THE MORTGAGE SOCIETY OF FINLAND

INTERIM REPORT

1 January–30 September 2026

The Financial Statements Release for the period of 1 January 2026 to 31 December 2026 will be published on 29 January 2027.

The Audited Financial Statements in ESEF-format will be published on 26 February 2027.

Hypo Group's Interim Report can be accessed at https://www.hypo.fi/en/hypo-financial-information/

HYPO GROUP'S JANUARY–SEPTEMBER 2026

The home finance specialist Hypo Group's operating profit decreased due to the decline in net interest income and investments in personnel resources, while the outlook remained stable despite the uncertain global and Finnish economic environment.

CEO Ari Pauna:
"Focusing on low-risk housing collateralized lending in urbanising Finland still provides stability and returns despite the continuous uncertainty in the operating environment. Capital adequacy and liquidity remained at a strong level. Non-performing loans and impairment losses remained at a very low level. During uncertain times, the services of a specialist organization are in demand. There is a strong demand for home financing from us, and we respond to the demand with more housing finance experts than before."

- Operating profit was EUR 5.8 million (EUR 8.0 million 1–9/2025)
- Net interest income was EUR 11.7 million (EUR 14.7 million 1–9/2025)
- Net fee and commission income was EUR 5.7 million (EUR 4.4 million 1–9/2025)
- Other income was EUR 4.2 million (EUR 2.6 million 1–9/2025)
- Total expenses were EUR 15.7 million (EUR 13.6 million 1–9/2025)
- Non-performing loans were at 0.47% of loan book (0.26% on 31 December 2025)
- Expected credit losses were 0.01% of the loan book (0.01% on 31 December 2025)
- Common Equity Tier 1 (CET1) ratio, calculated with the standardized approach and the basic indicator approach, was 21.5% (22.9% on 31 December 2025)
- Liquidity Coverage Ratio (LCR) was 295.0% (277.4% on 31 December 2025)

Group Key Figures

(1 000 €)	1-9/2026	1-9/2025	7-9/2026	7-9/2025	1-12/2025
Net interest income	11,694	14,686	4,025	4,627	19,284
Net fee and commission income	5,699	4,400	1,705	1,465	5,985
Total other income	4,175	2,551	1,564	1,037	3,623
Total expenses	-15,720	-13,646	-5,011	-4,331	-19,805
Operating profit	5,848	7,990	2,283	2,798	9,086
Receivables from the public and public sector entities	2,836,388	2,803,314	2,836,388	2,803,314	2,751,992
Deposits	1,735,365	1,554,170	1,735,365	1,554,170	1,504,008
Balance sheet total	3,790,139	3,670,991	3,790,139	3,670,991	3,645,970
Return on equity (ROE) %	3.8	5.2	4.3	5.5	4.4
Common Equity Tier 1 (CET1) ratio %	21.5	22.1	21.5	22.1	22.9
Cost-to-income ratio %	72.1	62.2	69.2	60.0	68.5
Non-performing loans % of the loan portfolio	0.47	0.39	0.47	0.39	0.26
Loan-to-value ratio (weighted average LTV) %	31.8	30.8	31.8	30.8	31.1
Loans / Deposits %	163.4	180.4	163.4	180.4	183.0
Liquidity Coverage Ratio (LCR) %	295.0	212.1	295.0	212.1	277.4
Net Stable Funding Ratio (NSFR) %	119.9	110.2	119.9	110.2	110.2
Leverage Ratio (LR) %	4.3	4.3	4.3	4.3	4.3

Calculation of key figures and definitions are set out below.

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HYPO-GROUP

The Mortgage Society of Finland Group (hereafter "Hypo Group" or "the Group") is the only domestic expert organization in home financing. Hypo Group grants mortgages as well as renovation loans and consumer loans, both secured by residential property collateral, for first-time and other homebuyers.

Our customer promise – a secure way for better living – guides all our operations. Nearly 23 thousand customers in growth centers have already taken us up on our promise.

The Mortgage Society of Finland, the parent company of the Group, has its domicile and administrative headquarters in Helsinki. The street address of the Mortgage Society of Finland is Yrjönkatu 9 A, 00120 Helsinki and the mail address is P.O. Box 509, 00101 Helsinki. The Mortgage Society of Finland is a mutual company governed by its member customers.

Suomen Asuntohypopankki Oy offers its customers deposit products, loans, apartments for rent and residential land trustee services. Suomen Asuntohypopankki Oy is a member of the Deposit Guarantee Fund and a bank wholly owned by the Mortgage Society of Finland.

S&P Global Ratings has assigned 'BBB/A-2' issuer credit ratings with stable outlook to the Mortgage Society of Finland (10 June 2026).

Rating for the covered bonds of the Mortgage Society of Finland is 'AAA' with stable outlook (S&P Global Ratings Cover pool 1 28 May 2026 and Cover Pool 2 22 December 2025).

OPERATING ENVIRONMENT

Global economic growth continued in the third quarter despite geopolitical and trade policy uncertainty. The crisis in the Middle East has pushed up energy prices and increased the risks of higher inflation and slower economic growth. Russia's war of aggression against Ukraine also continues. The global composite purchasing managers' index strengthened in July–September, pointing to an improvement in the outlook for global economic growth. Finland's economic recovery gained momentum in the third quarter, with preliminary economic data indicating a marked acceleration in growth.

