

OPMB Cover Asset Pool Characteristics

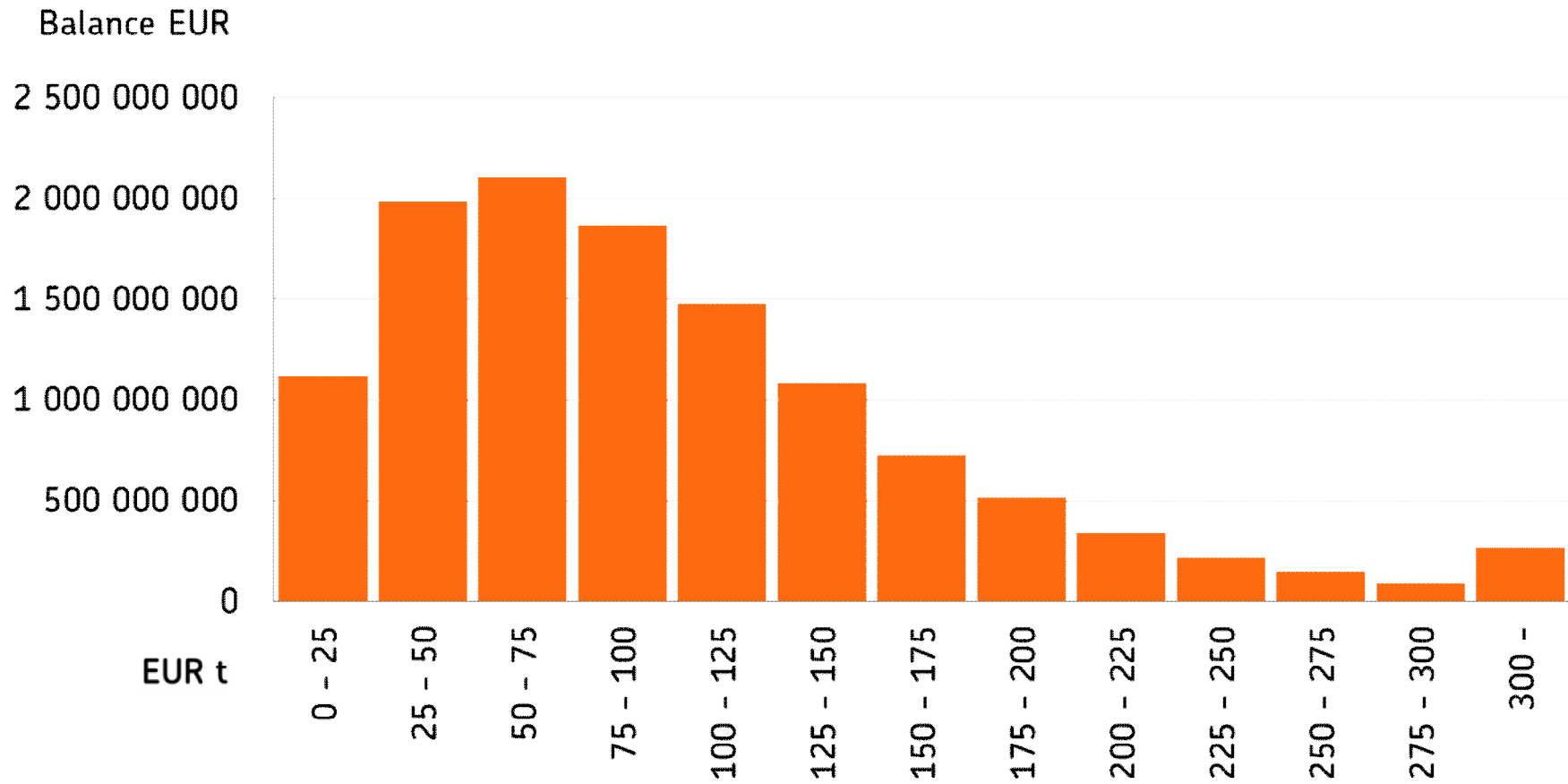
Covered bonds issued after 1 Aug. 2010,
under the Finnish Act on Mortgage Credit Banks 680/2010

Main Features of OP Mortgage Bank's Cover Asset Pool as of 30 June 2017

- Collateralized by Finnish mortgages
- Current balance EUR 11.94 billion
- Weighted Average indexed LTV of 44%
- Average loan size of approximately EUR 51,458
- No loans over 90 days in arrears ongoing
- Variable interest rates: over 96% of all loans
- Hedging agreements in place in order to mitigate interest rate risk
- Total amount of covered bonds issued EUR 9.835 billion

