## Debt Investor Presentation Q4/2012 and FY/2012



OP-Pohjola Group and issuing entities Pohjola Bank plc and OP Mortgage Bank

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## OP-Pohjola Group in Brief

### Issuing entities Pohjola Bank plc and OP Mortgage Bank

- Leading financial services provider in Finland
- Pohjola Bank plc is rated Aa3 by Moody's and AA- by S&P. OP Mortgage Bank's covered bonds are rated Aaa by Moody's and AAA by S&P.
- Strong capital position and deposit funding base
- Liquidity buffer and other items included in OP-Pohjola Group's Contingency Funding Plan to cover 24 months of maturing wholesale funding
- Finnish risk exposure



Interim Reports of OP-Pohjola Group, Pohjola Bank plc and OP Mortgage Bank online

#### **OP-Pohjola Group**

 $\underline{https://www.op.fi/op/op-pohjola-group/media/material-service/op-pohjola-group-publications?id=86002\&kielikoodi=en}$ 

Pohjola Bank plc

https://www.pohjola.fi/pohjola/media/material-service?id=342000&kielikoodi=en OP Mortgage Bank

https://www.op.fi/op/op-pohjola-group/media/material-service/subsidiaries'-publications?id=86004&kielikoodi=en



## Finnish Economy



## Forecasts for the Finnish Economy

### Published in January 2013

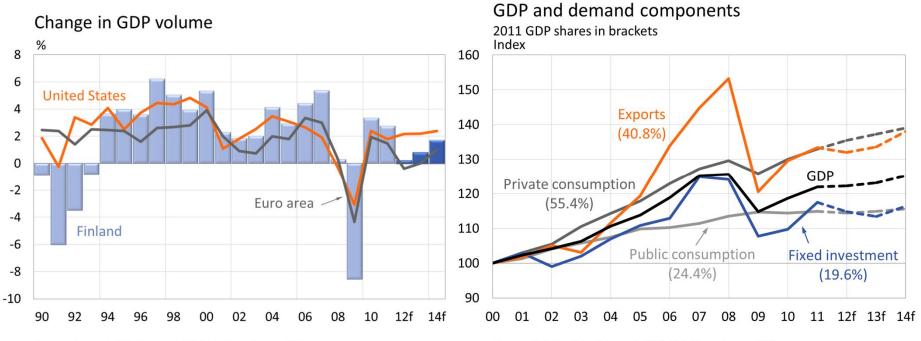
|                     | 2011<br>EUR bn | 2011<br>Volume, % change | 2012f<br>e on previous ye | 2013f<br>ar | 2014f |
|---------------------|----------------|--------------------------|---------------------------|-------------|-------|
| GDP                 | 189.5          | 2.8                      | 0.2                       | 0.8         | 1.7   |
| Imports             | 78.6           | 6.1                      | -0.8                      | 8.0         | 2.5   |
| Exports             | 77.3           | 2.9                      | -1.0                      | 1.2         | 3.3   |
| Consumption         | 151.2          | 1.7                      | 1.2                       | 1.0         | 1.1   |
| Private consumption | 105.0          | 2.3                      | 1.9                       | 1.3         | 1.3   |
| Public consumption  | 46.2           | 0.4                      | -0.4                      | 0.4         | 0.6   |
| Fixed investment    | 37.2           | 7.1                      | -2.3                      | -1.2        | 2.6   |

### Other key indicators

|                                      | 2011 | 2012f | 2013f | 2014f |
|--------------------------------------|------|-------|-------|-------|
| Consumer price index, % change y/y   | 3.4  | 2.8   | 2.2   | 1.3   |
| Unemployment rate, %                 | 7.8  | 7.7   | 8.1   | 8.0   |
| Current account balance, % of GDP    | -1.6 | -1.6  | -1.4  | -1.0  |
| General government debt, % of GDP    | 49.0 | 52.7  | 54.7  | 55.6  |
| General government deficit, % of GDP | -0.6 | -1.4  | -1.2  | -0.5  |

Sources: Statistics Finland and OP-Pohjola Group

## **GDP** and Demand Components



Sources: Reuters EcoWin, forecasts OP-Pohjola Group, January 2013

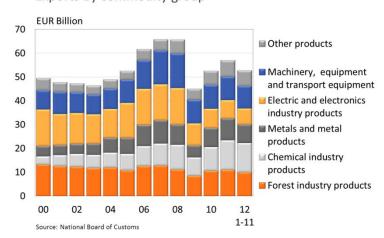
Sources: Statistics Finland, forecasts OP-Pohjola Group, January 2013





## Goods Exports by Product Group and by Country

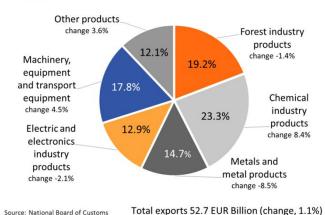
#### Exports by commodity group

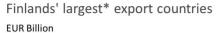


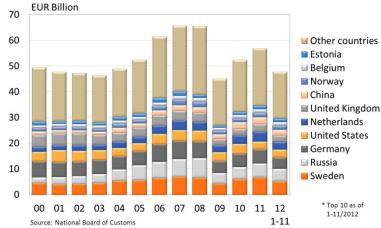
### Goods exports by product group

Share of total exports and annual change 1-11/2012

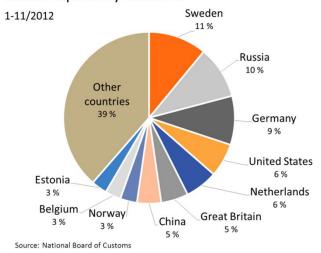
Source: National Board of Customs







#### Goods exports by countries



## Unemployment Rate\* in Finland and Euro Area

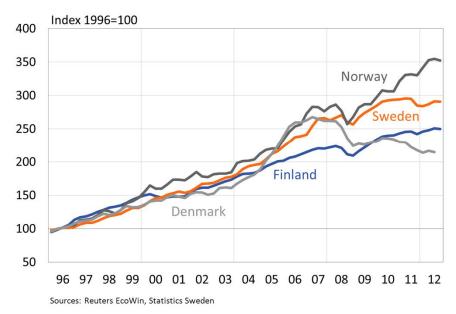


89 90 91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 f14 f

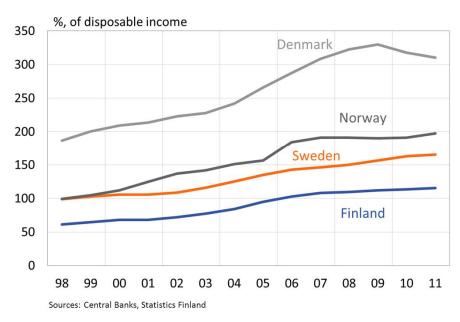
Sources: Statistics Finland, Eurostat, forecasts OP-Pohjola Group, January 2013

## Average House Prices and Households' Debt

#### Average house prices



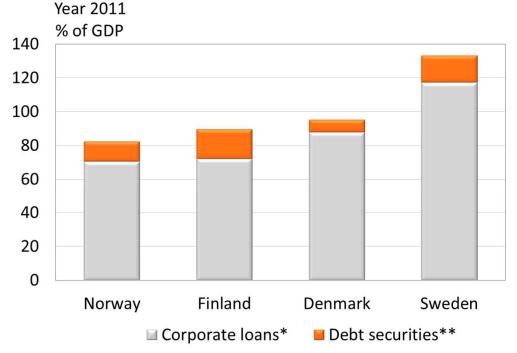
#### Households' debt ratio





## Corporate Debt to GDP and Financial Condition of the Finnish Corporate Sector

### Corporate debt



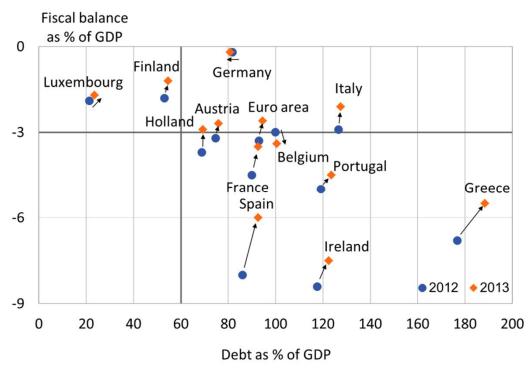
- \* Excl. loans between companies
- \*\* Commercial papers, corporate bonds and financial derivatives

Source: Eurostat, Consolidated Financial Accounts

- Top 650 companies account for 45% of the turnover in the Finnish corporate sector
- Average equity ratio of the 500 largest Finnish companies was 41.2% in 2011
- Average net profit ratio of the 500 largest Finnish companies was 3.5% in 2011