The Governing Council of the ECB raised its key interest rates by 0.25 percentage points in September due to inflationary pressures stemming from the crisis in the Middle East. The ECB's deposit facility rate rose to 2.50%. The portfolios held under the ECB's asset purchase programmes are declining at a measured and predictable pace, as principal payments from maturing securities are no longer reinvested. Long-term risk-free interest rates in the euro area rose in July–September, driven by higher inflation and interest rate expectations as well as rising global bond yields. Euribor rates also increased, with the 12-month Euribor standing at 3.33% at the end of the quarter.

The value of renovation building continued to increase during the first half of the year. Consumer confidence has gradually improved, reaching close to its long-term average in August before weakening slightly in September. Intentions to purchase a dwelling remained slightly below their long-term average, while plans for major renovations were at an average level. Housing starts remained low, although confidence in the construction sector strengthened in the third quarter, supported by a recovery in construction activity outside the residential sector.

Finnish companies' deposit stock stood at EUR 47.7 billion at the end of September. Of this total, overnight deposits amounted to EUR 42.3 billion, fixed term deposits to EUR 4.6 billion and investment deposits to EUR 0.8 billion. The loan stock of housing corporations grew by 2.6% in September compared with a year earlier.

In September, the nationwide stock of housing loans in Finland was close to the level recorded a year earlier. The average interest rate on the housing loan stock was 3.12%, and the average rate on newly drawn housing loans was 3.54%. Finnish households' deposit stock stood at EUR 118.1 billion at the end of September, with an average deposit rate of 0.94%. Of this total, overnight deposits amounted to EUR 71.8 billion, fixed term deposits to EUR 17.8 billion and investment deposits to EUR 28.5 billion.

Finland's working-day adjusted output increased by 2.0% in September compared with a year earlier. In the third quarter, the number of employed persons was 7,000 higher than a year earlier, while the number of unemployed persons also increased, by 18,000.

According to preliminary data, prices of old dwellings fell by 3.2% nationwide in July–September compared with a year earlier. Prices in the Helsinki metropolitan area declined by 2.9% over the same period, while elsewhere in the country the decrease was 3.5%. Nationwide, the number of transactions in old dwellings in housing companies declined by approximately 10% in the third quarter from a year earlier. The number of homes on the market remained high.

The year-on-year change in consumer prices was 2.5% in September. The gradually improving economic cycle supports households' purchasing power, housing transactions and loan demand in Hypo's operating areas. The need for repairs to residential buildings continues to grow, supporting demand for housing companies' renovation loans and growth in the loan stock in Finland. The growth of cities and new construction also create good conditions for the growth of closed plot funds managed by Hypo.

RESULTS AND PROFITABILITY

JULY–SEPTEMBER 2026

Hypo Group's operating profit was EUR 2.3 million (EUR 2.8 million for July–September 2025). Income increased to EUR 7.3 million (EUR 7.1 million). Expenses increased to EUR 5.0 million (EUR 4.3 million).

JANUARY–SEPTEMBER 2026

Hypo Group's operating profit was EUR 5.8 million (EUR 8.0 million for January–September 2025). Income remained at the same level as in the comparison period and totaled EUR 21.6 million (EUR 21.6 million).

Net interest income decreased compared to the comparison period and totaled EUR 11.7 million (EUR 14.7 million) due to a higher level of liquidity than in the comparison period and general interest rate developments. Net fee and commission income increased and totaled EUR 5.7 million (EUR 4.4 million). Other income was EUR 4.2 million (EUR 2.6 million) and included net income from investment properties (housing units and residential land) EUR 3.0 million (EUR 1.3 million). The amount also included net income from financial instru-

ments at fair value and fair value through other comprehensive income EUR 1.2 million (EUR 1.3 million).

Expenses increased compared to the reference period, totaling EUR 15.7 million (EUR 13.6 million). Expenses increased as a result of investments in sales and customer service personnel.

Hypo Group's other comprehensive income of EUR 4.6 million (EUR 6.8 million) includes EUR 5.0 million (EUR 6.6 million) of profit for the year and other comprehensive income, after tax items of EUR -0.3 million (EUR 0.2 million).

PERSONNEL

On 30 September 2026, the number of permanent personnel was 84 (71 on 31 December 2025). These figures do not include the CEO and the Deputy CEO.

ASSETS AND LIABILITIES

Lending

At the end of the financial period, the loan portfolio totaled EUR 2,836.4 million (EUR 2,752.0 million on 31 December 2025).

Hypo Group has an entirely residential property-secured loan portfolio.

The weighted average Loan-to-Value ratio of the loan portfolio remained at a strong level and was 31.8% (31.1%) at the end of the financial period.

The amount of non-performing loans was EUR 13.3 million (EUR 7.1 million), representing 0.47% (0.26%) of the loan portfolio. The amount of expected credit losses recognized on the balance sheet increased slightly compared with the reference period and amounted to EUR 0.4 million (EUR 0.2 million), due to an increase in non-performing exposures and an increase in credit risk associated with certain individual customers' performing exposures. The Forward-Looking Factor (FLF) used in the calculation of expected credit losses was neutral, i.e. zero, at the end of the reporting period (EUR 0.0 million at 31 December 2025).

Liquid assets and other receivables

At the end of the financial period, cash and cash equivalents in accordance with the cash flow statement, combined with current account and other binding credit facilities, totaled EUR 781.6 million (EUR 752.0 million on 31 December 2025), which corresponds to 20.6% (20.6%) of the total assets. The cash and cash equivalents totaled EUR 776.3 million and consisted of assets distributed widely across various counterparties, and of debt securities tradable on the secondary market. The total amount of debt securities was EUR 212.5 million and 85.6% (72.0%) of debt securities had a credit rating of at least 'AA-' or were of equivalent credit quality and 89.9% (92.5%) were ECB repo eligible. The Liquidity Coverage Ratio remained at a strong level and was 295.0% (277.4%).