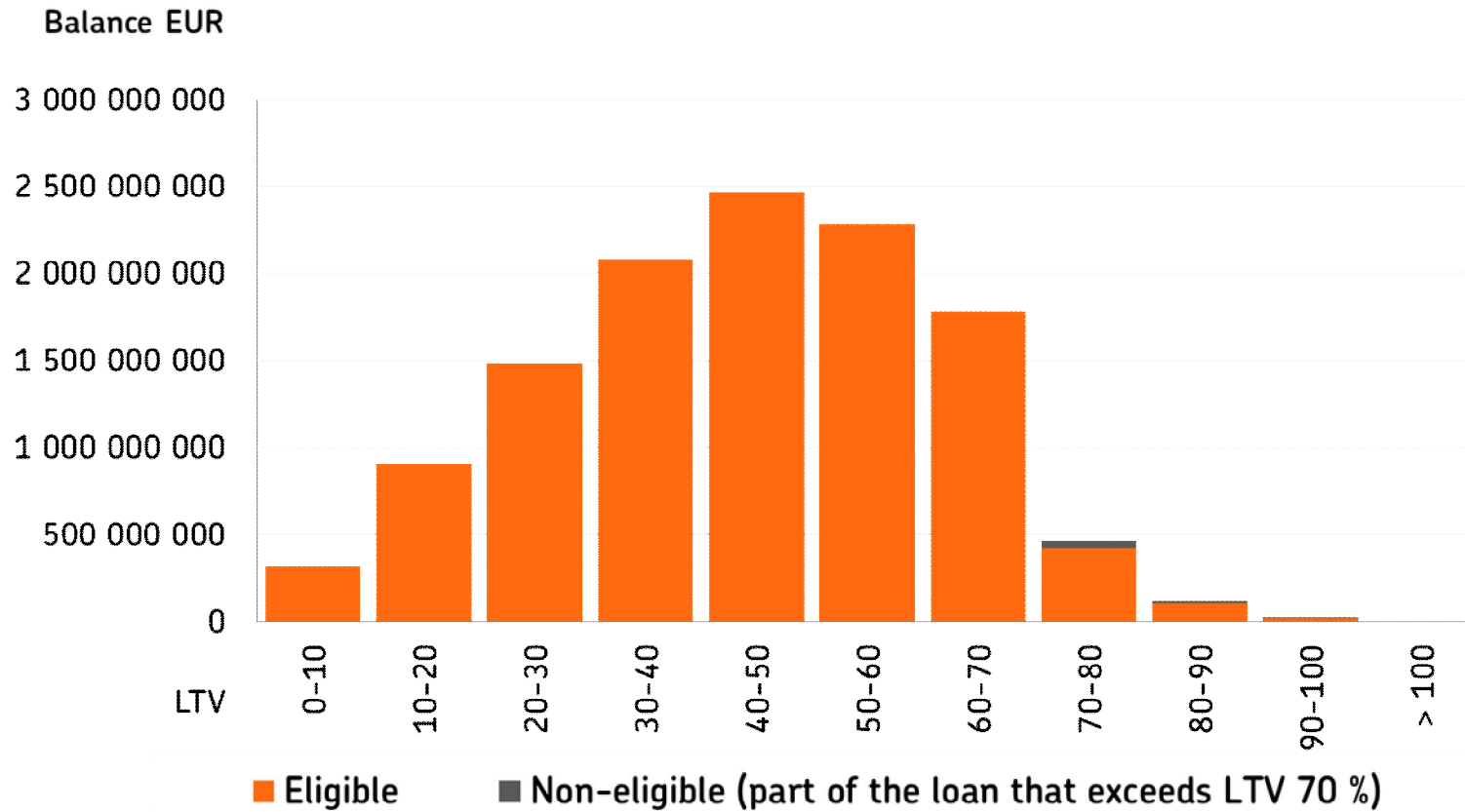
OPMB Cover Asset Pool Characteristics

Loans by size



OPMB Cover Asset Pool Characteristics

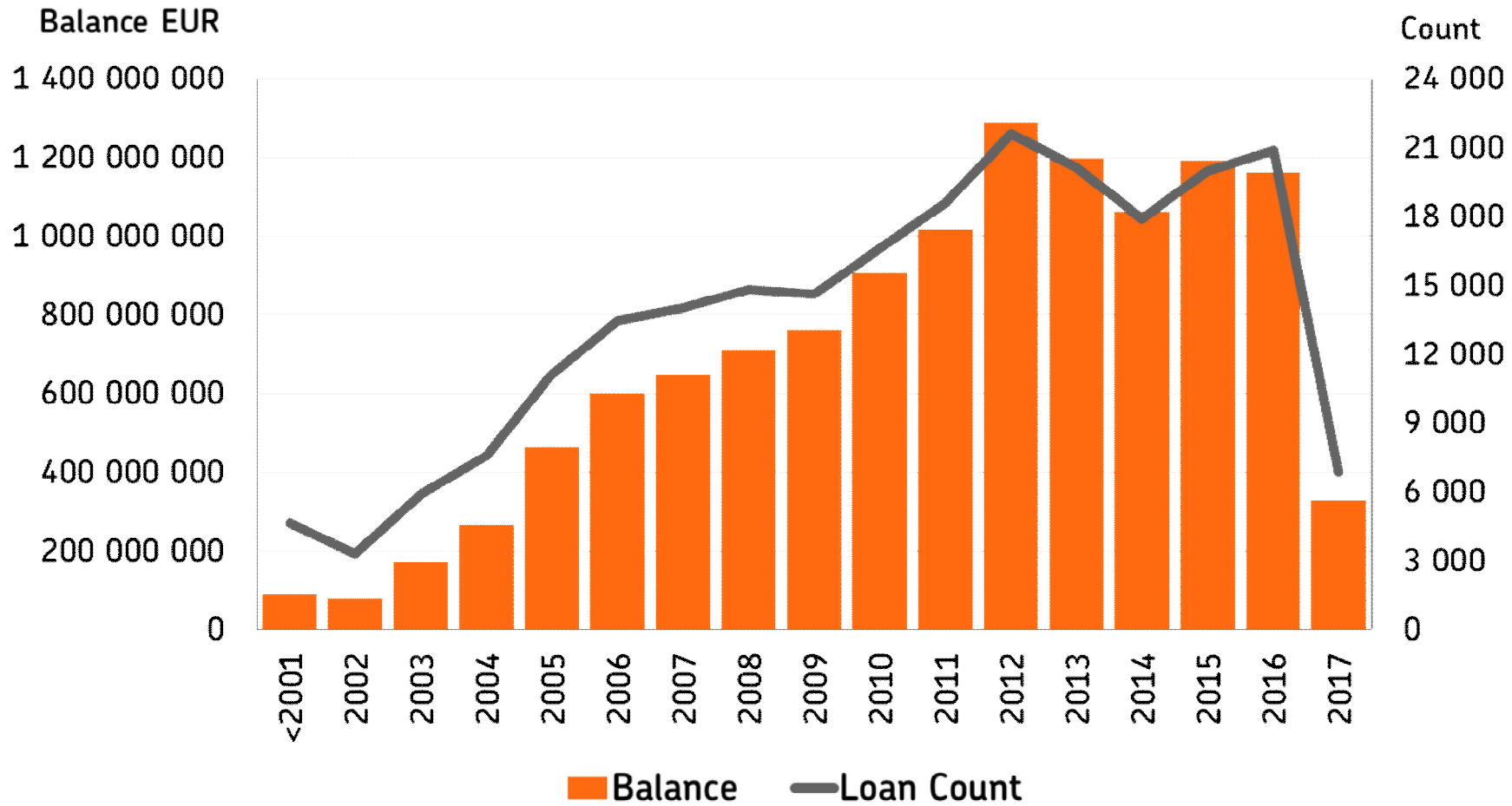
Loans by LTV



- Total assets
EUR 11.94 billion
- Eligible Cover Pool assets
EUR 11.89 billion
- Weighted average indexed LTV of 44%
- Over-collateralisation (eligible assets only)
20.9 %

