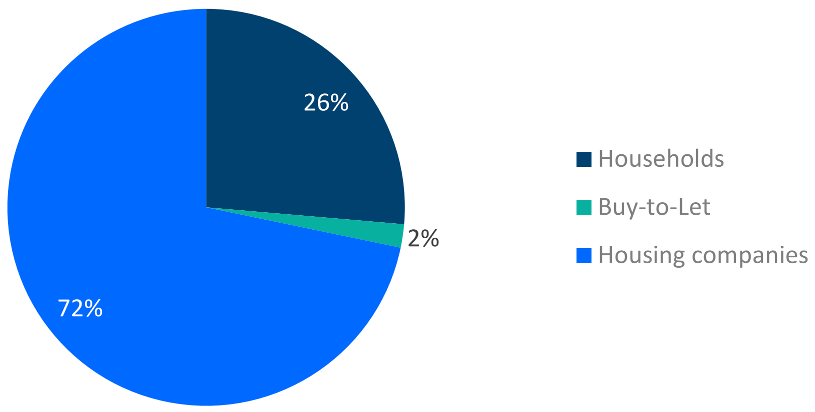
Loan Book

Loan Book – Secured by Residential Property

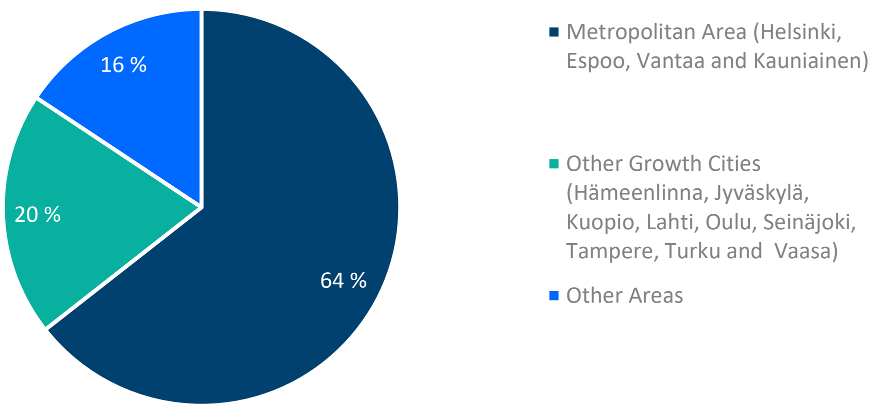
- Hypo's loan book is EUR 2,811 million
  - EUR 250 million undrawn loans off-balance-sheet
- Mortgage loans are secured by **residential property**
- Collateral requirement is set in the Finnish Act on Mortgage Societies

- Two main customer groups
  - Housing companies: renovation loans
  - Households: home mortgage, buy-to-let

Lending by Customer Type



Loan Book by Customer Domicile



What is a Finnish Housing Company?

- In short: Housing company is a way of organizing living in an apartment building or a row house

- Legally a housing company (in Finnish: asunto-osakeyhtiö) is a common legal entity type in Finland regulated by domestic legislation *Limited Liability Housing Companies Act* (LLHCA)

- Main idea of a housing company is to own and to possess a residential building and the land beneath the building
  - The land can also be leased from an external landowner (usually municipality or city)

- Ownership in privately owned housing companies is usually spread to several private households