The defined benefit plans surplus of EUR 9.1 million (EUR 8.2 million) from the Mortgage Society of Finland's pension fund has been recognized in the Group's other assets.

Hypo Group offers apartments and residential land for rent for its customers. The total number of properties was EUR 87.7 million (EUR 79.5 million) representing 2.3% (2.2%) of the total balance. Hypo Group's properties are located in selected growth centers, mainly in the Helsinki Metropolitan Area. The difference between the fair value and the book value of the properties totaled EUR 3.1 million (EUR 3.0 million).

Derivative contracts

The balance sheet values of derivative assets and margin call receivables were EUR 65.4 million (EUR 42.3 million on 31 December 2025), and the value of derivative liabilities was EUR 64.6 million (EUR 43.3 million). The amount of derivative liabilities consists of the values of hedging derivatives for covered bonds and collateral arrangements for derivatives.

Deposits and other funding

The total amount of deposits increased and was EUR 1,735.4 million at end of the financial period (EUR 1,504.0 million on 31 December 2025). The share of deposits accounted for 49.3% (44.3%) of total funding.

The total nominal amount of covered bonds was EUR 1,800.0 million (EUR 1,800.0 million). The total nominal value of certificates of deposit was EUR 23.0 million (EUR 86.0 million).

The Group's NSFR-ratio at the end of the financial period was 119.9% (110.2%).

The total funding was EUR 3,518.5 million at the end of the financial period (EUR 3,396.2 million).

CAPITAL ADEQUACY

	Minimum capital requirement*	Discretionary capital add-on*	Capital conservation buffer	Countercyclical buffer**	Systemic risk buffer	Indicative capital add-on	Total capital requirement
Common Equity Tier 1 capital (CET1)	4.50%	0.70%	2.50%	0.01%	1.00%	0.75%	9.47%
Additional Tier 1 capital (AT1)	1.50%	0.23%					1.73%
Tier 2 capital (T2)	2.00%	0.31%					2.31%
Total	8.00%	1.25%	2.50%	0.01%	1.00%	0.75%	13.51%

* AT1 and T2 capital requirements are possible to fill with CET1 capital.

** Taking into account the geographical distribution of the Group's exposures.

CAPITAL ADEQUACY AND RISK MANAGEMENT

At the end of the financial period, Hypo Group's equity amounted to EUR 177.8 million (EUR 173.2 million on 31 December 2025). The changes in equity during the financial period are presented in the Group's statement of changes in equity attached to this report.

The Group's Common Equity Tier 1 capital (CET1) in relation to risk-weighted assets was 21.5% (22.9%). Profit for the financial period is included in the CET1 capital, with the permission of the Finnish Financial Supervisory Authority (the Finnish FSA). In measuring credit risk, the standardized approach is used. The Group's own funds are quantitatively and qualitatively adequate in relation to the Group's current and future business. At the end of the financial period, the Group's Leverage Ratio was 4.3% (4.3%).

The Group's total capital requirement at the end of the financial period was 13.5%, consisting of minimum capital requirement 8.0%, capital conservation buffer requirement 2.5%, discretionary capital add-on 1.25%, indicative capital add-on 0.75%, systemic risk buffer 1.0% and countercyclical buffer requirements of foreign exposures 0.01%.

SUMMARY OF CAPITAL ADEQUACY

(1 000 €)	30.9.2026	31.12.2025
Common Equity Tier 1 capital before deductions	177,811	173,183
Deductions from Common Equity Tier 1 capital	-16,094	-14,579
Total Common Equity Tier 1 capital (CET1)	161,717	158,604
Additional Tier 1 capital before deductions	-	-
Deductions from Additional Tier 1 capital	-	-
Total Additional Tier 1 capital (AT1)	-	-
Tier 1 capital (T1 = CET1 + AT1)	161,717	158,604
Tier 2 capital before deductions	-	-
Deductions from Tier 2 capital	-	-
Total Tier 2 capital (T2)	-	-
Total capital (TC = T1 + T2)	161,717	158,604
Total risk weighted assets	752,574	694,004
of which credit risk	707,890	648,813
of which market risk (foreign exchange risk)	-	-
of which operational risk	44,255	44,255
of which other risks	429	935
CET1 Capital ratio (CET1-%)	21.5	22.9
T1 Capital ratio (T1-%)	21.5	22.9
Total capital ratio (TC-%)	21.5	22.9
Minimum capital	5,000	5,000

The Finnish Financial Supervisory Authority has set, on 23 May 2025, discretionary additional capital requirement of 1.25 percent (Pillar 2 requirement) for The Mortgage Society of Finland group. The new requirement came into force on 31 December 2025 and remains effective until no later than 31 December 2028.

The Finnish FSA has set, on 12 December 2025, an indicative additional capital recommendation of 0.75% of total risk for the Mortgage Society of Finland. The recommendation came into force on 31 March 2026.

The Mortgage Society of Finland is one of several Finnish credit institutions for which the Finnish FSA has set, on 26 June 2025, a systemic risk buffer amounting to 1.0%. The buffer requirement is applied at group level. The decision entered into force on 1 July 2026 and will remain in force until further notice.

There have been no significant changes in the risk levels during the financial period. More detailed information on risk management practices and on capital adequacy is published with the Annual Financial Statements.

OTHER KEY EVENTS

During the year 2026, Hypo Group focuses on strengthening its core businesses and profitability.