## Fiscal Balance and Sovereign Ratings for Euro Area

### Fiscal balance, forecasts for 2012 and 2013



Source: European Commission, November 2012

29 January 2013

| Moody's rating | S&P rating  |
|----------------|---|
| Aaa            | AAA   |
| Aaa*           | AAA   |
| Aaa*           | AAA   |
| Aaa*           | AAA*  |
| Aaa*           | AA+   |
| Aa1*           | AA+*  |
| Aa3*           | AA*   |
| A1             | AA-   |
| A2*            | Α   |
| A3*            | BBB+  |
| Baa2*          | A*  |
| Baa2*          | BBB+*   |
| Baa3*          | BBB-*   |
| Ba1*           | BBB+*   |
| Ba3*           | BB*   |
| Caa3*          | CCC+*   |
| C (No outlook) | B-  |
|                | Aaa* Aaa* Aaa* Aaa* Aaa* Aa1* Aa3* A1 A2* A3* Baa2* Baa2* Baa3* Ba1* Ba3* Caa3* |

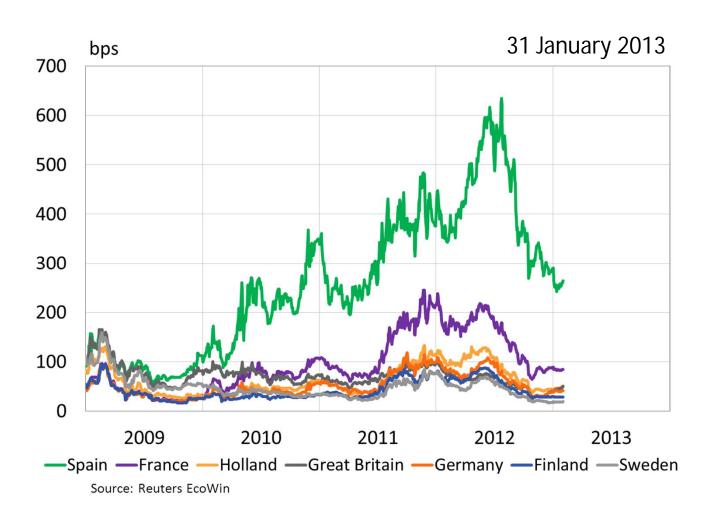
<sup>\*</sup> Negative outlook

Sources: moodys.com and standardandpoors.com





## 5-year CDS 2009–13 by Country



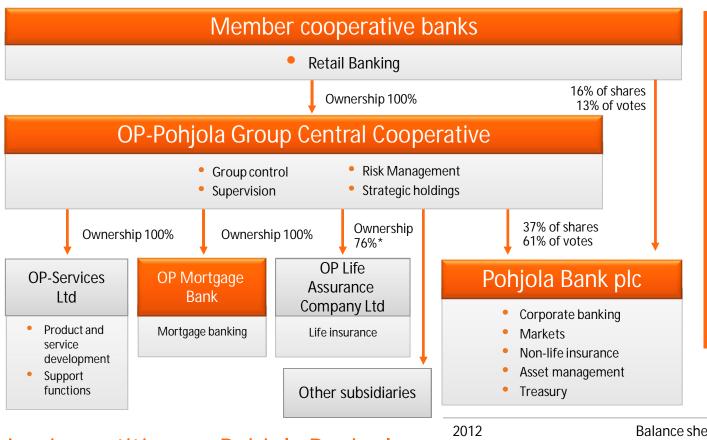




## OP-Pohjola Group



### Ownership Structure and the Roles of Group Entities



OP-Pohjola Group Central Cooperative and the member banks are liable for each other's debts and commitments. Insurance companies do not fall within the scope of joint liability.

OP-Pohjola Group is monitored on a consolidated basis by Finnish FSA.

Issuing entities are Pohjola Bank plc and OP Mortgage Bank.

\*OP Life Assurance Company Ltd is fully owned by OP-Pohjola Group entities

| 2012             | Balance sheet<br>total, € mn | Equity capital,<br>€ mn |
|------------------|------------------------------|-------------------------|
| OP-Pohjola Group | 99,769                       | 7,134                   |
| Pohjola Bank plc | 44,623                       | 2,769                   |



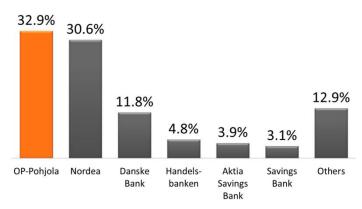
## Joint Liability

- Under the Act on the Amalgamation of Deposit Banks (*Laki talletuspankkien yhteenliittymästä 599/2010*), OP-Pohjola Group Central Cooperative and the member credit institutions are jointly liable for each others' debts
- If a creditor has not received payment from a member credit institution on a due debt, the creditor may demand payment from the Central Cooperative
- The member credit institutions must pay proportionate shares of the amount the Central Cooperative has paid, and upon insolvency of the Central Cooperative they have an unlimited liability to pay the debts of the Central Cooperative
- The Central Cooperative and the member credit institutions are under an obligation to take support actions to prevent a member credit institution's liquidation
- The member credit institutions include Pohjola Bank plc, Helsinki OP Bank plc, OP-Kotipankki Oyj, OP Mortgage Bank and the member cooperative banks
- Further information on the joint liability is available in the EMTN Base Prospectus.

### Market Leader in Finland

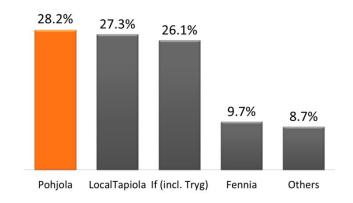
### Market shares



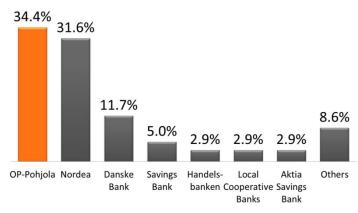


### Non-life Insurance 2011

Market share of premiums written under Finnish direct insurance

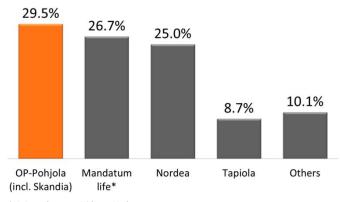


### Deposits 2011



### Life Insurance 2011

Market share of gross premiums written

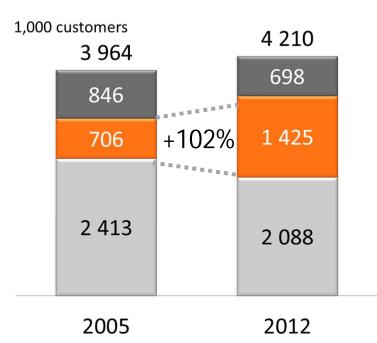


\* Mandatum Life + Kaleva

## **Huge Customer Potential**

Cross-selling between OP-Pohjola Group member cooperative banks and Pohjola Insurance works well

The number of customers shared by Banking and Non-life Insurance increased by 126,000 in 2012.

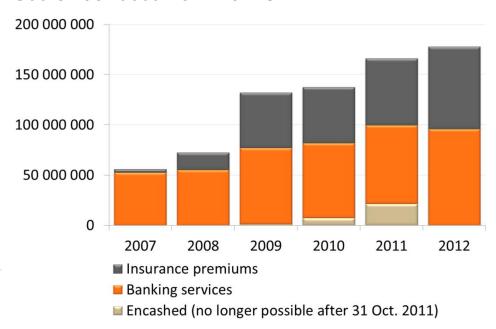


■ Non-life insurance customers

■ Banking and non-life insurance customers

■ Banking customers

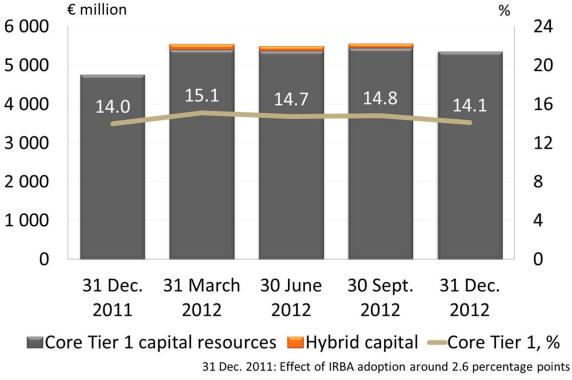
OP bonuses to customers reached a new high in 2012, €173 mn (2005: €42 mn)
Use of bonuses 2012: €178 mn



Insurance premiums paid using bonuses totalled €82 million in 2012. In 2012, OP bonuses were used to pay 1,629,000 insurance premiums, with 251,000 paid in full using bonuses only.