Lending Perspective

HYPO

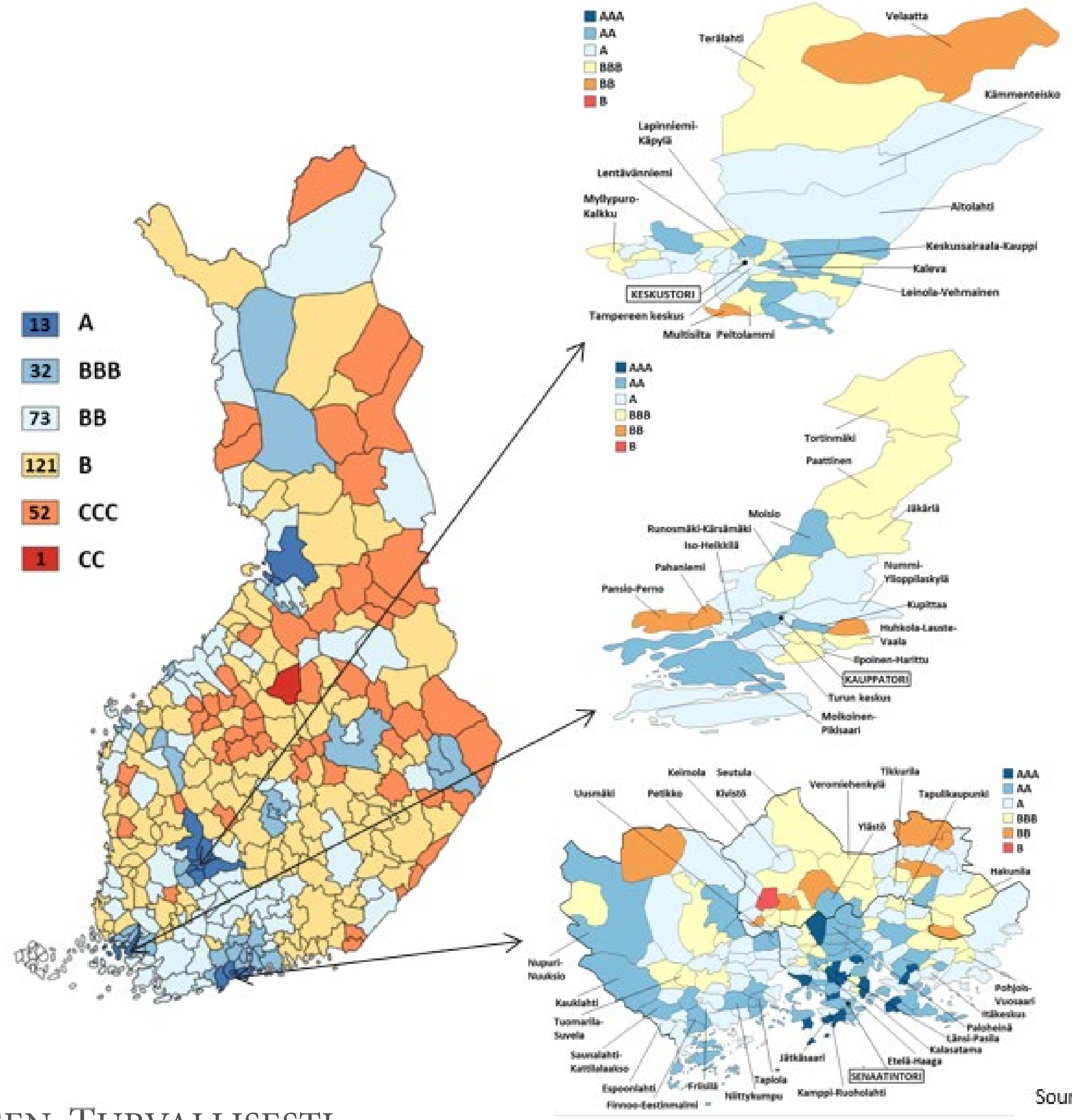
Key credit risk factors	Location of the building Number of apartments and owners = size of the company Condition of the building Financials of the housing company
Exposure is secured	Collateral: the residential building and the land it stands on
Repayment capability of the company	Legally binding shareholder maintenance fees and loan payments Typically, well diversified set of cash flows from several households
Housing Company loans are legally considered corporate loans	Bank may raise the margin of the loan unilaterally Bank may demand more collateral

Hypo Regional Rating for Collaterals

- Hypo Regional Rating evaluates housing market areas across Finland from a housing financier's perspective, with a forward-looking focus
- Risks in regional housing markets differ significantly across Finland

- Hypo Regional Rating is based on regional indicators e.g.
  - housing prices
  - housing transactions
  - demographics
  - income growth
  - environmental factors
  - crime rates
  - accessibility to university hospitals

- Hypo Regional Rating is informative for homebuyers, as well as rating agencies and institutional investors