Turkka Suo was appointed acting Bank Director of Suomen Hypoteekkiyhdistys and a member of the Management Team, effective 17 August 2026.

At the end of March, the Finnish Government submitted a proposal to Parliament concerning amendments to sustainability reporting. According to the proposal, the scope of entities subject to sustainability reporting would be narrowed and the reporting requirements eased as a result of increased threshold values. The Finnish Parliament approved the proposal on 16 June 2026. The new provisions entered into force on 30 June 2026, and as a result, the Hypo Group falls outside the scope of the sustainability reporting obligation and will not be required to prepare a sustainability report for the financial year beginning on 1 January 2027 or subsequent financial years.

KEY EVENTS SINCE THE END OF THE FINANCIAL PERIOD

Since the end of the financial period of 1 January – 30 September 2026, no significant changes have occurred in the outlook or financial standing of the Mortgage Society of Finland or its Group.

FUTURE OUTLOOK

Finland's economic growth is strengthening despite global uncertainty. The labour market recovery is progressing with a lag, but the economic outlook has improved during 2026. Conditions in the construction sector are improving, driven particularly by non-residential construction, while residential construction activity remains subdued and risks associated with real estate funds remain elevated. Rising wages and gradually improving employment conditions support households' purchasing power. Housing market activity is recovering and renovation building is growing, although considerable uncertainty remains regarding interest rate developments. Housing starts are expected to remain low, while dwelling prices are expected to gradually return to growth as economic growth strength-

ens and housing supply declines. Regional and property-specific differences remain pronounced. Urbanisation continues, increasing housing transactions and demand for housing loans and housing company loans, particularly in Hypo's key operating areas.

Hypo focuses on strengthening its core business operations and improving profitability. Hypo reiterates the outlook published in its financial statements release on 30 January 2026. Operating profit for 2026 is expected to be at the same level as operating profit for 2025. The outlook includes significant uncertainties arising from economic and interest rate development, the wars in Ukraine and the Middle East, and the unstable global situation.

Helsinki, 30th of October 2026

The Board

CONSOLIDATED INCOME STATEMENT

(1 000 €)	1-9/2026	1-9/2025	7-9/2026	7-9/2025	1-12/2025
Interest income	82,156	83,568	29,196	26,736	109,862
Interest expenses	-70,462	-68,882	-25,171	-22,109	-90,578
NET INTEREST INCOME	**11,694**	**14,686**	**4,025**	**4,627**	**19,284**
Fee and commission income	5,895	4,565	1,771	1,521	6,206
Fee and commission expenses	-196	-165	-65	-56	-222
Net income from financial instruments at FVPL	1,158	1,262	638	843	1,340
Net income from financial instruments at FVOCI	1	11	0	0	11
Net income from investment properties	2,993	1,257	919	186	2,243
Other operating income	22	21	8	8	28
Personnel expenses	-8,388	-6,831	-2,685	-2,112	-10,458
Administrative expenses	-4,841	-4,320	-1,597	-1,455	-6,212
Total personnel costs and administrative expenses	-13,229	-11,151	-4,282	-3,567	-16,670
Depreciation and impairment losses on tangible and intangible assets	-1,329	-1,253	-450	-422	-1,677
Other operating expenses	-1,002	-1,047	-318	-284	-1,440
Final and expected credit losses	-160	-195	39	-57	-17
OPERATING PROFIT	**5,848**	**7,990**	**2,283**	**2,798**	**9,086**
Income taxes	-891	-1,415	-362	-445	-1,561
PROFIT AFTER TAXES	**4,957**	**6,576**	**1,922**	**2,353**	**7,526**
PROFIT FOR THE PERIOD	**4,957**	**6,576**	**1,922**	**2,353**	**7,526**

CONSOLIDATED COMPREHENSIVE INCOME STATEMENT

(1 000 €)	1-9/2026	1-9/2025	7-9/2026	7-9/2025	1-12/2025
Profit for the period	4,957	6,576	1,922	2,353	7,526
Other comprehensive income, after tax					
Items that may in the future be recognized through profit or loss					
Change in fair value reserve					
Financial assets at FVOCI	-883	-58	-706	-57	-96
Total	-883	-58	-706	-57	-96
Items that may not be included in the income statement at a later date					
Revaluation of defined benefit pension plans	553	244	62	261	71
Total	553	244	62	261	71
Other comprehensive income, after tax, total	-329	186	-644	204	-25
COMPREHENSIVE INCOME FOR THE PERIOD	**4,627**	**6,762**	**1,278**	**2,557**	**7,501**