## Capital Resources and Core Tier 1 ratio

(incl. Basel II transitional rules)



OP-Pohjola Group's target for Core Tier 1 ratio is 15%

## Core Tier 1 Ratio Including Basel II Transitional Rules Compared with Nordic Peer Banks\*



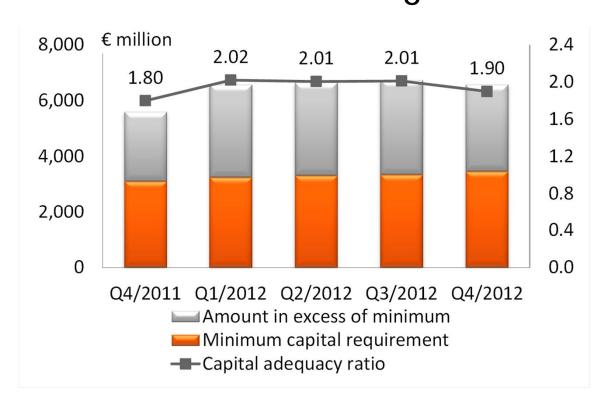
Sources: Banks' financial statement bulletins Q4/2012 and OP-Pohjola Group



<sup>\*</sup> Nordic peer banks: Danske Bank, DNB, Handelsbanken, Nordea, SEB and Swedbank

### OP-Pohjola Group

# Capital Adequacy under the Act on the Supervision of Financial and Insurance Conglomerates



Statutory minimum requirement is 1.0

IRBA (Internal Ratings-based Approach to credit risk in capital adequacy measurement) for retail and banking exposures adopted as of 31 December 2011.

## Credit Ratings

Rating target: AA rating affirmed by at least 2 credit rating agencies (or at least at the main competitors' level)

|                       | Moody's | S&P   | Fitch |
|-----------------------|---------|-------|-------|
| Handelsbanken         | Aa3     | AA-** | AA-   |
| Nordea                | Aa3     | AA-** | AA-   |
| Pohjola Bank plc      | Aa3     | AA-** | A+    |
| DNB                   | A1      | A+    | A+    |
| SEB                   | A1      | A+**  | A+    |
| Swedbank              | A2      | A+**  | A+    |
| Danske Bank           | Baa1    | A-*   | A**   |
| OP Mortgage Bank***   | Aaa     | AAA   | -     |
| Pohjola Insurance Ltd | А3      | AA-** | -     |
| lf                    | A2      | А     | -     |
| Finnish government    | Aaa     | AAA   | AAA   |

- S&P affirmed AA- rating and changed its outlook for Pohjola Bank plc from stable to negative during Q4/2012
- Fitch affirmed A+ rating and stable outlook for Pohjola Bank plc during Q3/2012
- Moody's affirmed Aa3 rating and stable outlook for Pohjola Bank plc during O2/2012

<sup>\*</sup> Rating outlook is positive

<sup>\*\*</sup> Rating outlook is negative

<sup>\*\*\*</sup> Covered bond rating Updated: 22 January 2013

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## Earnings Before Tax for 2012 €601 Million (525)

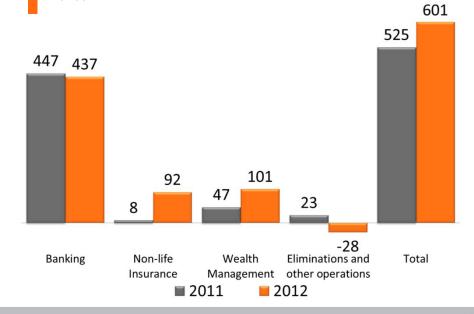
Earnings before tax by quarter, between 2008 and 2012, € mn

#### **■** Q2 **■** Q3 **■** Q4 **Q1**

## Earnings before tax by business segment, year-on-year 2012, € mn

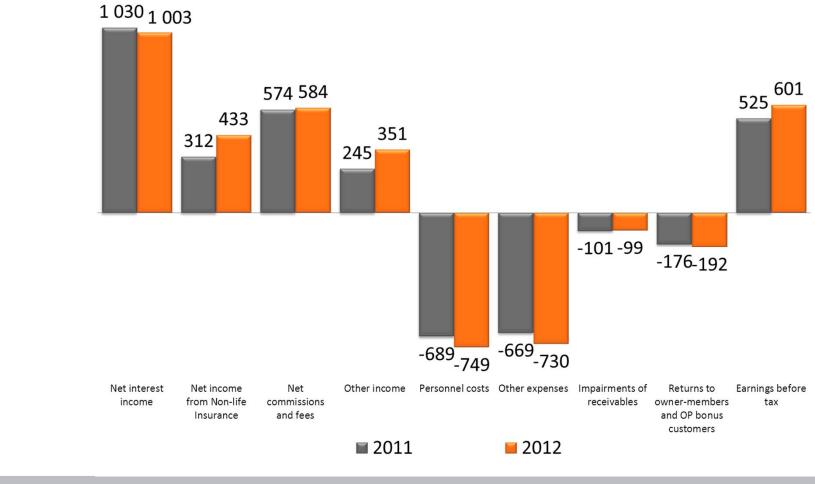
Unless the operating environment turns out to be considerably weaker than expected, OP-Pohjola Group's results are expected to be at about the same level as in 2012, or somewhat lower.

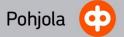
The full version of Outlook can be found in the Financial Statements Bulletin.



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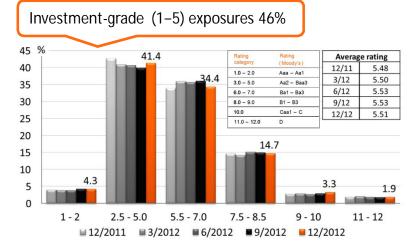
## Income Statement Items, Year-on-year 2012 vs. 2011, € mn





## **Asset Quality**

Exposures from the Non-financial Corporations and Housing Corporations Sector by credit rating category, %

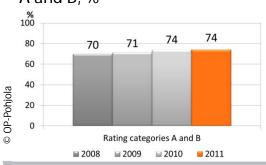


At year-end 2011, share of current impairments to doubtful receivables

45.2%

(42.9)

Private Customer exposures of credit rating categories
A and B, %



Largest single counterpartyrelated customer risk to Group's capital resources at year-end 2011

7.1% (6.5)

At year-end 2011, PD of exposures with a credit rating of A and B a maximum of

0.01% (0.01)

Ratio of non-performing and zero-interest receivables to loan and guarantee portfolio (%) and € mn



Ratio of impairment loss on receivables to loan and guarantee portfolio (%) and € mn



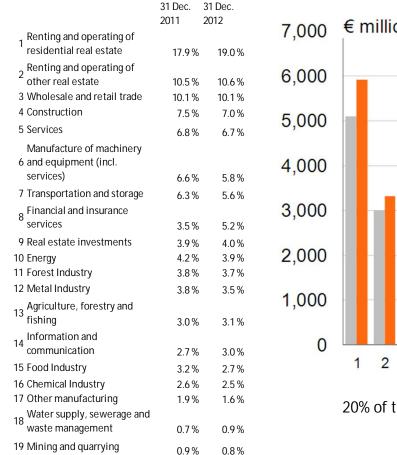


OP-Pohjola

20 Other industries

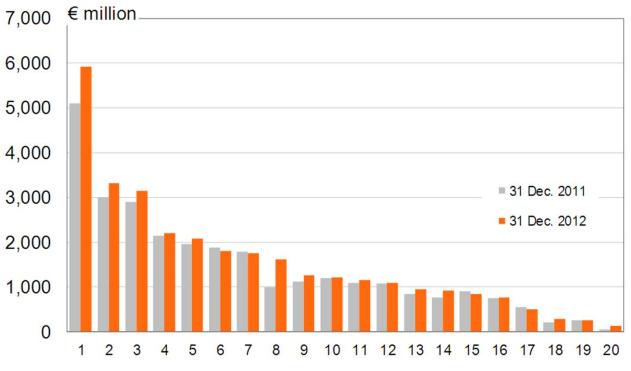
## Exposures from the Non-financial Corporations and Housing Corporations Sector by Industry

€31.2 billion as of 31 December 2012



0.2 %

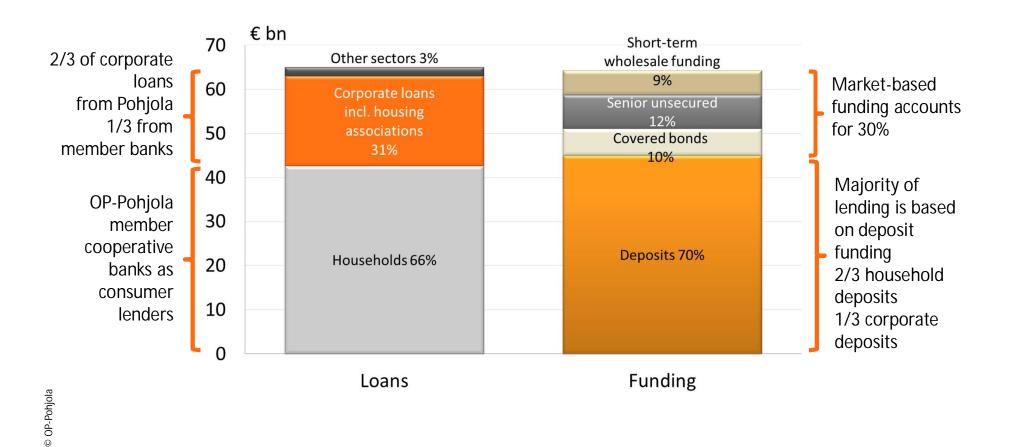
0.4 %



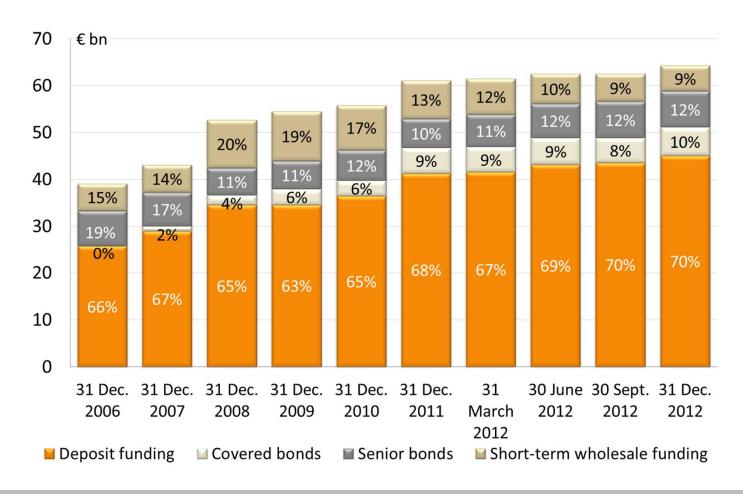
20% of the exposure in the renting and operating of residential real estate sector is guaranteed by government, cities or municipalities (12/2012)

