



OPMB Asset Pool Characteristics; Pool B

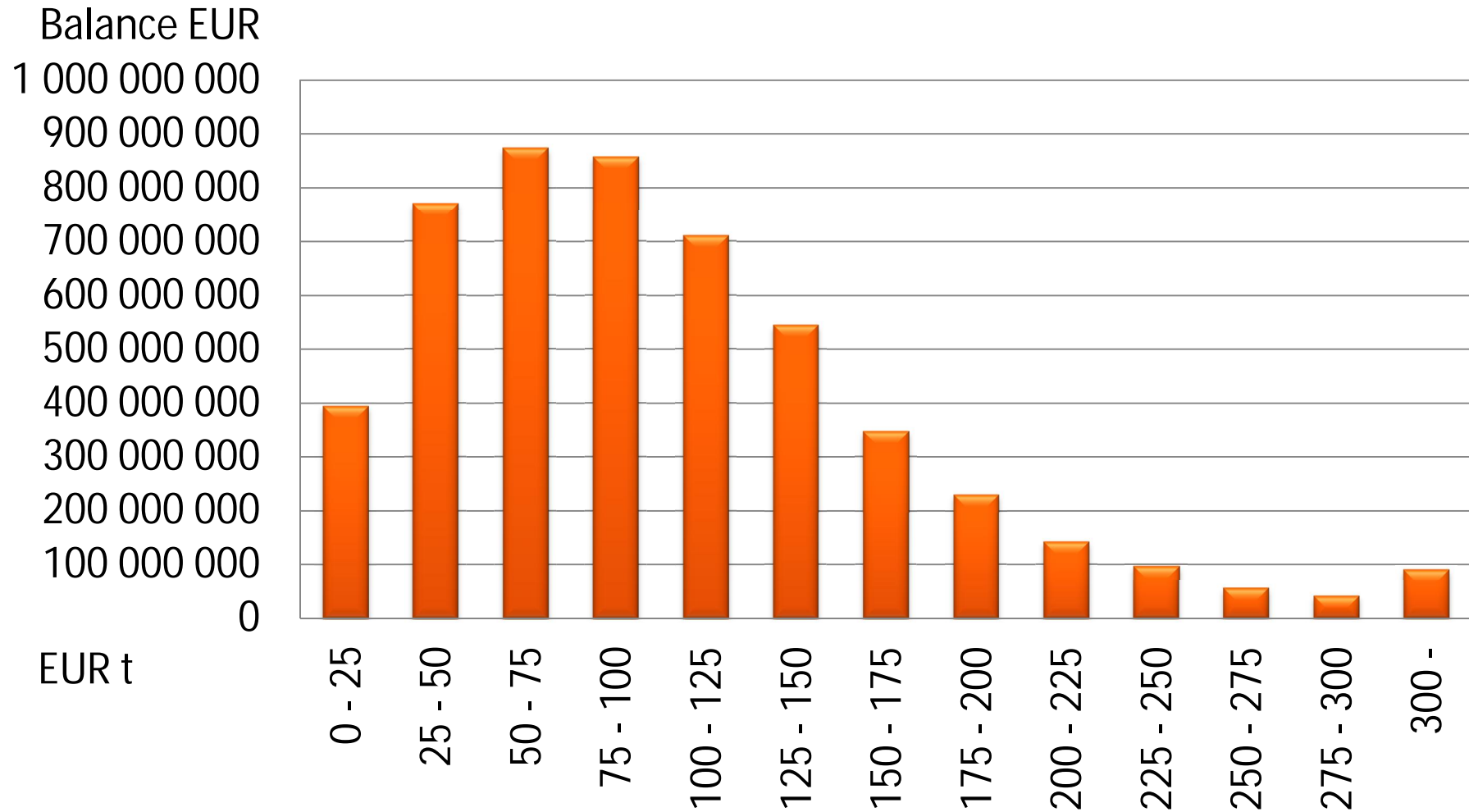
Covered bonds issued after 1 Aug. 2010,
under the Finnish Act on Mortgage Credit Banks 680/2010

