

## Issuer and rating

Issuer:	OP Mortgage Bank
Owner:	[Name]
Pool ID:	OP Mortgage Bank, Pool B
Supervisory authority:	FFSA
Reporting date:	30 September 2013

CRD-compliant
Yes

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

## Outstanding covered bonds

Outstanding benchmark covered bonds						
ISIN	MEUR	Currency	Issue date	Maturity	Coupon	Fix/FRN
XS0611353086	1 000	Eur	01 April 2011	01 April 2016	3,25 %	Fix
XS0646202407	1 000	Eur	11 July 2011	11 July 2018	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					1000	2 450	115		3 565

## Cover pool

Cover pool assets (MEUR)	Volume	%
Loans (up to LTV limit)	4590	100
Substitute assets		
Other		
Eligible assets (*)	4541	1 %
Other eligible assets		
Total assets	4590	100

Cover pool items		
Number of loans		78 999
Number of clients		106 322
Number of properties		89 661
Average loan size (EUR)		58 106

\* calculated according to section 16 in MCBA

Regional distribution, MEUR	Volume	%
Uusimaa	1 137	25 %
Itä-Uusimaa	110	2 %
Varsinais-Suomi	534	12 %
Satakunta	212	5 %
Kanta-Häme	183	4 %
Pirkanmaa	445	10 %
Päijät-Häme	162	4 %
Kymenlaakso	136	3 %
South Karelia	99	2 %
Etelä-Savo	119	3 %
Pohjois-Savo	208	5 %
North Karelia	129	3 %
Central Finland	226	5 %
South Ostrobothnia	88	2 %
Ostrobothnia	67	1 %
Central Ostrobothnia	60	1 %
North Ostrobothnia	438	10 %
Kainuu	42	1 %
Lapland	98	2 %
N/A	98	2 %
Sum	4 590	100 %

Type of loan collateral (ME)	Volume	%
Single -family housing	2 444	53 %
Flats	2 146	47 %
Multi-family housing		
Commercial		
Forest & agricultural		
Public sector		
Sum	4 590	100 %

Interest rate type on loans, MEUR	Volume	%
Floating	4 542	99 %
Fixed	49	1 %
Sum	4 590	100 %

Repayments, MEUR	Volume	%
Amortizing	4 563	99,4 %
Interest only (*)	28	0,6 %
Sum	4 590	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	1 150	992	834	668	490	295	114	46	4 590
Percentage	25 %	22 %	18 %	15 %	11 %	6 %	2 %	1 %	100 %

Seasoning	0-12 M	12-24 M	24-36 M	36-60 M	> 60 M	Sum
Loan volume, MEUR	277	861	879	1 000	1 573	4 590
Percentage	6 %	19 %	19 %	22 %	34 %	100 %

Credit quality	31-60 d	60-90 d	>90 d	Sum
Past due				
Loan volume, MEUR	13	0,8	0	14
Percentage	0,29 %	0,02 %	0,00 %	0,31 %
Impaired loans, %	0,00 %			

## Key ratios

Key ratios	
OC, nominal	29 %
OC, NPV	38 %
WALTV total	52 %
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

Remaining average maturity (MCBA)	Years
Assets	7,6
Liabilities	3,9

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	52	54	68	75	80	76	75	74	71	69
Interest expense	23	23	39	58	48	25	3	3	4	4
Net	29	31	29	17	32	86	72	71	68	65

Calculation method used:	Contractual maturities / <del>going concern</del>
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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