## Loans and Funding Structure

### 31 December 2012



## Funding Structure Development 2006–12



## Pohjola Bank plc's and OP Mortgage Bank's Debt Programmes

### Pohjola Bank plc

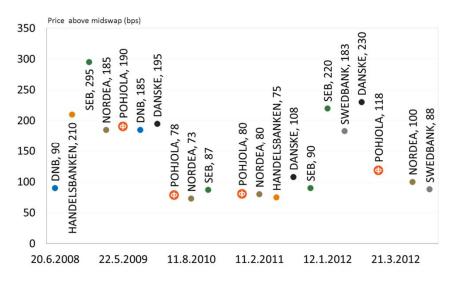
- Euro Medium Term Note (EMTN) programme of €15 billion for longterm debt
- Euro Commercial Paper (ECP) programme of €12 billion for short-term debt

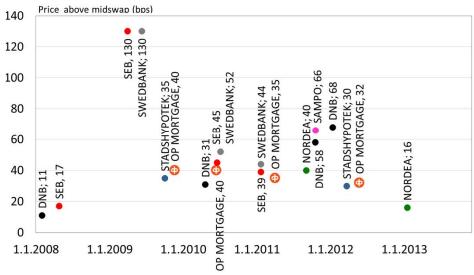
### OP Mortgage Bank

 Euro Medium Term Covered Note (EMTCN) programme of €10 billion for mortgage-backed covered notes

## Cost of Funding at the Same Favourable Level with Nordic Peers

Pohjola Bank plc's 5-year benchmark issuance compared to Nordic peers OP Mortgage Bank's 5-year benchmark issuance compared to Nordic peers





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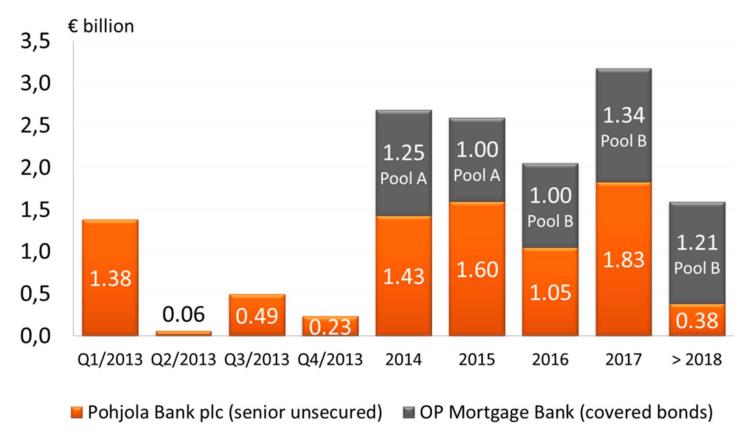
Source: Bloomberg, Pohjola Treasury

Source: Bloomberg, Pohjola Treasury



## Issued Senior Debt and Covered Bonds by Maturity

### 31 December 2012





## Issued Senior Debt and Covered Bonds in 2010–12

### Pohjola Bank plc Senior issues

| Year | Month     | Amount  | Maturity | Interest<br>rate   |
|------|-----------|---------|----------|--------------------|
| 2012 | March     | €750 mn | 5 yrs    | m/s+118bp          |
| 2011 | January   | €500 mn | 5 yrs    | m/s+80bp           |
| 2010 | September | €750 mn | 7 yrs    | m/s+88bp           |
| 2010 | March     | €750 mn | 5 yrs    | m/s+78bp           |
| 2010 | February  | €750 mn | 3 yrs    | 3mEuribor<br>+53bp |

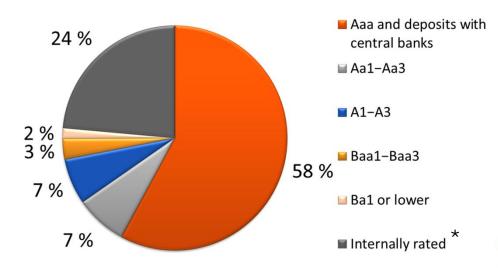
### OP Mortgage Bank Covered bond issues

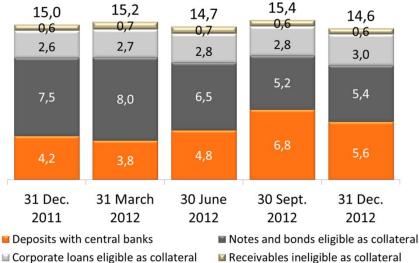
| Year | Month | Amount   | Maturity | Interest<br>rate |
|------|-------|----------|----------|------------------|
| 2012 | May   | €1.25 bn | 5 yrs    | m/s+32bp         |
| 2011 | July  | €1 bn    | 7 yrs    | m/s+48bp         |
| 2011 | April | €1 bn    | 5 yrs    | m/s+35bp         |
| 2010 | June  | €1 bn    | 5 yrs    | m/s+40bp         |

## Share of Notes and Bonds in the Liquidity Buffer Decreased in 2012

Liquidity buffer (€14.6 bn) by credit rating as of 31 December 2012

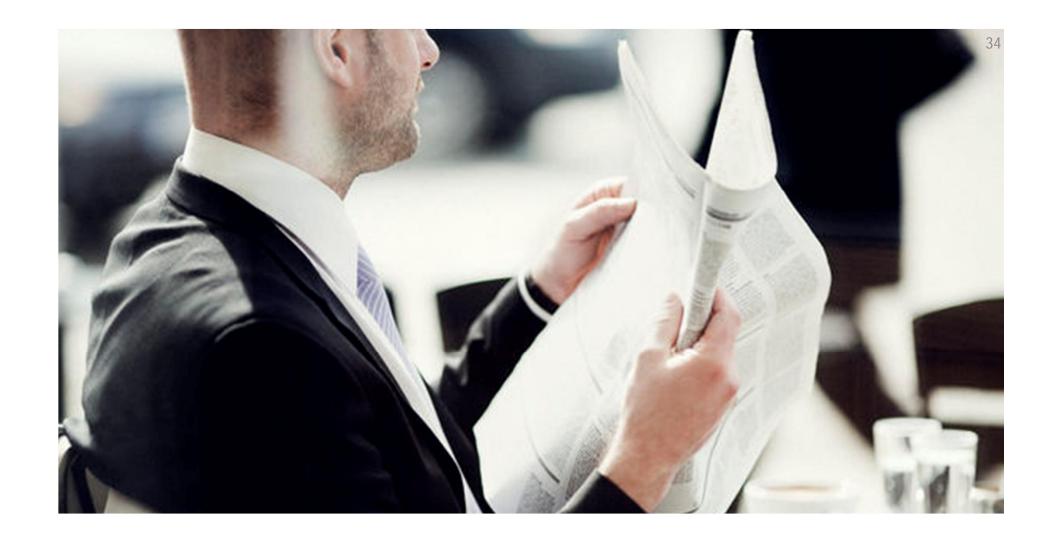
Liquidity buffer by product, € bn





\*) Internally rated: corporate loans (87%), the remainder consists of externally non-rated notes and bonds issued by public-sector entities and companies

The liquidity buffer plus other items based on OP-Pohjola Group Group's contingency funding plan can be used to cover wholesale funding for at least 24 months.