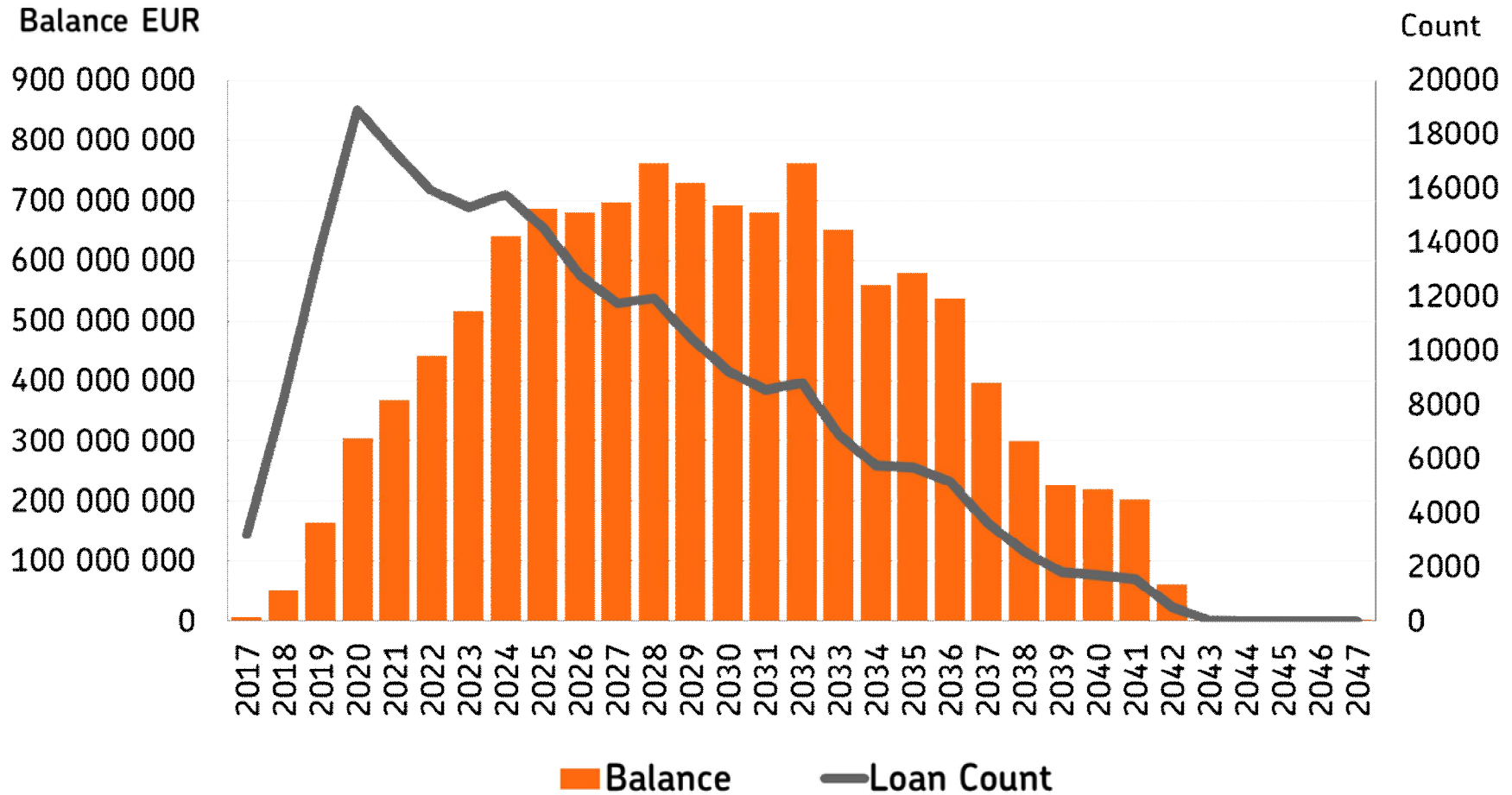
OPMB Cover Asset Pool Characteristics

Loans by origination year



OPMB Cover Asset Pool Characteristics

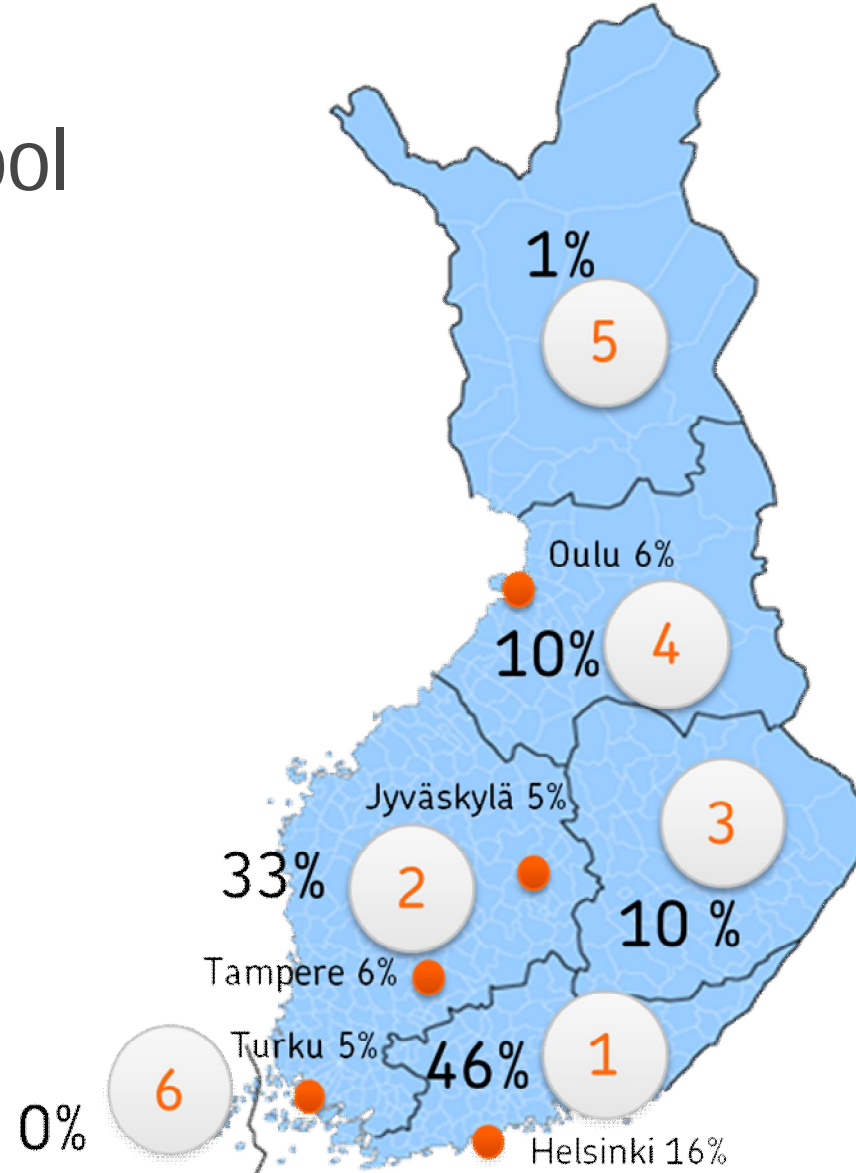
Loans by maturity



OPMB Cover Asset Pool Characteristics

Geographical distribution

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



OPMB Cover Asset Pool

A. Harmonised Transparency Template - General Information

Reporting in Domestic Currency		EUR			
CONTENT OF TAB A					
1. Basic Facts					
Field Number	1. Basic Facts				
G.1.1.1	Country	Finland			
G.1.1.2	Issuer Name	OP Mortgage Bank			
G.1.1.3	Link to Issuer's Website	http://www.euhina.fi/enhina/fininvestor-relations/dokt-investor/ta-mortgage-bank?id=334200&regel=2&kielikandien			
G.1.1.4	Cut-off date	30/06/2017			
2. Regulatory Summary					
G.2.1.1	UCITS Compliance (Y/N)	Y			
G.2.1.2	CRR Compliance (Y/N)	Y			
G.2.1.3	LCR status	http://www.suvelkandlabel.com/fininvestor/			
3. General Cover Pool / Covered Bond					