Source: Hypo

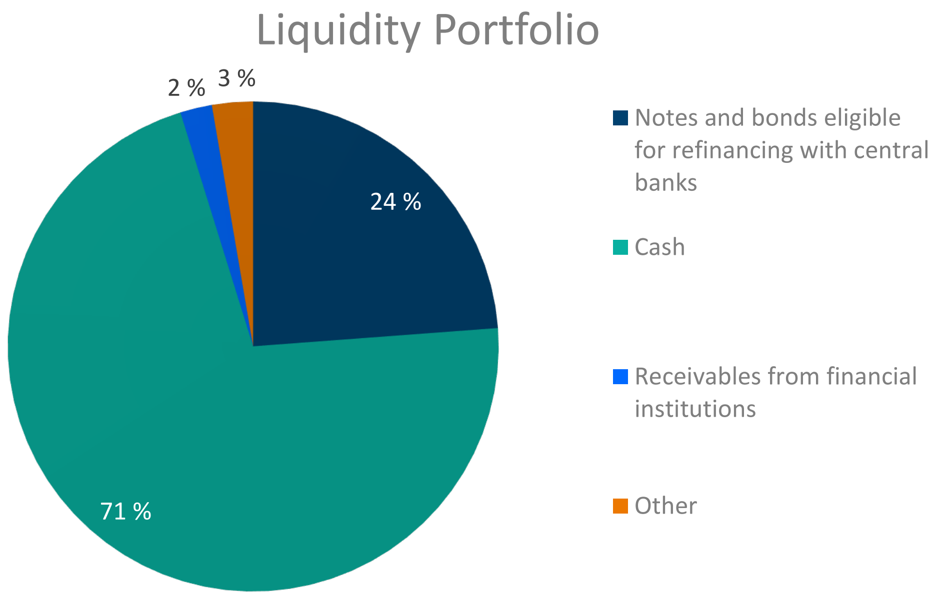
Funding and Liquidity

Liquidity – Prudently Managed

Liquidity totaled EUR 806.5 million as of 30.6.2026

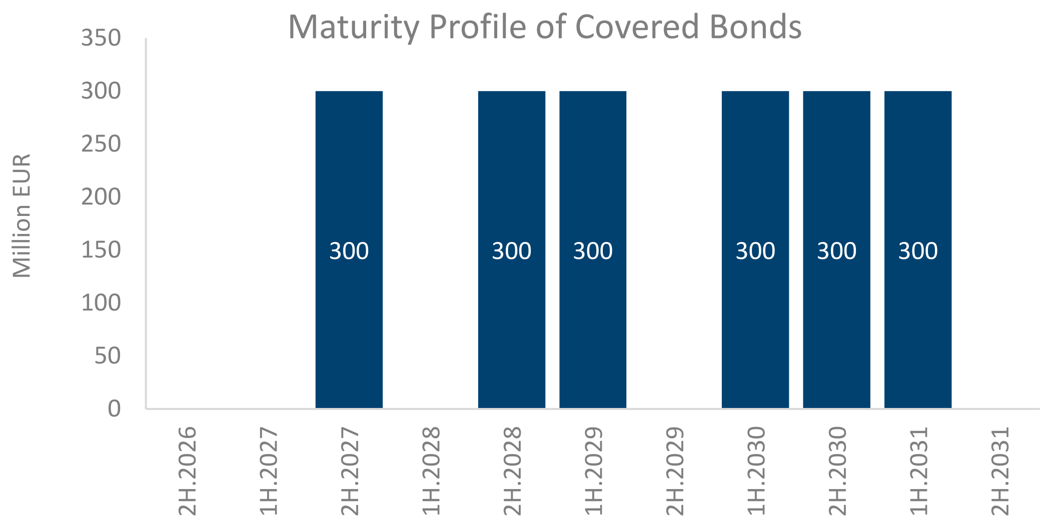
- Liquidity comprises 21.3% of total assets
- Conservative investment policy
  - 81.5% of debt securities invested in at least ‘AA-’ rated instruments
  - 89.8% of debt securities are ECB repo eligible
- Only EUR denominated exposure

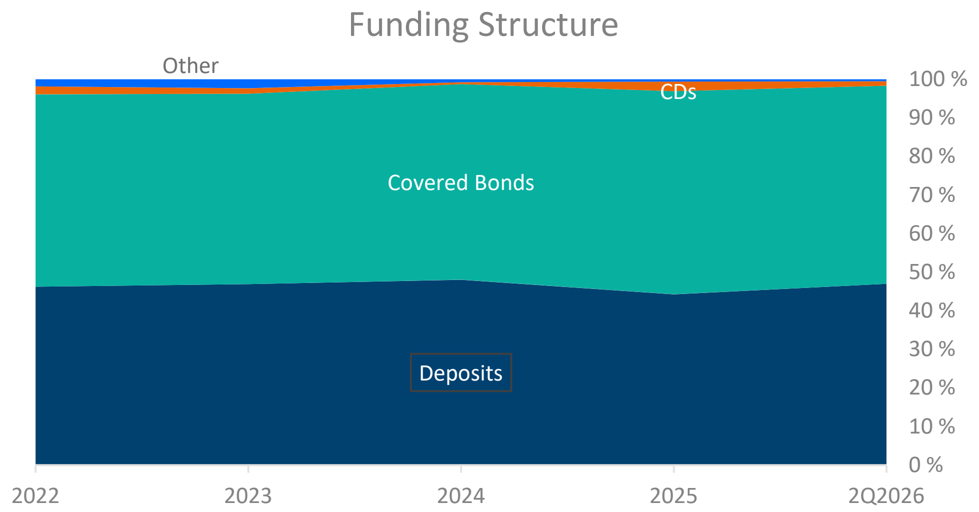
- LCR 377.8% (277.4% as at ye2025)