Main Features of OP Mortgage Bank Cover Asset Pool B as of March 2013

- Collateralised by Finnish mortgages
- Current balance EUR 5.2 billion
- Weighted Average indexed LTV of 53%
- Average loan size of approximately EUR 59,000
- No loans over 90 days in arrears ongoing
- Variable interest rates: over 95% of all loans
- Hedging agreements in place in order to mitigate interest rate risk
- Total amount of covered bonds issued EUR 3.565 billion

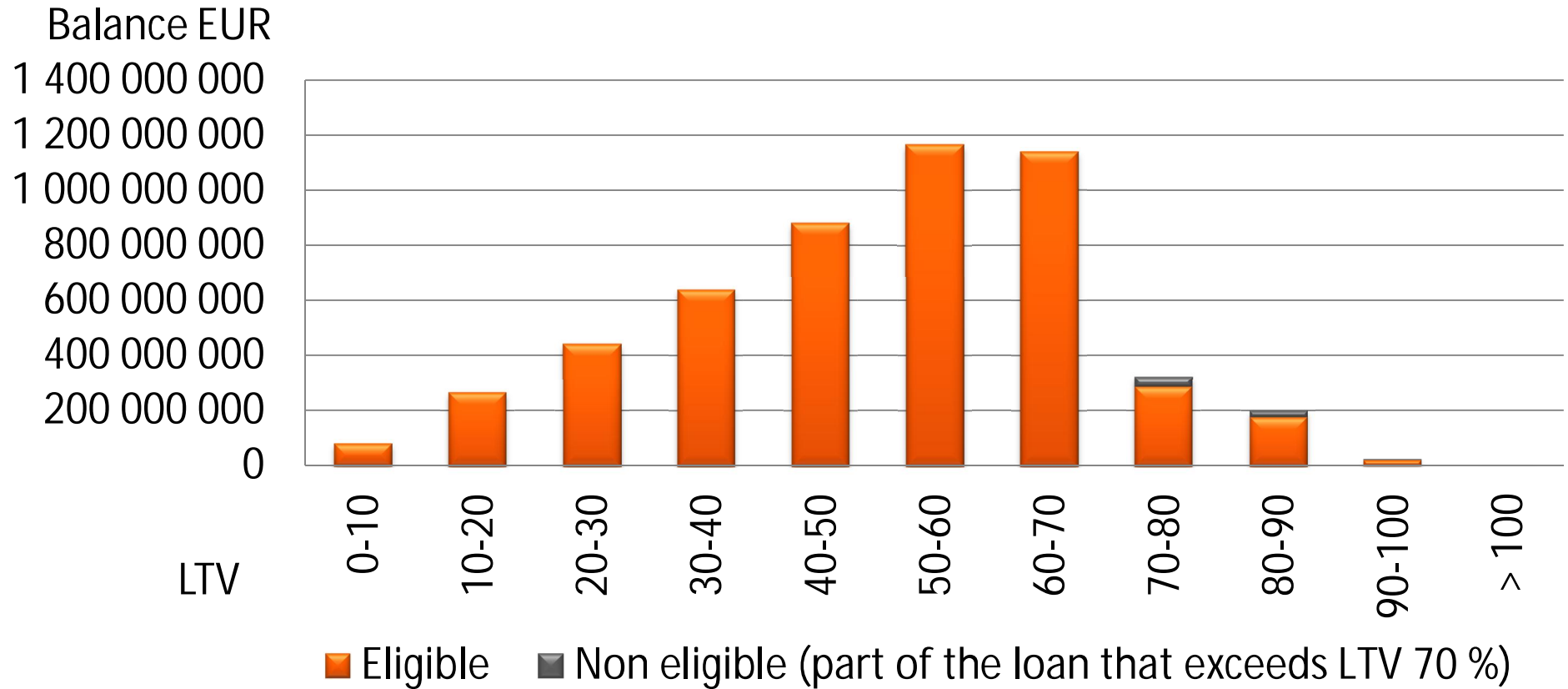
OPMB Asset Pool B Characteristics

Loans by size



OPMB Asset Pool B Characteristics

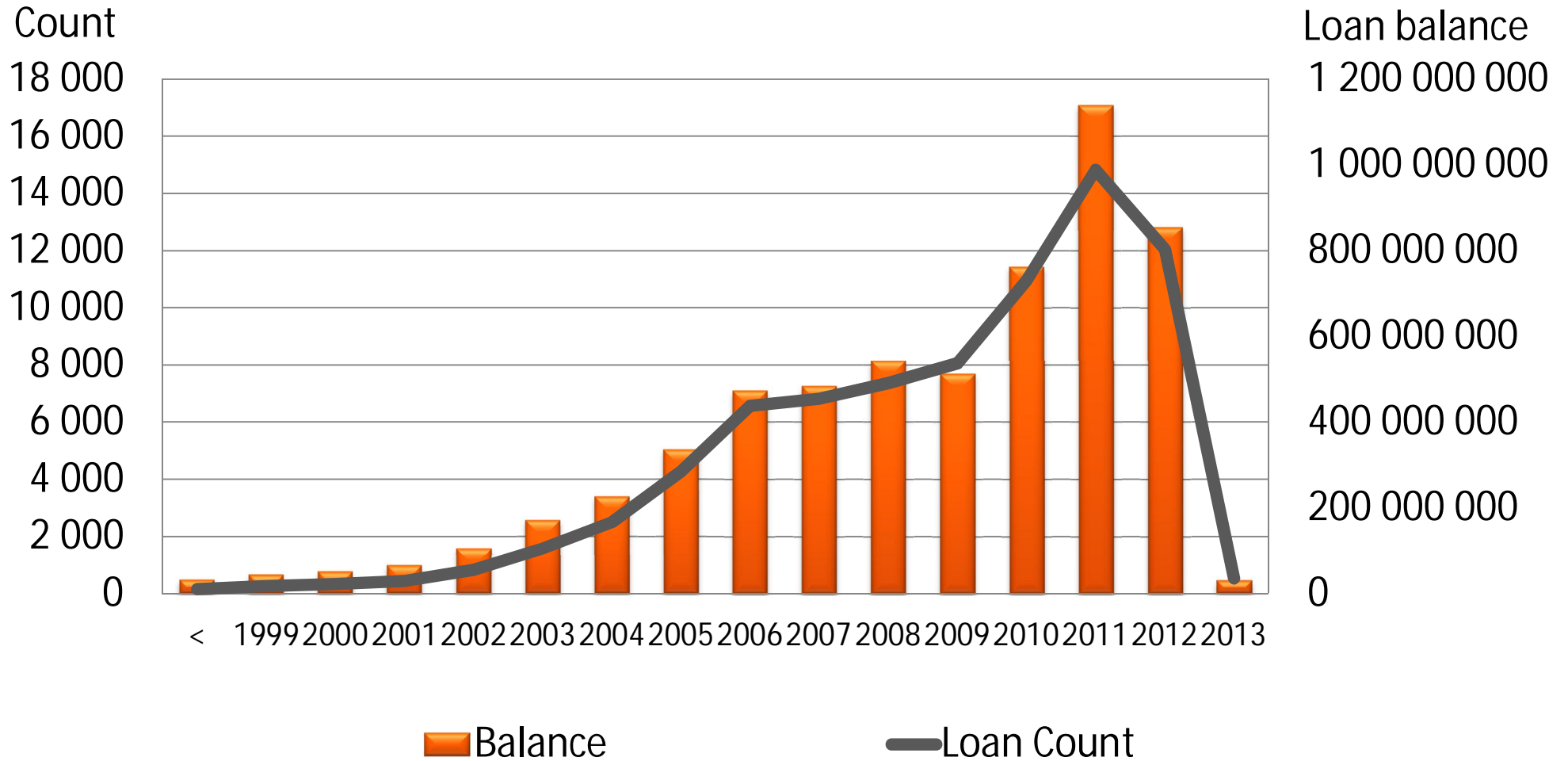
Loans by LTV



- Total assets EUR 5.2 billion
- Eligible Cover Pool assets EUR 5.1 billion
- Weighted Average indexed LTV of 53%
- Over collateralisation 45.0%