CONSOLIDATED BALANCE SHEET

(1 000 €)	30.9.2026	31.12.2025	30.9.2025
ASSETS			
Cash	548,738	580,547	550,210
Debt securities eligible for refinancing with central banks	191,020	144,102	143,896
Receivables from credit institutions	15,105	14,890	11,890
Receivables from the public and public sector entities	2,836,388	2,751,992	2,803,314
Debt securities	21,431	11,700	11,696
Shares and holdings	37	31	31
Derivative contracts	4,062	13,534	19,966
Intangible assets	10,262	9,547	9,477
Tangible assets			
Investment properties	86,898	78,667	78,474
Other tangible assets	1,045	992	998
Tangible assets, total	87,943	79,658	79,472
Other assets	72,718	38,421	39,557
Deferred income and advances paid	2,194	1,509	1,444
Deferred tax receivables	241	38	37
TOTAL ASSETS	**3,790,139**	**3,645,970**	**3,670,991**
LIABILITIES			
LIABILITIES			
Liabilities to credit institutions			
To credit institutions	17,983	20,008	20,187
Liabilities to credit institutions, total	17,983	20,008	20,187
Liabilities to the public and public sector entities			
Deposits	1,735,365	1,504,008	1,554,170
Other liabilities	0	0	1,435
Liabilities to the public and public sector entities, total	1,735,365	1,504,008	1,555,605
Debt securities issued to the public	1,765,156	1,872,206	1,841,429
Derivative contracts	60,594	29,409	29,390
Other liabilities	19,944	33,365	39,004
Deferred expenses and advances received	3,017	3,676	2,774
Deferred tax liabilities	10,269	10,115	10,156
EQUITY			
Basic capital	5,000	5,000	5,000
Other restricted reserves			
Reserve fund	41,236	38,645	38,645
Fair value reserve			
From valuation at fair value	-873	10	48
Defined benefit pension plans			
Actuarial gains/losses	6,866	6,313	6,486
Unrestricted reserves			
Other reserves	22,924	22,924	22,924
Retained earnings	97,702	92,768	92,768
Profit for the period	4,957	7,526	6,576
Total equity	177,811	173,183	172,445
TOTAL LIABILITIES AND EQUITY	**3,790,139**	**3,645,970**	**3,670,991**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	30.9.2026					
(1 000 €)	Basic capital	Reserve fund	Fair value reserve	Other reserves	Retained earnings	Total
Equity 1 Jan	**5,000**	**38,645**	**6,322**	**22,924**	**100,293**	**173,183**
Profit for the period					4,957	4,957
Other comprehensive income, after tax						
Financial assets at FVOCI						
Change in fair value			-1,109			-1,109
Amount transferred to the income statement			1			1
Change in deferred taxes			225			225
Defined benefit pension plans						
Actuarial gains / losses			692			692
Change in deferred taxes			-138			-138
Total other comprehensive income, after tax	0	0	-329	0	0	-329
Transactions with owners of the bank						
Distribution of profits		2,591			-2,591	0
Equity 30 Sep	**5,000**	**41,236**	**5,993**	**22,924**	**102,659**	**177,811**

	31.12.2025					
(1 000 €)	Basic capital	Reserve fund	Fair value reserve	Other reserves	Retained earnings	Total
Equity 1 Jan	**5,000**	**37,712**	**6,347**	**22,924**	**93,700**	**165,683**
Profit for the period					7,526	7,526
Other comprehensive income						
Financial assets at fair value through other comprehensive income						
Change in fair value			-128			-128
Amount transferred to the income statement			11			11
Change in deferred taxes			21			21
Revaluation of defined benefit plans						
Actuarial gains / losses			89			89
Change in deferred taxes			-18			-18
Total other comprehensive income	0	0	-25	0	0	-25
Transactions with owners of the bank						
Distribution of profits		933			-933	0
Equity 31 Dec	**5,000**	**38,645**	**6,322**	**22,924**	**100,293**	**173,183**

	30.9.2025					
(1 000 €)	Basic capital	Reserve fund	Fair value reserve	Other reserves	Retained earnings	Total
Equity 1 Jan	**5,000**	**37,712**	**6,347**	**22,924**	**93,700**	**165,683**
Profit for the period					6,576	6,576
Other comprehensive income						
Financial assets at fair value through other comprehensive income						
Change in fair value			-70			-70
Change in deferred taxes			12			12
Revaluation of defined benefit plans						
Actuarial gains / losses			305			305
Change in deferred taxes			-61			-61
Total other comprehensive income	0	0	186	0	0	186
Transactions with owners of the bank						
Distribution of profits		933			-933	0
Equity 30 Sep	**5,000**	**38,645**	**6,534**	**22,924**	**99,343**	**172,445**

CONSOLIDATED CASH FLOW STATEMENT

(1 000 €)	1-9/2026	1-9/2025	1-12/2025
Cash flow from operating activities			
Interest income and fees received	75,542	78,457	116,672
Interest and fees paid	-62,899	-70,416	-91,761
Credit losses	3	-113	-111
Personnel, administrative and other operating expenses paid	-14,742	-12,804	-17,467
Income taxes paid	-2,062	-840	-1,224
Total net cash flow from operating activities	**-4,157**	**-5,715**	**6,109**
Operating assets increase (-) / decrease (+)			
Receivables from customers	-76,411	-3,005	44,404
Operating assets increase (-) / decrease (+) total	**-76,411**	**-3,005**	**44,404**
Operating liabilities increase (+) / decrease (-)			
Liabilities to the public and public sector organisations (deposits)	224,714	1,936	-43,650
Other operating liabilities	-27	-105	245
Operating liabilities increase (+) / decrease (-) total	**224,687**	**1,831**	**-43,405**
NET CASH FROM/USED IN OPERATING ACTIVITIES	**144,119**	**-6,889**	**7,108**
Cash flows from investing activities			
Income received from financial instruments measured at fair value	27	5,511	11
Expenses paid from financial instruments and measured at fair value	-8		
Payments received from investment properties	4,370	2,950	4,735
Expenses paid from investment properties	-9,368	-4,760	-5,234
Cash flows from acquisition of fixed assets	-2,006	-419	-923
NET CASH FROM /USED IN INVESTING ACTIVITIES	**-6,985**	**3,282**	**-1,412**
Cash flows from financing activities			
Financial liabilities, new withdrawals	319,475	395,181	441,310
Financial liabilities, repayments	-427,100	-211,410	-233,506
NET CASH FROM/USED IN FINANCING ACTIVITIES	**-107,625**	**183,771**	**207,805**
NET INCREASE/DECREASE IN CASH AND CASH EQUIVALENTS	**29,509**	**180,164**	**213,500**
Cash and cash equivalents at the beginning of the period	**750,049**	**536,549**	**536,549**
Cash and cash equivalents at the end of the period	**779,558**	**716,712**	**750,049**
CHANGE IN CASH AND CASH EQUIVALENTS	**29,509**	**180,164**	**213,500**
Cash and cash equivalents in the balance sheet			
Cash and cash equivalents in the cash flow statement at the end of the financial period	779,558	716,712	750,049
Changes that do not involve payment	-3,265	-979	1,190
Balance sheet value at the end of the financial period	776,293	717,691	751,239