1. General Information		Nominal (mn)			
G.3.1.1	Total Cover Asset	11944.49			
G.3.1.2	Outstanding Covered Bond	9835.00			
2. Over-collateralisation (OC)		Legal / Regulatory	Actual	Minimum Committed	Purpose
G.3.2.1	OC (%)	2%	20.94	ND1	ND1
3. Cover Pool Composition		Nominal (mn)			
		% Cover Pool			
G.3.3.1	Mortgage	11940.74 99.97%			
G.3.3.2	Public Sector	0.00 0.00%			
G.3.3.3	Shipping	0.00 0.00%			
G.3.3.4	Substitute Asset	0.00 0.00%			
G.3.3.5	Other	3.75 0.03%			
G.3.3.6	Total	11,944.49 100%			
4. Cover Pool Amortisation Profile		Contractual	Expected Upon Prepayments	% Total Contractual	% Total Expected Upon
G.3.4.1	Weighted Average life (in years)	6.15 ND3			
Residual Life (mn)					
By buckets:					
G.3.4.2	0-1Y	1949.40 ND3 16.32%			
G.3.4.3	1-2Y	1197.74 ND3 10.03%			
G.3.4.4	2-3Y	1088.41 ND3 9.11%			
G.3.4.5	3-4Y	981.43 ND3 8.22%			
G.3.4.6	4-5Y	872.39 ND3 7.30%			
G.3.4.7	5-10Y	3185.93 ND3 26.67%			
G.3.4.8	10+Y	2669.20 ND3 22.35%			
G.3.4.9	Total	11,944.49 0 100%			