## OP Mortgage Bank



## Overview: Finnish Housing Market

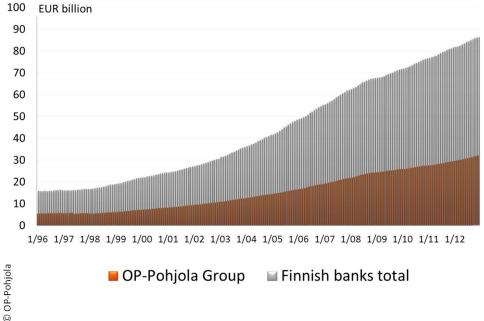
- Ownership ratio of households around 70%
- Average size of homes 79.8 m<sup>2</sup>
- Floor space per occupant 39.4 m²
- Typical maturity of new loans 20 years
- Variable interest rates: over 90% of all loans
- Average annual housing starts around 31,000
- Interest relief in taxation (max. €3,600 / household)
- Capital gains tax-exempt after 2 years

As of January 2013

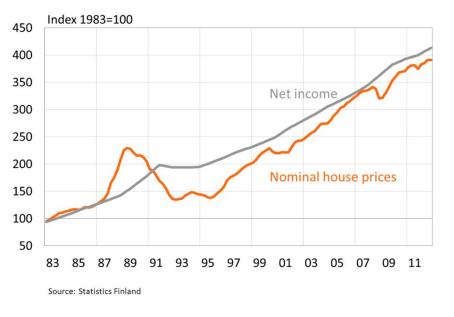
## Mortgage Market and House Price Growth

- The lending volume in the Finnish mortgage market has increased over the past few years, which has driven up nominal house prices.
- In real terms, house prices have risen more gently and as per the average net income the increase in house prices has been very stable over a long period of time.

#### Mortgage lending volume

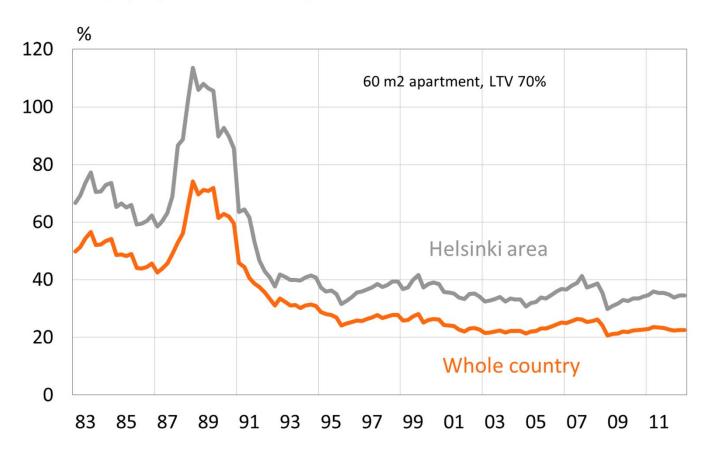


#### Changes in house prices and net income



# Loan Servicing Costs in Relation to Net Income

#### Annuity payment during the first year



Sources: Statistics Finland, Taxpayers' Association of Finland

# Highlights of the Act on Mortgage Credit Bank Operations

- Segregation of assets in Covered Register
- Tight LTV restrictions on eligible assets (70% LTV on housing loans)
- Over collateralisation requirement of 2%
- Continuity of Cover Pool and Covered Bonds in the event of liquidation and bankruptcy of the issuer
- Regulated by Finnish FSA

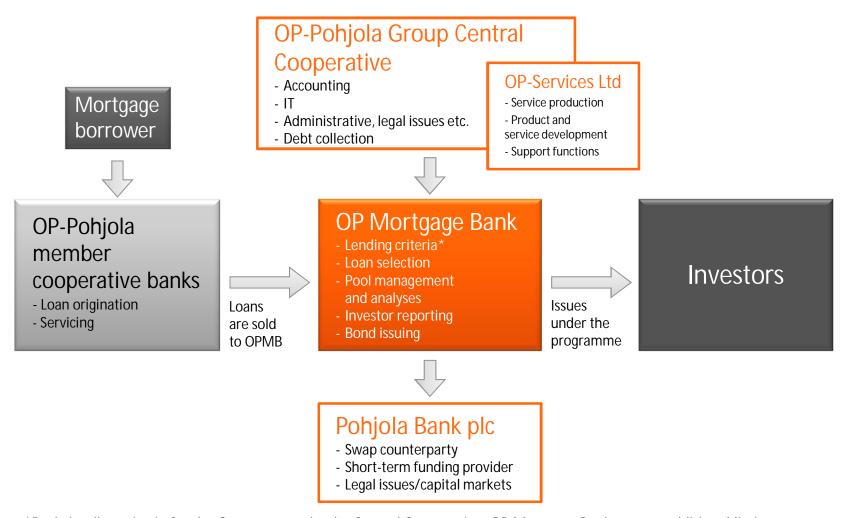
# OP Mortgage Bank (OPMB) in Brief

- OP Mortgage Bank is a special-purpose bank operating under the Act on Mortgage Credit Bank Operations.
- Its sole purpose is to raise funds for OP-Pohjola Group member banks by issuing covered bonds with mortgage collateral.
- The outstanding covered bonds of OP Mortgage Bank are rated AAA by S&P and Aaa by Moody's.
- OP Mortgage Bank is a wholly-owned subsidiary of OP-Pohjola Group Central Cooperative.
- OP Mortgage Bank fully benefits from the joint liability based on the Act on the Amalgamation of Deposit Banks. However, since assets in its Cover Asset Pool are ring-fenced, the noteholders have the right to receive what is due to them before all other creditors.

# **OPMB Operating Model**

- OPMB is a funding vehicle for the member banks:
  - Subject to strict eligibility criteria:
    - Existing loans may be transferred from member banks to OPMB.
    - Origination can be performed directly into OPMB where the member cooperative bank will act as a broker agent.
- OPMB utilises the current structure of the cooperative and outsource, for example:
  - origination and servicing of assets to member cooperative banks
  - risk management, IT services, accounting etc. to the Central Cooperative
  - interest rate risk management in cooperation with Pohjola Bank plc

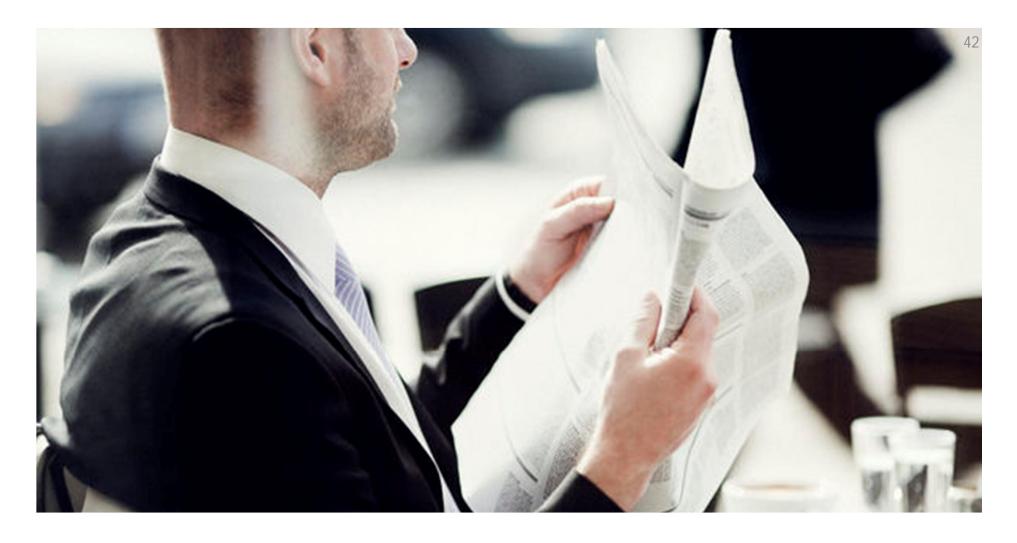
# Operating Model and Roles



<sup>\*</sup>Basic lending criteria for the Group are set by the Central Cooperative. OP Mortgage Bank can set additional limits.



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# OPMB Asset Pool Characteristics; Pool B

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

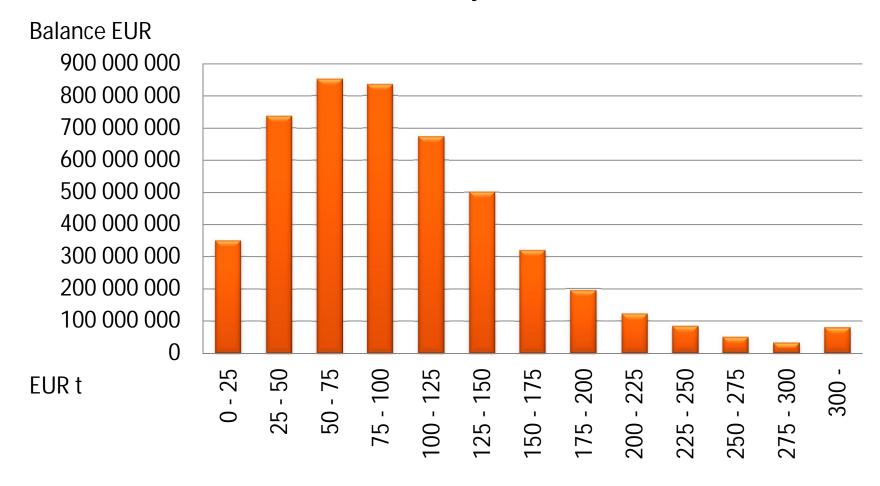
© OP-Pohjola



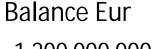
# Main Features of OP Mortgage Bank Cover Asset Pool B as of December 2012