NOTES

1. Key accounting policies

This Interim Report applies the same IFRS Accounting Standards as the Group's Financial Statements on 31 December 2025. The Financial Statements Release has been prepared in accordance with the IAS 34 standard (Interim Financial Reporting) approved in the EU. No other new standards or interpretations with material effect on Hypo Group's financial position, profit or equity, entered into force in the financial period beginning 1 January 2026.

The Interim Report does not contain all information nor notes that are required in the Annual Financial Statements. The Interim Report should be read in conjunction with the Group's Financial Statements 2025 and Stock Exchange Releases published during 1 January to 30 September 2026. The figures in the tables are presented in thousands of euros. Comparatives for the income statement items are based on the corresponding figures in 2025. Unless otherwise specified, figures from 31 December 2025 are used as comparatives for balance-sheet and other cross-sectional items.

Parent company of the Group, the Mortgage Society of Finland has its domicile and administrative headquarters in Helsinki. The street address of the Mortgage Society of Finland is Yrjönkatu 9 A, 00120 Helsinki and the mail address is P.O.Box 509, 00101 Helsinki. Hypo is a mutual company governed by its member customers.

The Interim Report has not been audited.

Hypo Group's business operations constitute a single segment, retail banking.

Hypo Group's consolidated Financial Statements cover the Mortgage Society of Finland as well as the deposit bank Suomen Asuntohypopankki Oy, of which the Mortgage Society of Finland owns 100 percent, and Bostadsaktiebolaget Taos, of which the Group companies own 54.6 percent. The Financial Statements of Asuntohypopankki have been consolidated using the acquisition cost method. Ownership in Bostadsaktiebolaget Taos is accounted for using IFRS 11 Joint Arrangements -standard. Assets, liabilities, revenue and expenses of the joint operations are recognized in relation to Hypo Group's interest in the joint operation. Intercompany transactions and balances between the Group companies are eliminated.

2. New standards and interpretations

During the 2026 financial year, no new IFRS standards, interpretations or amendments have entered into force that would have had a material impact on the group's financial statements.

IFRS 18

IFRS 18 Presentation and Disclosure in Financial Statements replaces IAS 1 Presentation of Financial Statements. The standard introduces new requirements for the presentation of financial statements and disclosures and aims to enhance the consistency and comparability of financial reporting. The key changes relate particularly to the structure of the statement of profit or loss, in which income and expenses are classified into five categories: operating, investing, financing, income taxes, and discontinued operations. In addition, the standard introduces new requirements regarding the aggregation and disaggregation of items in the financial statements and notes, as well as the presentation of management-defined performance measures. IFRS 18 becomes effective on 1 January 2027 and will be applied retrospectively to comparative periods.

Hypo Group has continued its preparations for the implementation of IFRS 18. The standard is expected to affect the presentation of the statement of profit or loss, the statement of cash flows and the notes to the financial statements. Hypo Group's specified main business activities are providing financing to customers and investing in investment properties. Most income and expense items in the statement of profit or loss relate to the Group's main business activities and will therefore be classified within the operating category in accordance with IFRS 18. The new presentation format for the statement of profit or loss under IFRS 18 is not expected to have a material impact on the amount of operating profit. The Group is evaluating alternative presentations of administrative expenses. Hypo Group has not identified any management-defined performance measures within the scope of IFRS 18 to date.

As a result of the adoption of IFRS 18 and the amendments to IAS 7, the Hypo Group will present its statement of cash flows using the indirect method from 1 January 2027 onwards. The change in presentation will improve comparability between the statement of cash flows and the statement of profit or loss and enhance readability. The transition to the indirect method will not affect total cash flows, total cash and cash equivalents, or the net change in cash and cash equivalents. The assessment of the classification of the Group's cash flows under IFRS 18 is ongoing.

Other future new standards or standard amendments published by the IASB are not expected to have a material effect on the consolidated financial statements.

3. Issuances and repayments of debt securities and equity instruments

Issuances, repayments and repurchases of debt securities appear on cash flow statement for the period from 1 January to 30 September 2026. Equity instruments have not been issued nor repaid during the period from 1 January to 30 September 2026.