Source: OP Mortgage Bank Cover Asset Pool, ECBC Harmonised Transparency Template (HTT) as of 30 June 2017

OPMB Cover Asset Pool

5. Maturity of Covered Bonds		Initial Maturity	Extended Maturity	% Total Initial Maturity	% Total Extended Maturity
G.3.5.1	Weighted Average life (in years)	4.93	5.92		
	Maturity (mn)				
	By buckets:				
G.3.5.2					
G.3.5.3	0 - 1Y	1,200.00	100.00	12.20%	1.02%
G.3.5.4	1 - 2Y	1,000.00	1,100.00	10.17%	11.18%
G.3.5.5	2 - 3Y	1,270.00	1,000.00	12.91%	10.17%
G.3.5.6	3 - 4Y	1,000.00	1,270.00	10.17%	12.91%
G.3.5.7	4 - 5Y	1,000.00	1,000.00	10.17%	10.17%
G.3.5.8	5 - 10Y	4,365.00	4,365.00	44.38%	44.38%
G.3.5.9	10+Y	0.00	1,000.00	0.00%	10.17%
G.3.5.10	Total	9,835.00	9,835.00	100%	100%
6. Covered Assets - Currency		Nominal [before hedging] (mn)	Nominal [after hedging] (mn)	% Total [before]	% Total [after]
G.3.6.1	EUR	11944.49	0.00	100.00%	
G.3.6.2	USD	0.00	0.00	0.00%	
G.3.6.3	GBP	0.00	0.00	0.00%	
G.3.6.4	NOK	0.00	0.00	0.00%	
G.3.6.5	CHF	0.00	0.00	0.00%	
G.3.6.6	AUD	0.00	0.00	0.00%	
G.3.6.7	CAD	0.00	0.00	0.00%	
G.3.6.8	BRL	0.00	0.00	0.00%	
G.3.6.9	CZK	0.00	0.00	0.00%	
G.3.6.10	DKK	0.00	0.00	0.00%	
G.3.6.11	HKD	0.00	0.00	0.00%	
G.3.6.12	KRW	0.00	0.00	0.00%	
G.3.6.13	SEK	0.00	0.00	0.00%	
G.3.6.14	SGD	0.00	0.00	0.00%	
G.3.6.15	Other	0.00	0.00	0.00%	
G.3.6.16	Total	11944.49	0.00	100%	0%
7. Covered Bonds - Currency		Nominal [before hedging] (mn)	Nominal [after hedging] (mn)	% Total [before]	% Total [after]
G.3.7.1	EUR	9835.00	9835.00	100.00%	100.00%
G.3.7.2	USD	0.00	0.00	0.00%	0.00%
G.3.7.3	GBP	0.00	0.00	0.00%	0.00%
G.3.7.4	NOK	0.00	0.00	0.00%	0.00%
G.3.7.5	CHF	0.00	0.00	0.00%	0.00%
G.3.7.6	AUD	0.00	0.00	0.00%	0.00%
G.3.7.7	CAD	0.00	0.00	0.00%	0.00%
G.3.7.8	BRL	0.00	0.00	0.00%	0.00%
G.3.7.9	CZK	0.00	0.00	0.00%	0.00%
G.3.7.10	DKK	0.00	0.00	0.00%	0.00%
G.3.7.11	HKD	0.00	0.00	0.00%	0.00%
G.3.7.12	KRW	0.00	0.00	0.00%	0.00%
G.3.7.13	SEK	0.00	0.00	0.00%	0.00%
G.3.7.14	SGD	0.00	0.00	0.00%	0.00%
G.3.7.15	Other	0.00	0.00	0.00%	0.00%
G.3.7.16	Total	9835.00	9835.00	100%	100%
8. Covered Bonds - Breakdown by interest rate		Nominal [before hedging] (mn)	Nominal [after hedging] (mn)	% Total [before]	% Total [after]
G.3.8.1	Fixed coupon	9635.00	9635.00	98%	98%
G.3.8.2	Floating coupon	200.00	200.00	2%	2%
G.3.8.3	Other	0.00	0.00	0%	0%
G.3.8.4	Total	9835.00	9835.00	100%	100%

Source: OP Mortgage Bank Cover Asset Pool, ECBC Harmonised Transparency Template (HTT) as of 30 June 2017