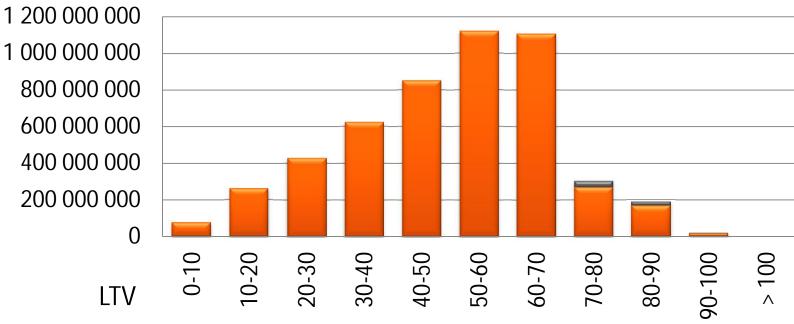
- Collateralized by Finnish mortgages
- Current balance EUR 4.9 billion
- Weighted Average indexed LTV of 52%
- Average loan size of approximately EUR 59,000
- No loans over 90 days in arrears ongoing
- Variable interest rates: over 95% of all loans
- Hedging agreements in place in order to mitigate interest rate risk
- Total amount of covered bonds issued EUR 3.565 billion

#### Loans by size



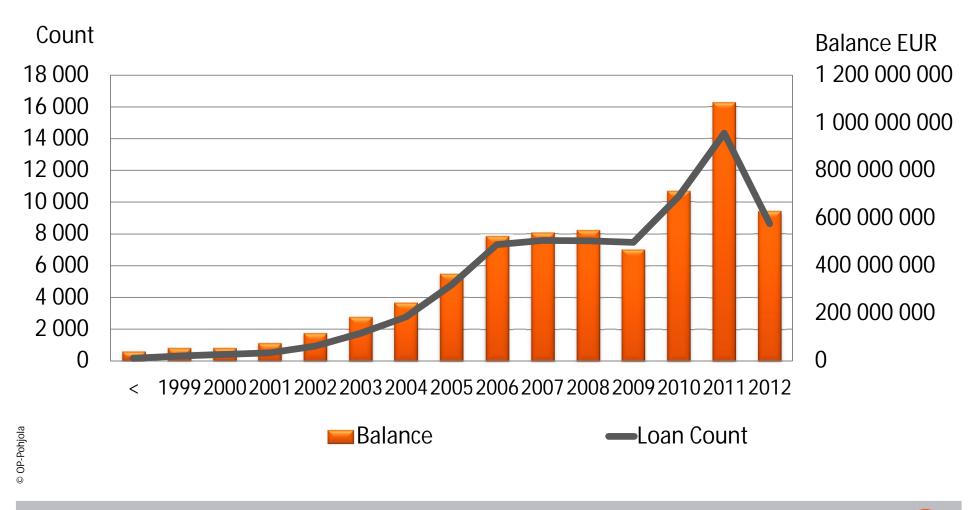
#### Loans by LTV



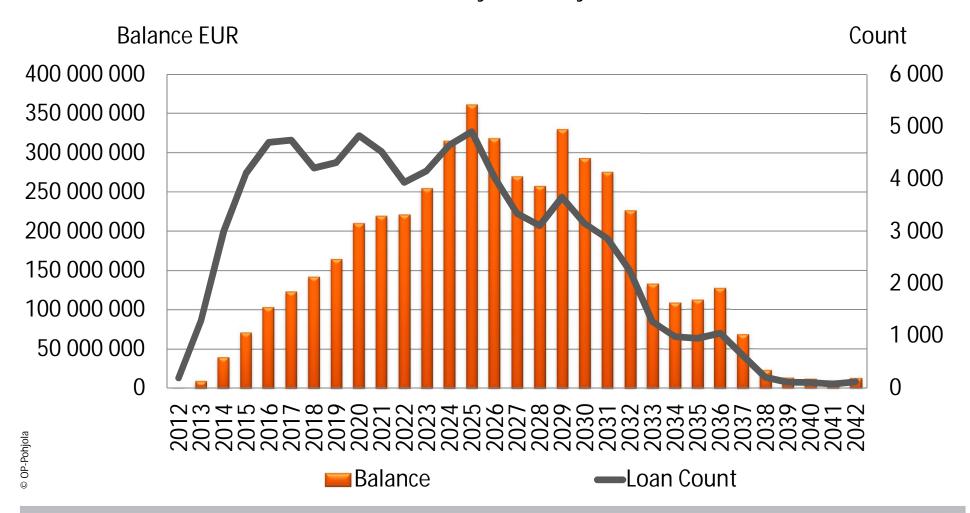


- **Eligible**
- Non eligible (part of the loan that exceeds LTV 70 %)
- Total assets EUR 4.9 billion
- Eligible Cover Pool assets EUR 4.9 billion
- Weighted Average indexed LTV of 52%
- Over collateralisation 40.0%

#### Loans by origination year

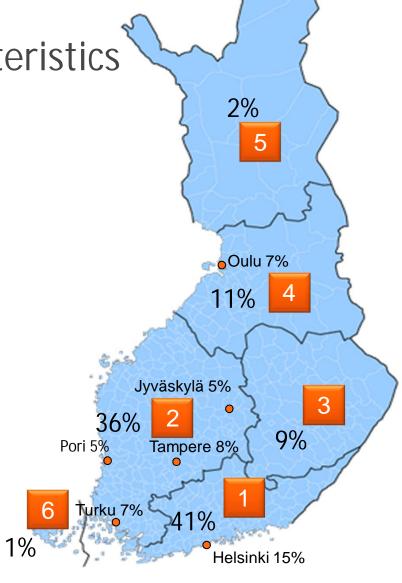


#### Loans by maturity



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]                   |
| Pool ID:               | OP Mortgage Bank, Pool B |
| Supervisory authority: | FFSA                     |
| Reporting date:        | 31 Dec. 2012             |

| CRD-c | ompliant |  |
|-------|----------|--|
|       | 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 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 |

Source: OP Mortgage Bank, Pool B, Finnish National Template as of 31 December 2012

# OP Mortgage Bank Cover Asset Pool B as of December 2012

#### **Cover Pool**

| Cover pool assets (MEUR) | Volume | %   |
|--------------------------|--------|-----|
| Loans (up to LTV limit)  | 4990   | 100 |
| Substitute assets        |        |     |
| Other                    |        |     |
| Eligible assets (*       | 4939   | 99  |
| Other eligible assets    |        |     |
| Total assets             |        | 100 |

\* calculated according to section 16 in MCBA

| 84 678  |
|---------|
| 113 541 |
| 95 525  |
| 58 932  |
|         |

| Type of loan collateral |        |     |
|-------------------------|--------|-----|
| (MEUR)                  | Volume | %   |
| Single -family housing  | 2 657  | 53  |
| Flats                   | 2 333  | 47  |
| Multi-family housing    |        |     |
| Commercial              |        |     |
| Forest & agricultural   |        |     |
| Public sector           |        |     |
| Sum                     | 4 990  | 100 |

| Interest rate type on loans, MEUR | Volume | %   |
|-----------------------------------|--------|-----|
| Floating                          | 4 876  | 99  |
| Fixed                             | 67     | 1   |
| Sum                               | 4 990  | 100 |

| Repayments, MEUR | Volume | %     |
|------------------|--------|-------|
| Amortizing       | 4 767  | 99.6  |
| Interest only (* | 20     | 0.4   |
| Sum              | 4 990  | 100.0 |

<sup>\*)</sup> Contract level information, grace period > 2 years is reported as interest only

|                   |       |        |        |        |        |        |        | >70% up to |             |
|-------------------|-------|--------|--------|--------|--------|--------|--------|------------|-------------|
| LTV distribution  | <=10% | 10-20% | 20-30% | 30-40% | 40-50% | 50-60% | 60-70% | 100%       | Total loans |
| Loan volume, MEUR | 1 236 | 1 070  | 900    | 723    | 536    | 337    | 137    | 51         | 4 990       |
| 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 | 602    | 959     | 684     | 991     | 1 753  | 4 990 |
| Percentage        | 20%    | 40%     | 10%     | 20%     | 10%    | 100%  |

| Credit quality    |         |         |       |       |
|-------------------|---------|---------|-------|-------|
| Past due          | 31-60 d | 60-90 d | >90 d | Sum   |
| Loan volume, MEUR | 19      | 1,5     | 0     | 20    |
| Percentage        | 0.38%   | 0.03%   | 0.00% | 0.41% |
| Impaired loans, % | 0.00%   |         |       |       |

Source: OP Mortgage Bank, Pool B, Finnish National Template as of 31 December 2012





# OP Mortgage Bank Cover Asset Pool B as of December 2012

#### Key ratios

| Key ratios  |     |
|-------------|-----|
| OC, nominal | 40% |
| OC, NPV     |     |
| WALTV total | 52% |
| FX-risk     | 0   |