4. Contingent liabilities and other off-balance sheet commitments

(1 000 €)	30.9.2026	31.12.2025
Commitments given on behalf of a customer for the benefit of a third party		
Guarantees and other liabilities	2,560	3,200
Irrevocable commitments given on behalf of a customer		
Granted but unclaimed loans	214,618	182,074
Total	217,178	185,274

5. Fair values of financial assets and liabilities

			30.9.2026		31.12.2025	
(1 000 €)	Classification	Fair value determination principle	Book value	Fair value	Book value	Fair value
Publicly quoted						
Debt securities	Fair value through other comprehensive income (FVOCI)	1	98,840	98,840	54,972	54,972
Debt securities	Option to designate a financial asset at fair value	1	108,638	108,638	100,831	100,831
Total			207,478	207,478	155,803	155,803
Debt securities issued to the public	Amortised cost	1	1,742,431	1,742,431	1,786,834	1,786,834
Total			1,742,431	1,742,431	1,786,834	1,786,834
Other						
Liquid assets	Amortised cost	1	548,738	548,738	580,547	580,547
Receivables from credit institutions	Amortised cost	2	15,105	15,105	14,890	14,890
Receivables from the public and public sector entities	Amortised cost	2	2,836,388	2,836,388	2,751,992	2,751,992
Debt securities	Fair value through other comprehensive income (FVOCI)	2	4,973	4,973		
Shares and holdings	Fair value through other comprehensive income (FVOCI)	2	37	37	31	31
Derivative contracts	Fair value through profit or loss (FVPL)	2	4,062	4,062	13,534	13,534
Total			3,409,302	3,409,302	3,360,994	3,360,994
Liabilities to credit institutions	Amortised cost	2	17,983	17,983	20,008	20,008
Liabilities to the public and public sector entities	Amortised cost	2	1,735,365	1,735,365	1,504,008	1,504,008
Debt securities issued to the public	Amortised cost	1	22,725	22,725	85,372	85,372
Derivative contracts	Fair value through profit or loss (FVPL)	2	60,594	60,594	29,409	29,409
Total			1,836,667	1,836,667	1,638,798	1,638,798

Level 3 financial assets do not carry any unrealized gains or losses. Book values and fair values of financial instruments contain accrued interest. Derivative contracts consist of interest rate and currency swaps with various counterparties for hedging purposes. Liabilities to financial institutions mainly consist of unsecured long-term promissory note loans with floating interest rates with various counterparties. Liabilities to the public and public sector entities consist of deposits from the public and long-term financing contracts concluded with certain counterparties. The fair values of debt securities (financial assets) are presented based on public quotes from active markets. The fair values of derivatives are calculated by discounting the future cash flows of the contracts using the market interest rates of the closing date.

There have been no transfers between the stages (1,2,3).

The fair value determination principles are as follows:

1: Quoted prices in active markets

2: Verifiable price, other than quoted

3. Unverifiable market price

6. Related party information

Hypo Group's related parties include its subsidiary, members of the Board of Directors and the Supervisory Board, CEO and vice CEO, members of the Management Group and close family members of the aforementioned as well as related party entities. In addition, The Mortgage Society of Finland's pension fund and joint operations are included in related parties. Those related party transactions that have not been eliminated in the consolidated financial statements are presented.

In June, Suomen Asuntohypopankki Oy acquired from Suomen Hypoteekkiyhdistys 10 shares in Erottajan Pysäköintilaitos Oy together with the related subordinated loan for a total purchase price of EUR 794 thousand. There were no new related party transactions during the third quarter of the financial year.

7. Expected credit loss allowance by level

	30.9.2026		31.12.2025	
(1000 €)	Book value	Expected credit loss allowance	Book value	Expected credit loss allowance
Debt instruments, FVOCI				
Level 1, performing loans, no significant increase in credit risk	103,086	-26	54,331	-11
Receivables from the public and public sector entities				
Level 1, performing loans, no significant increase in credit risk	2,769,748	-11	2,704,096	-9
Level 2, performing loans with a significant increase in credit risk	35,789	-182	34,203	-94
Level 3, non-performing loans	13,323	-182	7,141	-125
Total	**2,818,860**	**-374**	**2,745,440**	**-228**
Off-balance sheet commitments				
Level 1, performing receivables, no significant increase in credit risk	216,449	0	182,074	0
Level 2, performing loans with a significant increase in credit risk	308			
Level 3, non-performing loans	421			
Total	217,178	0	**182,074**	**0**

There were no significant ECL-level transitions during the financial period. New loans were originated to level one. The Forward Looking Factor (FLF) of the ECL model decreased on level 0 during the financial period. The level of FLF is evaluated monthly. The book value contains contract principal amounts but not accrued interests.

8. Income distribution

(1000 €)	1–9/2026	1–9/2025	7-9/2026	7-9/2025	2025
Interest income	82,156	83,568	29,196	26,736	109,862
Interest expense	-70,462	-68,882	-25,171	-22,109	-90,578
Net interest income	11,694	14,686	4,025	4,627	19,284
Net fee income					
from lending operations	3,177	2,318	954	674	3,191
from land trustee services	2,449	2,012	723	767	2,699
from other operations	73	70	29	23	94
Total net fee income	5,699	4,400	1,705	1,465	5,985
Net income from Financial instruments at FVPL and FVOCI	1,159	1,273	638	843	1,351
Net income from investment properties	2,635	1,249	893	178	2,235
Capital gains on investment properties	358	8	26	8	8
Other income	22	21	8	8	28
Total other operating income	4,175	2,551	1,564	1,037	3,623
Total income	21,568	21,636	7,295	7,129	28,891

9. Information concerning asset encumbrance

	30.9.2026			31.12.2025		
(1000 €)	Encumbered assets	Unencum-bered assets	Total	Encumbered assets	Unencum-bered assets	Total
Debt securities	24,267	188,184	212,451	15,099	140,704	155,803
Receivables from the public and public sector entities	2,136,342	700,046	2,836,388	2,102,859	649,133	2,751,992
Other	72,376	668,924	741,300	39,789	698,387	738,176
Total	2,232,985	1,557,154	3,790,139	2,157,747	1,488,223	3,645,970

	30.9.2026		31.12.2025	
(1000 €)	Liabilities associated with encumbered asset	Encumbered assets	Liabilities associated with encumbered asset	Encumbered assets
Debt securities issued to the public	1,742,431	2,147,342	1,786,834	2,113,859
Derivative contracts	59,753	85,643	29,152	43,888
Total	1,802,184	2,232,985	1,815,986	2,157,747

Group's encumbered assets consist of loans in cover pools and collateral for derivative contracts. Encumbered assets totaled EUR 2,233.0 million (2,157.7 million), of which EUR 2,136.3 (2,113.9 million) million was in cover pools on 30 September 2026.