Funding Profile – Stable with Diversified Maturities

HYPO





- Covered bonds 51% of total funding
  - Program was inaugurated in 2016
  - Issuer is the group parent, no separate entity
  - Hypo is a member of ECBC
- Deposits 47% of total funding
  - collected through 100% subsidiary bank ”Suomen Asuntohypopankki”
- Other funding sources
  - Domestic CD program
  - ECB’s monetary policy operations
  - Bilateral loans
- NSFR 120.1% (110.2% as at ye2025)

Covered Bonds

Bloomberg ticker: SUOHYP Corp

HYPO

- Covered bonds rated 'AAA' (stable) by S&P
- Issues (≥ 250 million) LCR level 2A and ECB repo eligible

- Cover pools consist 100% of Finnish residential property
  - Regulatory risk weight of pool assets mostly 20% (Basel III standardized approach)
  - Collateral located mostly in prime growth centers

- Total amount outstanding EUR 1,800 million

- **Pool 2: new issuance** under Act 151/2022 - European Covered Bond Premium
  - Current WALTV's **24.6%**
  - Current nominal overcollateralization **18.0%**

- Pool 1: issues done under previous Covered Bond Act 688/2010
  - Current WALTV's 34.6%
  - Current nominal overcollateralization 16.0%

- Commitment to keep the OC, in both pools, all times at a level commensurate with a 'AAA' rating from S&P Global Ratings

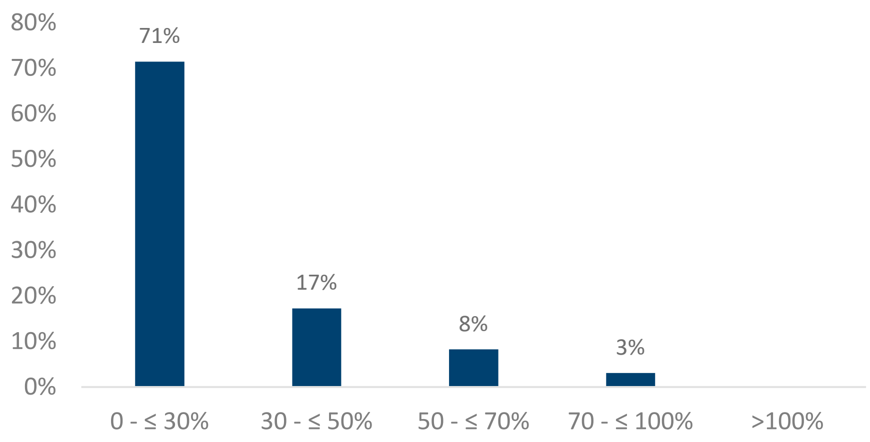
Type	ISIN	Issue Date	Maturity Date	Nominal (m€)	Coupon	Pricing
Covered – Pool 1	FI4000496344	24.3.2021	24.3.2031	300	Fixed +0.01	MS +6
Covered – Pool 2	FI4000541461	15.11.2022	15.11.2027	300	Fixed +3.25	MS +23
Covered – Pool 2	FI4000549605	15.3.2023	15.9.2028	300	Fixed +3.625	MS +32
Covered – Pool 2	FI4000570684	10.4.2024	10.4.2029	300	Fixed +3.125	MS +43
Covered – Pool 2	FI4000592142	18.9.2025	18.9.2030	300	Fixed +2.625	MS +39
Covered – Pool 2	FI4000599006	11.2.2026	11.2.2030	300	Fixed +2.625	MS +24

Cover Asset Pool 2 – Data (1/2)