Remaining average maturity (MCBA) Years Assets 4.7 Liabilities

Calculated according

Total assets, including loan balances up to 100% LTV limit Eligible assets, section 16 of the Mortgage Credit Bank Act Total assets, including loan balances up to 100% LTV limit

Calculated according

Section 17 of the 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 | 40 | 53 | 57 | 58 | 62 | 63 | 62 | 59 | 57  |
| Interest expense                  | 32 | 28 | 38 | 49 | 58 | 45 | 17 | 3  | 3  | 4   |
| Net                               | 20 | 13 | 15 | 7  | 0  | 18 | 46 | 59 | 56 | 53  |

| Calculation method used: | Contractual maturities /-going concern |
|--------------------------|--|
|--------------------------|--|

Calculated according to:

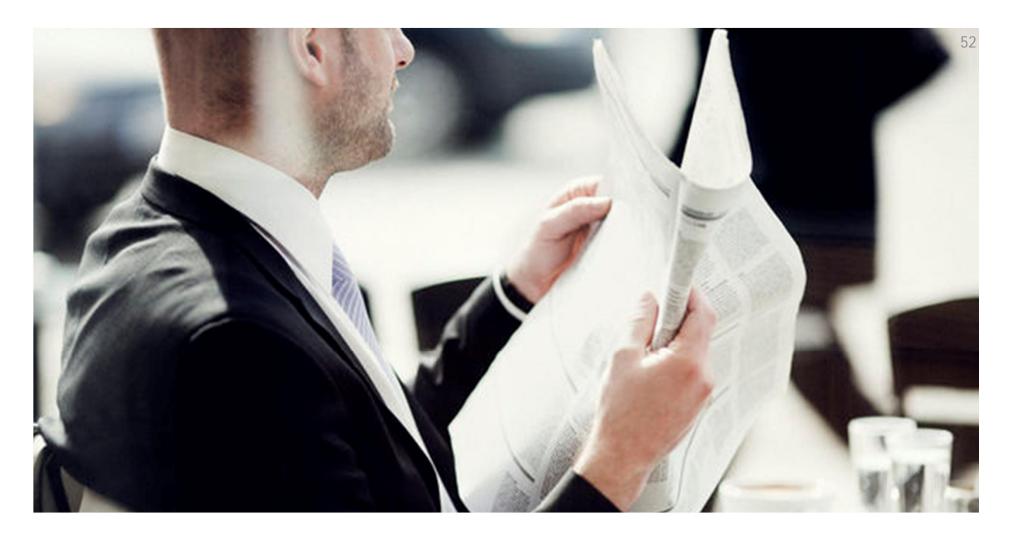
Section 17 of the Mortgage Credit Bank

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

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Source: OP Mortgage Bank, Pool B, Finnish National Template as of 31 December 2012





## OPMB Asset Pool Characteristics; Pool A

Covered bonds issued before 1 Aug. 2010, under the Finnish Act on Mortgage Credit Banks 1240/1999

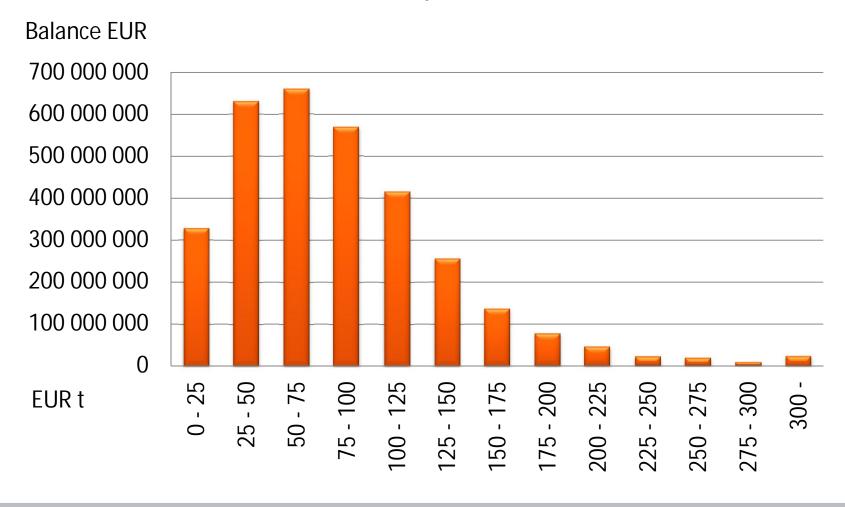
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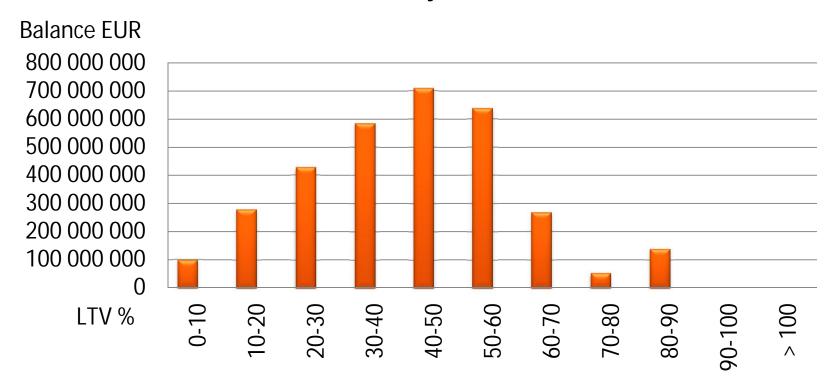
# Main Features of OP Mortgage Bank Cover Asset Pool A as of December 2012

- Collateralised by Finnish mortgages.
- Current balance EUR 3.2 billion.
- Weighted Average indexed LTV of 44.0%
- Average loan size of approximately EUR 46,000
- 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 2.25 billion.

#### Loans by size

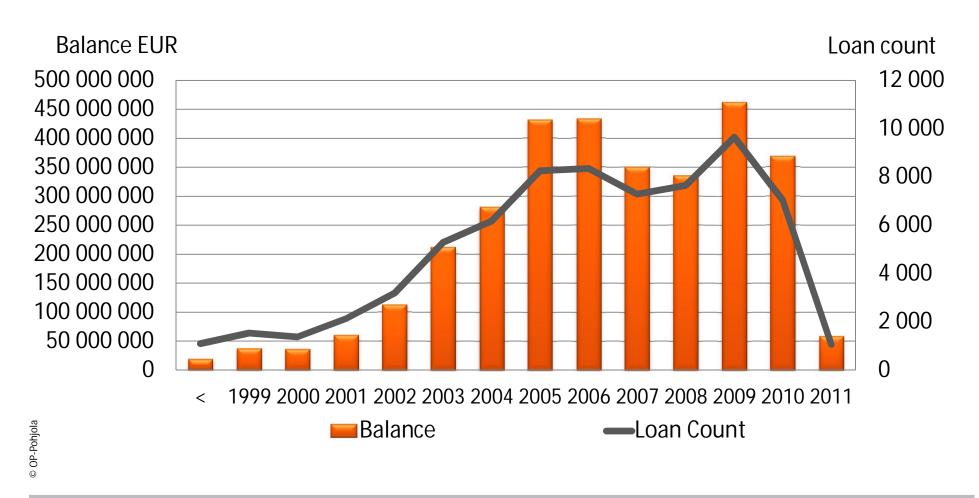


#### Loans by LTV

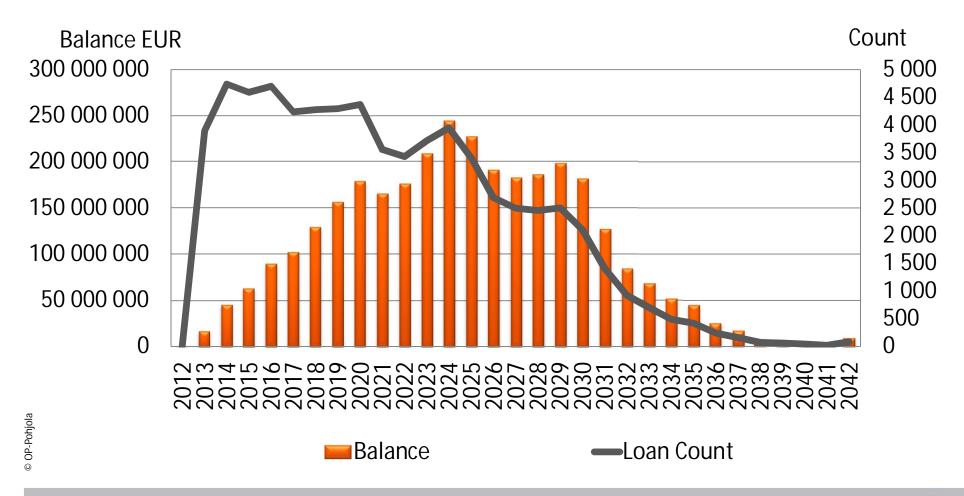


- Total assets EUR 3.2 billion
- Eligible Cover Pool assets EUR 3.2 billion
- Weighted Average indexed LTV of 44.0%
- Over collateralisation 42.2%