OPMB Cover Asset Pool

9. Substitute Assets - Type		Nominal (mn)		% Substitute Assets	
G.3.9.1	Cash	0.00			
G.3.9.2	Exposure to/ guaranteed by Supranational, Sovereign, Agency (SSA)	0.00			
G.3.9.3	Exposure to central bank	0.00			
G.3.9.4	Exposure to credit institutions	0.00			
G.3.9.5	Other	0.00			
G.3.9.6	Total	0.00		0%	
10. Substitute Assets - Country		Nominal (mn)		% Substitute Assets	
G.3.10.1	Dominic (Country of issuer)	0.00			
G.3.10.2	Eurozone	0.00			
G.3.10.3	Rest of European Union (EU)	0.00			
G.3.10.4	European Economic Area (not member of EU)	0.00			
G.3.10.5	Switzerland	0.00			
G.3.10.6	Australia	0.00			
G.3.10.7	Brazil	0.00			
G.3.10.8	Canada	0.00			
G.3.10.9	Japan	0.00			
G.3.10.10	Korea	0.00			
G.3.10.11	New Zealand	0.00			
G.3.10.12	Singapore	0.00			
G.3.10.13	US	0.00			
G.3.10.14	Other	0.00			
G.3.10.15	Total EU	0.00			
G.3.10.16	Total	0.00		0%	
11. Liquid Assets		Nominal (mn)		% Cover Pool	% Covered Bonds
G.3.11.1	Substitute and other marketable assets	11944.49		100.00%	100.00%
G.3.11.2	Central bank eligible assets	0.00		0.00%	0.00%
G.3.11.3	Other	0.00		0.00%	0.00%
G.3.11.4	Total	11944.49		100%	100%
12. Bond list					
G.3.12.1	Bond list	https://www.coveredbonds.com/issuer/6/			
13. Derivatives & Swap		intra-group			
G.3.13.1	Derivatives in the register / cover pool [national] (mn)	\$171.77			
G.3.13.2	Type of interest rate swap (intra-group, external or both)	intra-group			
G.3.13.3	Type of currency rate swap (intra-group, external or both)	NDZ			

OPMB Cover Asset Pool

4. References to Capital Requirements Regulation (CRR) 129(7)		Row	Row
<p><i>The issuer believes that, at the time of the issuance and based on the information made publicly available by the issuer, these secured loans would satisfy the eligibility criteria for Article 129(7) of the Capital Requirements Regulation (EU) 575/2013. It should be noted, however, that whether or not references to the name of secured loans are eligible for professional treatment under Regulation (EU) 575/2013 is ultimately a matter to be determined by a relevant investor institution and the relevant supervising authority and the issuer does not accept any responsibility in this regard.</i></p>			
G.4.1.1	(i) Value of the cover pool/overfunding covered bonds:	28	
G.4.1.2	(i) Value of covered bonds:	29	
G.4.1.3	(ii) Geographic distribution:	43 for Mortgage Assets	
G.4.1.4	(iii) Type of cover assets:	52	
G.4.1.5	(iii) Leases:	155 for Residential Mortgage Assets	240 for Commercial Mortgage Assets
G.4.1.6	(iii) Interest rate risk - cover pool:	119 for Mortgage Assets	228
G.4.1.7	(iii) Currency risk - cover pool:	111	
G.4.1.8	(iii) Interest rate risk - covered bonds:	163	
G.4.1.9	(iii) Currency risk - covered bonds:	127	
G.4.1.10	(Please refer to "Tab D. HTT Harmonized Glossary" for hedging strategy)	17 for Harmonized Glossary	
G.4.1.11	(iii) Maturity structure of cover assets:	65	
G.4.1.12	(iii) Maturity structure of covered bonds:	88	
G.4.1.13	(iv) Percentage of loans more than ninety days past due:	149 for Mortgage Assets	
5. References to Capital Requirements Regulation (CRR) 129(1)			
G.5.1.1	Exposure to credit institutions - credit quality up 1 & 2	ND3	
6. Other relevant information			

B1. Harmonised Transparency Template - Mortgage Assets

Reporting in Domestic Currency		EUR	
<p>CONTENT OF TAB B1</p> <p>7. Mortgage Assets</p> <p>7.A Residential Cover Pool</p> <p>7.B Commercial Cover Pool</p>			
Field Number	7. Mortgage Assets		
1. Property Type Information		Nominal (mn)	% Total Mortgages
M.7.1.1	Residential	11940.74	100.00%
M.7.1.2	Commercial	0.00	0.00%
M.7.1.3	Other	0.00	0.00%
M.7.1.4	Total	11940.74	100.00%
2. General Information		Residential Loans	Commercial Loans
M.7.2.1	Number of mortgage loans	232050	0
3. Concentration Risks		% Residential Loans	% Commercial Loans
M.7.3.1	10 largest exposures	0.08	0.00
			% Total Mortgages
			0.08

Source: OP Mortgage Bank Cover Asset Pool, ECBC Harmonised Transparency Template (HTT) as of 30 June 2017