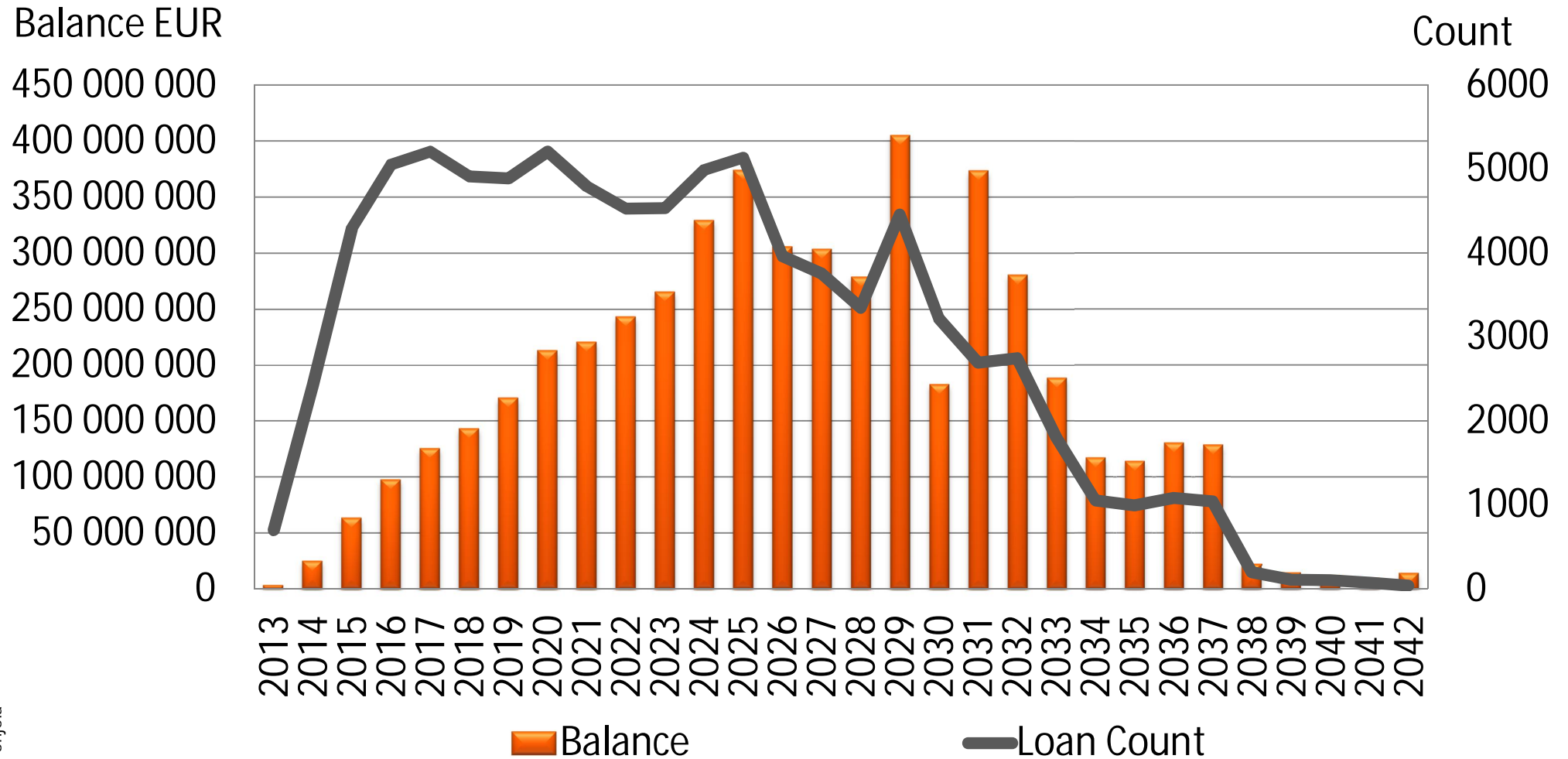
OPMB Asset Pool B Characteristics

Loans by origination year



OPMB Asset Pool B Characteristics

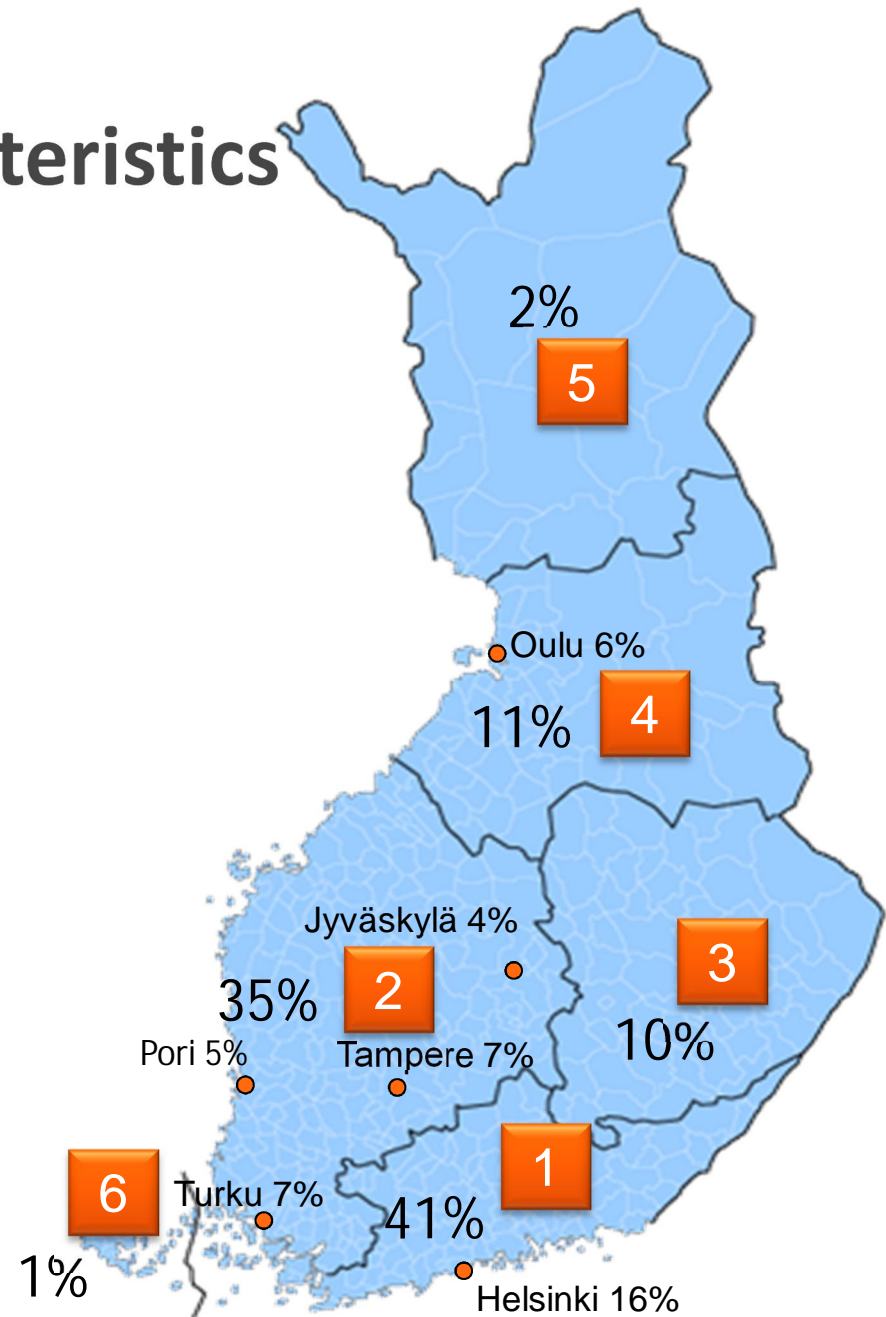
Loans by maturity



OPMB Asset Pool B Characteristics

Geographical distribution

- 1 Southern Finland
- 2 Western Finland
- 3 Eastern Finland
- 4 Oulu region
- 5 Lapland
- 6 Åland