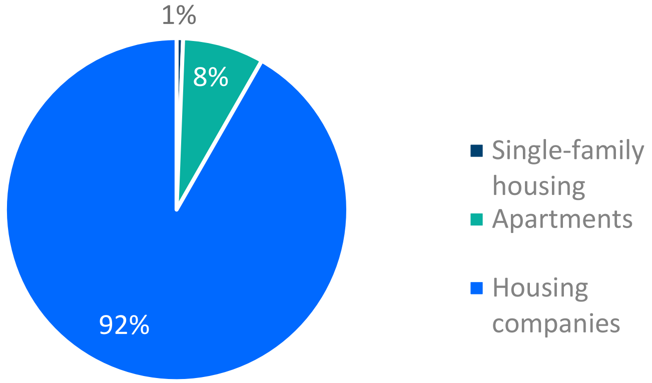
- Applicable law: Act 151/2022
- European Covered Bond (Premium)
- Pool type: dynamic
- Collateral:
  - Maximum LTV limit 80%
  - Finnish residential collateral, located in prime growth centers
  - Collateral valuations updated quarterly
  - Current Pool WALTV 24.6%
  - Interest rate: floating 99 %, fixed 1 %
  - Principal repayment loans
- No non-performing loans in the cover pool
- No arrears (>30 days)
- Well-seasoned mortgage cover pool (61 months)

- Asset categories:
  - 100% Finnish residential assets
  - Retail mortgages
  - Housing company residential mortgages (common debt between multiple individuals)

LTV Distribution

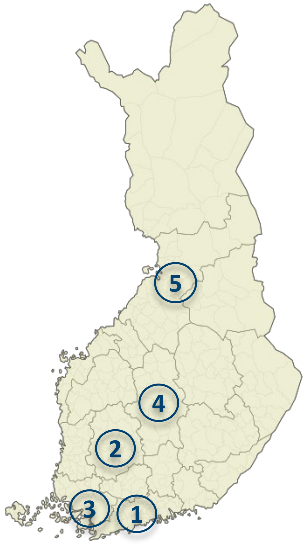


Pool Collateral Types



PAREMPAAN ASUMISEEN. TURVALLISESTI.

Cover Asset Pool 2 – Data (2/2)



Geographical Distribution as at 30.6.2026

	Region	Major City	Share of the Pool
1	Uusimaa	Helsinki	70%
2	Pirkanmaa	Tampere	10%
3	Varsinais-Suomi (Southwest Finland)	Turku	11%
4	Keski-Suomi (Central Finland)	Jyväskylä	2%
5	Pohjois-Pohjanmaa (North Ostrobothnia)	Oulu	3%

Hypo's strategic choice is to operate mostly in prime growth centers.

Pool Resilient to House Price Decline

LTV	House price decline 0%	House price decline 10%	House price decline 20%	House price decline 30%	House price decline 40%
0 - ≤ 40%	1,452	1,379	1,303	1,198	1,102
40 - ≤ 70%	265	311	342	364	369
70 - ≤ 100%	54	65	93	153	210
> 100%		15	32	54	89
Pool total (nominal), EUR million	1,771	1,755	1,738	1,716	1,681
OC (nominal)	18.0%	17.0%	15.9%	14.4%	12.1%

- The stress test assumes no action is taken to include new loans into the pool
- Even in an extreme stress scenario, where house prices decline by 40% overnight, the pool of loans with LTV < 100% still exceeds the total outstanding amount of bonds

Sustainability

Sustainability – Natural part of Hypo's operations

- Hypo's Aim
  - Hypo's aim as a mortgage lender is to improve the wellbeing and prosperity of our customers through home ownership

- Opportunity to Hypo
  - Concrete climate change mitigation measures, such as increased energy efficiency projects and renovation projects to promote renewable energy sources, are an opportunity to Hypo's business

- Timeline
  - Work to assess risks related to sustainability, climate and environment is ongoing.
  - The scope of the Taxonomy Regulation and the Sustainability Reporting Directive (CSRD) has been narrowed and thresholds increased. Thus, Hypo is out of scope, at least for now.

Outlook

Outlook for 2026 in Brief

- Finland's economic growth remains subdued amid global uncertainty, labour market is still cool and foreign trade stagnates, but the economic outlook will improve during 2026

- The housing market is recovering, and renovation construction is increasing moderately
- Differences between housing market areas and units become more important
- Urbanization continues
  - ➢ These increase housing sales and the demand for mortgages and housing company loans, especially in Hypo’s most important operating areas

- Hypo Group focuses on strengthening its core business operations and improving profitability

- Operating profit for year 2026 is expected to be at the same level as operating profit for 2025 (reiteration from 30 January 2026)
  - The outlook includes significant uncertainties arising from economic and interest rate developments, the wars in Ukraine and the Middle East, and the unstable global situation

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