OPMB Cover Asset Pool

4. Breakdown by Geography		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.4.1	European Union	100.00	0.00	100.00
M.7.4.2	Austria			
M.7.4.3	Belgium			
M.7.4.4	Bulgaria			
M.7.4.5	Croatia			
M.7.4.6	Cyprus			
M.7.4.7	Czech Republic			
M.7.4.8	Denmark			
M.7.4.9	Estonia			
M.7.4.10	Finland	100.00		100.00
M.7.4.11	France			
M.7.4.12	Germany			
M.7.4.13	Greece			
M.7.4.14	Netherlands			
M.7.4.15	Hungary			
M.7.4.16	Ireland			
M.7.4.17	Italy			
M.7.4.18	Latvia			
M.7.4.19	Lithuania			
M.7.4.20	Luxembourg			
M.7.4.21	Malta			
M.7.4.22	Poland			
M.7.4.23	Portugal			
M.7.4.24	Romania			
M.7.4.25	Slovakia			
M.7.4.26	Slovenia			
M.7.4.27	Spain			
M.7.4.28	Sweden			
M.7.4.29	United Kingdom			
M.7.4.30	European Economic Area (not member of EU)	0.00	0.00	0.00
M.7.4.31	Iceland			
M.7.4.32	Liechtenstein			
M.7.4.33	Norway			
M.7.4.34	Other	0.00	0.00	0.00
M.7.4.35	Switzerland			
M.7.4.36	Australia			
M.7.4.37	Brazil			
M.7.4.38	Canada			
M.7.4.39	Japan			
M.7.4.40	Korea			
M.7.4.41	New Zealand			
M.7.4.42	Singapore			
M.7.4.43	US			
M.7.4.44	Other			

OPMB Cover Asset Pool

5. Breakdown by domestic regions		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.5.1	Aland Islands	0.28		0.28
M.7.5.2	Central Finland	5.35		5.35
M.7.5.3	Central Ostrobothnia	1.24		1.24
M.7.5.4	Etela-Savo	2.17		2.17
M.7.5.5	Ita-Uusimaa	2.47		2.47
M.7.5.6	Kainuu	0.73		0.73
M.7.5.7	Kanta-Hame	4.59		4.59
M.7.5.8	Kymenlaakso	2.62		2.62
M.7.5.9	Lapland	1.47		1.47
M.7.5.10	North Karelia	2.80		2.80
M.7.5.11	North Ostrobothnia	8.87		8.87
M.7.5.12	Ostrobothnia	2.22		2.22
M.7.5.13	Paijat-Hame	3.57		3.57
M.7.5.14	Pirkanmaa	8.88		8.88
M.7.5.15	Pohjois-Savo	4.71		4.71
M.7.5.16	Satakunta	4.08		4.08
M.7.5.17	South Karelia	2.50		2.50
M.7.5.18	South Ostrobothnia	1.99		1.99
M.7.5.19	Uusimaa	28.37		28.37
M.7.5.20	Varsinais-Suomi	11.09		11.09
6. Breakdown by Interest Rate		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.6.1	Fixed rate	1.79		1.79
M.7.6.2	Floating rate	98.21		98.21
M.7.6.3	Other			
7. Breakdown by Repayment Type		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.7.1	Bullet / interest only	0.00		0.00
M.7.7.2	Amortising	100.00		100.00
M.7.7.3	Other			
8. Loan Seasoning		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.8.1	Up to 12 months	8.34		8.34
M.7.8.2	≥ 12 - ≤ 24 months	10.37		10.37
M.7.8.3	≥ 24 - ≤ 36 months	9.33		9.33
M.7.8.4	≥ 36 - ≤ 60 months	20.10		20.10
M.7.8.5	≥ 60 months	51.86		51.86
9. Non-Performing Loans (NPLs)		% Residential Loans	% Commercial Loans	% Total Mortgages
M.7.9.1	% NPLs	0.00		0.00