OP Mortgage Bank Cover Asset Pool B as of December 2012

Issuer and rating

Issuer:	OP Mortgage Bank
Owner:	[Name] OP Mortgage Bank,
Pool ID:	Pool B
Supervisory authority:	FFSA
Reporting date:	31 March 2013

CRD-compliant
Yes

Long Term Rating	S&P	Moody's	Fitch
Covered bond	AAA	Aaa	
Issuer			
Owner	AA-	Aa3	

Outstanding covered bonds

Outstanding benchmark covered bonds							
ISIN	MEUR	Currency	Issue date	Maturity	Coupon	Fix/FRN	
XS0611353086	1 000	EUR	1 April 2011	1 April 2016	3.25%	Fix	
XS0646202407	1 000	EUR	11 July 2011	11 July 018	3.50%	Fix	
XS0785351213	1 250	EUR	23 May 2012	23 May 2017	1.63%	Fix	

	MEUR
Non-benchmark bonds	315
Total of outstanding bonds	3 250
of which repos	0

Bond redemptions (MEUR)	2012	2013	2014	2015	2016	2017-2021	2022-2026	2027-	Sum
Total					1 000	2 450	115		3 565

Source: OP Mortgage Bank, Pool B, Finnish National Template as of 31 March 2013

OP Mortgage Bank Cover Asset Pool B as of December 2012

Cover Pool

Cover pool assets (MEUR)	Volume	%	Cover pool items	Type of loan collateral (MEUR)	Volume	%
Loans (up to LTV limit)	5169	100	Number of loans	Single-family housing	2 740	53
Substitute assets			Number of clients	Flats	2 429	47
Other			Number of properties	Multi-family housing		
Eligible assets (*)	5109	1%	Average loan size (EUR)	Commercial		
Other eligible assets				Forest & agricultural		
Total assets	5169	100		Public sector		
				Sum	5 169	100 %

* calculated according to section 16 in MCBA

Interest rate type on loans, MEUR	Volume	%
Floating	5 034	99 %
Fixed	76	1 %
Sum	5 169	100 %

Repayments, MEUR	Volume	%
Amortisation	4 767	99.6
Interest only (*)	30	0.4
Sum	5 169	100.0

*) Contract level information, grazing period > 2 years is reported as interest only

LTV distribution	<=10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	>70% up to 100%	Total loans
Loan volume, MEUR	1 278	1 105	931	749	557	350	143	56	5 169
Percentage	25	21	18	14	11	7	3	1	100

Seasoning	0-12 M	12-24 M	24-36 M	36-60 M	> 60 M	Sum
Loan volume, MEUR	658	1 014	788	1 039	1 670	5 169
Percentage	20	40	10	20	10	100

Credit quality	31-60 d	60-90 d	>90 d	Sum
Past due				
Loan volume, MEUR	20	1.8	0	22
Percentage	0.39	0.04	0.00	0.42
Impaired loans, %	0.00			

Source: OP Mortgage Bank, Pool B, Finnish National Template as of 31 March 2013

OP Mortgage Bank Cover Asset Pool B as of December 2012

Key ratios

Key ratios	
OC, nominal	45%
OC, NPV	40%
WALTV total	53%
FX-risk	0

Calculated according to:

Total assets, including loan balances up to 100% LTV limit

Eligible assets, section 16 in Mortgage Credit Bank Act

Total assets, including loan balances up to 100% LTV limit

Average residual maturity (MCBA)	Years
Assets	7.4
Liabilities	4.5

Calculated according to:

Section 17 in Mortgage Credit Bank Act

Section 5.4.3 Finnish FSA regulation and guidelines 6/2012 Mortgage bank authorisation procedure and risk management

Accrued interest cash flows, MEUR	1Y	2Y	3Y	4Y	5Y	6Y	7Y	8Y	9Y	10Y
Interest income	57	53	63	67	69	70	70	68	66	63
Interest expense	24	19	30	30	27	44	2	3	3	3
Net	33	34	33	37	42	26	67	66	63	60

Calculation method used:	Contractual maturities / going concern
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Calculated according to:

Section 17 in Mortgage Credit Bank Act

Section 5.4.4 Finnish FSA regulation and guidelines 6/2012 Mortgage bank authorisation procedure and risk management