Unencumbered debt securities, that are tradable on the secondary market and eligible as ECB collateral, totaled EUR 166.8 million, and of the unencumbered loans EUR 456.9 million are eligible as collateral for covered bonds.

Definitions of Alternative Performance Measures:

Operating profit/profit before appropriations and taxes	Net interest income +net fee income + net income from financial assets at fair value through other comprehensive income + net income from financial instruments at FVPL + net income from investment properties + other operating income – (personnel expenses + administrative expenses + depreciation and impairment losses on tangible and intangible assets + other operating expenses+ expected credit losses on loans and other assets)
Return on equity (ROE) %	$\frac{\text{Profit for the period}}{\text{Equity + accumulated appropriations after deferred tax liabilities (average total at the beginning and end of the period)}} \times 100$
Cost-to-income ratio %	$\frac{\text{Personnel expenses + administrative expences + depreciation and impairment losses on tangible and intangible assets + other operating expenses}}{\text{Net interest income + net fee income + net income from financial assets at fair value through other comprehensive income + net income from financial instruments at FVPL + net income from investment properties + other operating income}} \times 100$
Loan-to-value ratio (weighted average LTV) %	$\frac{\text{Receivables from the public and public sector entities}}{\text{Fair value of collateral received against the receivables from the public and public sector entities}} \times 100$ Loan-to-value ratio is calculated by dividing the outstanding loan balance with the fair value of the total amount of the collaterals allocated to the loan. Only housing and residential property collaterals are taken into account. The average LTV ratio is the weighted average of individual loan-to-value ratios.
Expected credit losses %	$\frac{\text{Expected credit losses from loans to the public in P\&L}}{\text{Lending to the public at the end of the period}} \times 100$
Loans / Deposits %	$\frac{\text{Receivables from the public and public sector entities}}{\text{Deposits}} \times 100$
Deposits out of total funding %	$\frac{\text{Deposits}}{\text{Total funding}} \times 100$ Total funding includes liabilities to credit institutions, liabilities to the public and public sector entities and debt securities issued to the public.

Definitions of Key Financial Indicators set out in EU's Capital Requirements Regulation:

Non-performing loans % of the loan portfolio	$\frac{\text{Receivables from the public and public sector entities deemed unlikely to be paid + receivables past due and unpaid over 90 days}}{\text{Receivables from the public and public sector entities}} \times 100$
Liquidity Coverage Ratio (LCR) %	$\frac{\text{Liquid assets}}{\text{Outflow of liquidity – Inflow of liquidity (within 30 days)}} \times 100$
Net Stable Funding Ratio (NSFR) %	$\frac{\text{Available stable funding}}{\text{Required stable funding}} \times 100$
Leverage Ratio (LR) %	$\frac{\text{Tier 1 Capital}}{\text{Total exposure}} \times 100$
Common Equity Tier 1 (CET1) ratio %	$\frac{\text{Common Equity Tier 1 (CET1)}}{\text{Total risk}} \times 100$ The capital requirement for total risk is calculated using the standard method. The capital requirement for operational risk is calculated using the basic method.

Risk-absorbing key figures are presented in accordance with the EU's Capital Requirements Regulation (EU 575/2013).

Key indicators and alternative performance measures are reported together with indicators defined and named in the IFRS standards in order to give useful additional information on the business operations. Key indicators and alternative performance measures describe the economic profit, financial standing or cash flows from business operations, but are other than the indicators defined and named in the IFRS standards. The indicators defined in the Capital Requirements Regulation (EU 575/2013) CRR, describe the risk-absorbing capacity of a credit institution.

Description of Alternative Performance Measures:

Operating profit, profit before appropriations and taxes is an indicator of profitability in the financial statement describing the net revenues from business operations after taking into account expenses, expected credit losses/impairment losses and depreciations.

Return on equity % (ROE) measures profitability of business operations by revealing how much profit is generated in relation to the equity accrued over a financial period. The Mortgage Society of Finland is a mutual company and thus it does not pay dividends.

Cost-to-income ratio % describes business performance by comparing total costs to total income. The less input is used to accumulate revenue, the better the efficiency.

Loan-to-value ratio (weighted average LTV) % compares the outstanding balance of credit owed by a customer to the fair value of the collaterals provided by the customer. The ratio reflects a credit institution's lending in relation to its collateral position.

Loans / Deposits % describes the relation of lending to deposit funding. A ratio exceeding 100 per cent indicates that in addition to deposit funding, wholesale funding and equity are used as funding sources.

Deposits out of total funding % indicator describes the structure of funding.

Expected credit losses, % compares expected credit losses in P&L from the loan portfolio to the loan portfolio in total. The smaller the ratio the less credit losses are expected in the future.

Sources:

Loans and deposits; Bank of Finland

Housing prices; Statistics Finland

The Interim Report uses the most recent available statistical data.

This is an unofficial English language translation of the original Finnish language release (Interim Report) and it has not been approved by any competent authority. Should there be any discrepancies between the Finnish language and the English language versions, the Finnish version shall prevail.