OPMB Cover Asset Pool

7.A Residential Cover Pool						
10. Loan Size Information		Nominal	Number of Loans	% Residential Loans	% No. of Loans	
M.7A.10.1	Average loan size (000s)	51.46				
	By bucket (mn):					
M.7A.10.2	0 - 0,025000	1115.96	89296.00	9.35%	38.48%	
M.7A.10.3	0,025001 - 0,050000	1989.10	54494.00	16.66%	23.48%	
M.7A.10.4	0,050001 - 0,100000	3970.86	55731.00	33.25%	24.02%	
M.7A.10.5	0,100001 - 0,150000	2555.73	21143.00	21.40%	9.11%	
M.7A.10.6	0,150001 - 0,200000	1241.89	7259.00	10.40%	3.13%	
M.7A.10.7	0,200001 - 0,250000	559.23	2534.00	4.68%	1.09%	
M.7A.10.8	0,250001 - 0,300000	241.57	894.00	2.02%	0.39%	
M.7A.10.9	0,300001 -	266.41	699.00	2.23%	0.30%	
M.7A.10.26	Total	11940.74	232050.00	100.00%	100.00%	
11. Loan to Value (LTV) Information - UNDEEDED		Nominal	Number of Loans	% Residential Loans	% No. of Loans	
M.7A.11.1	Weighted Average LTV (%)	49.80				
	By LTV bucket (mn):					
M.7A.11.2	>0 - <=40%	9390.91	232050.00	78.65%	45.20%	
M.7A.11.3	>40 - <=50%	1199.30	110912.00	10.04%	21.60%	
M.7A.11.4	>50 - <=60%	789.35	81872.00	6.61%	15.95%	
M.7A.11.5	>60 - <=70%	452.91	58719.00	3.79%	11.44%	
M.7A.11.6	>70 - <=80%	96.31	25977.00	0.81%	5.06%	
M.7A.11.7	>80 - <=90%	10.39	3345.00	0.09%	0.65%	
M.7A.11.8	>90 - <=100%	1.45	493.00	0.01%	0.10%	
M.7A.11.9	>100%	0.12	65.00	0.00%	0.01%	
M.7A.11.10	Total	11940.74	513433.00	100.00%	100.00%	
12. Loan to Value (LTV) Information - IMDEED		Nominal	Number of Loans	% Residential Loans	% No. of Loans	
M.7A.12.1	Weighted Average LTV (%)	44.04				
	By LTV bucket (mn):					
M.7A.12.2	>0 - <=40%	10092.28	232050.00	84.52%	58.67%	
M.7A.12.3	>40 - <=50%	1041.09	83352.00	8.72%	21.07%	
M.7A.12.4	>50 - <=60%	555.51	49230.00	4.65%	12.45%	
M.7A.12.5	>60 - <=70%	202.29	23210.00	1.69%	5.87%	
M.7A.12.6	>70 - <=80%	42.00	5986.00	0.35%	1.51%	
M.7A.12.7	>80 - <=90%	6.77	1444.00	0.06%	0.37%	
M.7A.12.8	>90 - <=100%	0.80	243.00	0.01%	0.06%	
M.7A.12.9	>100%	0.00	0.00	0.00%	0.00%	
M.7A.12.10	Total	11940.74	395515.00	100.00%	100.00%	
13. Breakdown by type		% Residential Loans				
M.7A.13.1	Owner occupied	96.53				
M.7A.13.2	Second home/Holiday home	1.20				
M.7A.13.3	Buy-to-let/Non-owner occupied	0.53				
M.7A.13.4	Agricultural	1.73				
M.7A.13.5	Other					
14. Loan by Ranking		% Residential Loans				
M.7A.14.1	1st lien / 1st priority	100.00				
M.7A.14.2	Guaranteed	0.00				
M.7A.14.3	Other	0.00				

Source: OP Mortgage Bank Cover Asset Pool, ECBC Harmonised Transparency Template (HTT) as of 30 June 2017

OPMB Cover Asset Pool

7B Commercial Cover Pool					
15. Loan Size Information					
		Nominal	Number of Loans	% Commercial Loans	% No. of Loans
M.7B.15.1	Average loan size (000s)				
	By bucket (mn):				
M.7B.15.2	0 - 0,100000	0.00	0.00		
M.7B.15.3	0,100001 - 0,200000	0.00	0.00		
M.7B.15.4	0,200001 - 0,300000	0.00	0.00		
M.7B.15.5	0,300001 - 0,400000	0.00	0.00		
M.7B.15.6	0,400001 - 0,500000	0.00	0.00		
M.7B.15.7	0,500001 - 0,600000	0.00	0.00		
M.7B.15.8	0,600001 - 0,700000	0.00	0.00		
M.7B.15.9	0,700001 - 0,800000	0.00	0.00		
M.7B.15.10	0,800001 - 0,900000	0.00	0.00		
M.7B.15.11	0,900001 - 1,000000	0.00	0.00		
M.7B.15.12	1,000001 -	0.00	0.00		
M.7B.15.26	Total	0.00	0.00	0.00%	0.00%
16. Loan to Value (LTV) Information - UNDESERVED					
		Nominal	Number of Loans	% Commercial Loans	% No. of Loans
M.7B.16.1	Weighted Average LTV (%)				
	By LTV bucket (mn):				
M.7B.16.2	>0 - <=40%	0.00	0.00		
M.7B.16.3	>40 - <=50%	0.00	0.00		
M.7B.16.4	>50 - <=60%	0.00	0.00		
M.7B.16.5	>60 - <=70%	0.00	0.00		
M.7B.16.6	>70 - <=80%	0.00	0.00		
M.7B.16.7	>80 - <=90%	0.00	0.00		
M.7B.16.8	>90 - <=100%	0.00	0.00		
M.7B.16.9	>100%	0.00	0.00		
M.7B.16.10	Total	0.00	0.00	0.00%	0.00%
17. Loan to Value (LTV) Information - INSURED					
		Nominal	Number of Loans	% Commercial Loans	% No. of Loans
M.7B.17.1	Weighted Average LTV (%)				
	By LTV bucket (mn):				
M.7B.17.2	>0 - <=40%	0.00	0.00		
M.7B.17.3	>40 - <=50%	0.00	0.00		
M.7B.17.4	>50 - <=60%	0.00	0.00		
M.7B.17.5	>60 - <=70%	0.00	0.00		
M.7B.17.6	>70 - <=80%	0.00	0.00		
M.7B.17.7	>80 - <=90%	0.00	0.00		
M.7B.17.8	>90 - <=100%	0.00	0.00		
M.7B.17.9	>100%	0.00	0.00		
M.7B.17.10	Total	0.00	0.00	0.00%	0.00%
18. Breakdown by Type					
		% Commercial Loans			
M.7B.18.1	Retail				
M.7B.18.2	Office				
M.7B.18.3	Hotel/Tourism				
M.7B.18.4	Shopping mall				
M.7B.18.5	Industry				
M.7B.18.6	Agriculture				
M.7B.18.7	Other commercially used				
M.7B.18.8	Land				
M.7B.18.9	Property developers / Building under construction				
M.7B.18.10	Other				