#### Loans by origination year

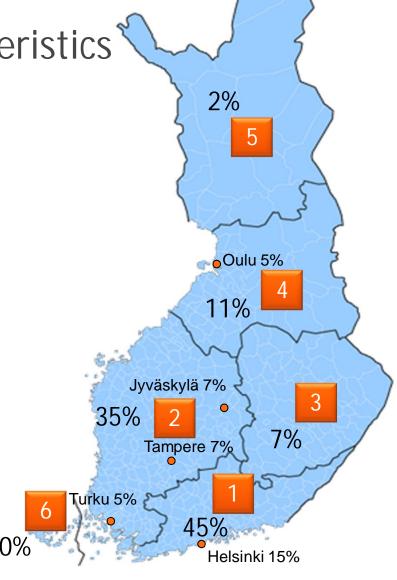


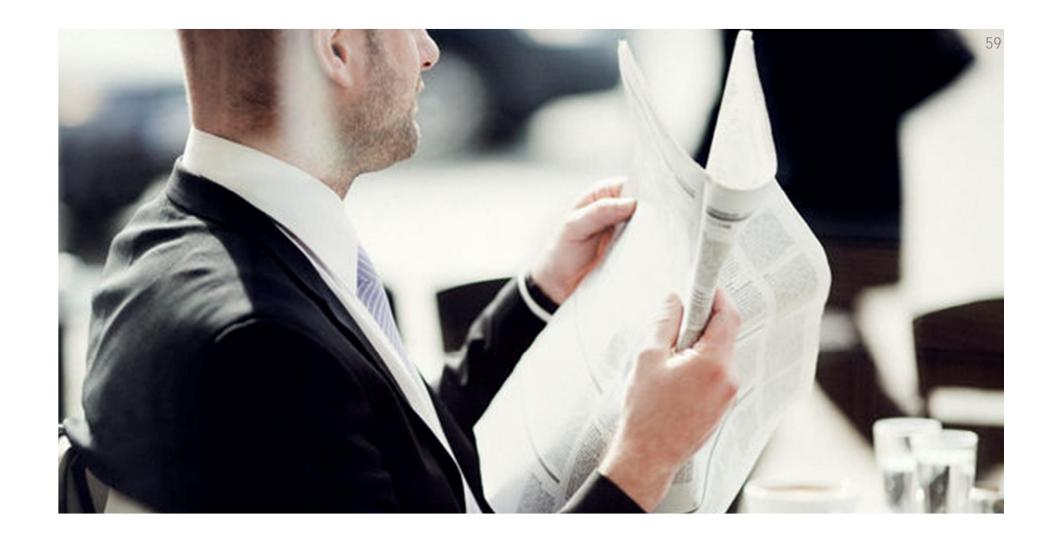
#### Loans by maturity



Geographical distributions

- Southern Finland
- Western Finland
- **Eastern Finland**
- Oulu region
- Lapland
- Åland





## **Debt Investor Relations Contacts**

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## **Debt Investor Relations Contacts**



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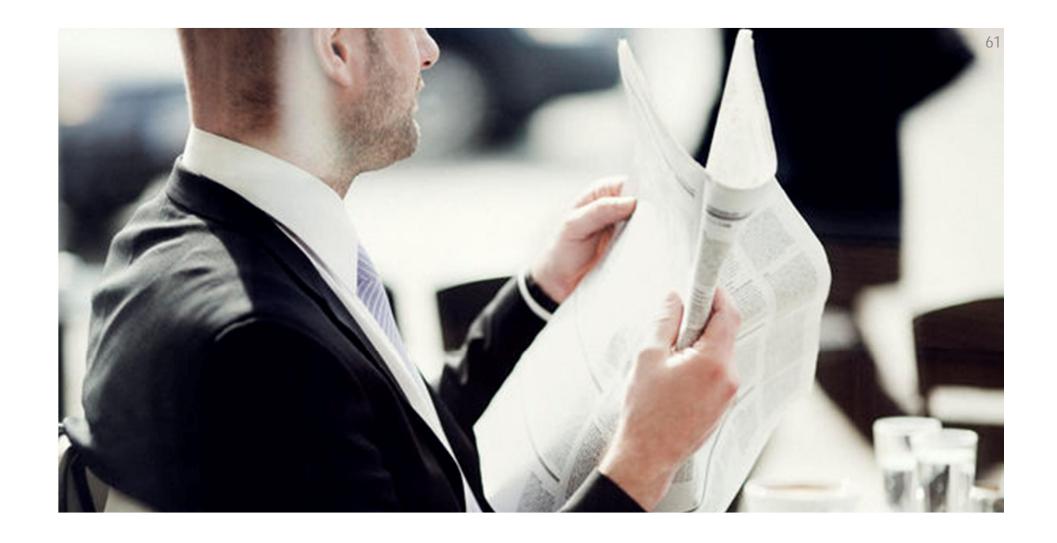
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# Appendix

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# OP-Pohjola Group and Pohjola Bank plc

### Earnings analysis, € million

|   | OP-Pohjola<br>Group<br>2012 | Pohjola<br>Bank plc<br>2012 | OP-Pohjola<br>Group<br>2011 | Pohjola<br>Bank plc<br>2011 |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Net interest income                             | 1 003                       | 263                         | 1 030                       | 276                         |
| Net income from Non-Life insurance              | 433                         | 438                         | 312                         | 318                         |
| Net income from Life Insurance                  | 108                         |                             | 72                          |                             |
| Net commissions and fees                        | 584                         | 169                         | 574                         | 161                         |
| Other income                                    | 243                         | 129                         | 173                         | 89                          |
| Total income                                    | 2 371                       | 998                         | 2 160                       | 843                         |
| Total expenses                                  | 1 479                       | 567                         | 1 358                       | 527                         |
| Returns to owner-members and OP-bonus customers | 192                         |                             | 176                         |                             |
| Earnings before impairment loss on receivables  | 700                         | 431                         | 626                         | 316                         |
| Impairment loss on receivables                  | 99                          | 57                          | 101                         | 60                          |
| Earnings before tax                             | 601                         | 374                         | 525                         | 258                         |
| Change in fair value reserve                    | 698                         | 418                         | -400                        | -180                        |
| Earnings before tax at fair value               | 1 299                       | 792                         | 125                         | 78                          |

# OP-Pohjola Group and Pohjola Bank plc

## Key figures and ratios

|  | OP-Pohjola<br>Group<br>2012 | Pohjola<br>Bank plc<br>2012 | OP-Pohjola<br>Group<br>2011 | Pohjola<br>Bank plc<br>2011 |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Total assets, € million  | 99 769                      | 44 623                      | 91 905                      | 41 111                      |
| Receivables from customers, € million  | 65 161                      | 13 839                      | 60 331                      | 12 701                      |
| Deposits, € million  | 45 011                      | 10 775                      | 41 304                      | 8 025                       |
| Equity capital, € million  | 7 134                       | 2 769                       | 6 242                       | 2 306                       |
| Tier 1 ratio, %  | 14.1                        | 12.4                        | 14.0                        | 10.6                        |
| Core Tier 1 ratio, %   | 14.1                        | 10.6                        | 14.0                        | 10.3                        |
| Doubtful receivables, € million  | 311                         | 34                          | 296                         | 62                          |
| Ratio of doubtful receivables and zero-interest bearing receivables to loans and guarantees, % | 0.46                        | 0.21                        | 0.47                        | 0.41                        |
| Loan and guarantee portfolio, € billion  | 65.1                        | 16.4                        | 62.8                        | 15.0                        |
| Impairment loss on receivables, € million  | 99                          | 57                          | 101                         | 60                          |
| Impairment loss on receivables / loan and guarantee portfolio, %                               | 0.15                        | 0.35                        | 0.16                        | 0.40                        |
| Personnel  | 13 290                      | 3 404                       | 13 229                      | 3 380                       |

## OP-Pohjola Group and Pohjola Bank plc

### **Key ratios**

|  | OP-Pohjola<br>Group<br>2012 | Pohjola<br>Bank plc<br>2012 | OP-Pohjola<br>Group<br>2011 | Pohjola<br>Bank plc<br>2011 |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Net interest margin, %                   | 1.0*                        | 1.52**                      | 1.2*                        | 1.34**                      |
| Cost/Income ratio, %                     | 62                          | 34***                       | 63                          | 35***                       |
| Return on equity (ROE) at fair value, %  | 14.1                        | 23.3                        | 0.4                         | 3.1                         |
| Return on assets, (ROA) at fair value, % | 1.0                         |                             | 0.0                         |                             |
| Non-Life Insurance, solvency ratio, %    |                             | 81                          |                             | 77                          |
| Life Insurance, solvency ratio, %        | 18.6***                     |                             | 12.9***                     |                             |
| Operating combined ratio, %              |                             | 90.5                        |                             | 89.8                        |

<sup>\*</sup> Net interest income as a percentage of average total assets

\*\* Average margin for corporate lending

\*\*\* Cost / Income ratio in Banking

\*\*\* Solvency capital / (net technical provisions for own account - equalisation provision - 0.75 \* technical provisions on unit-linked insurance) \* 100