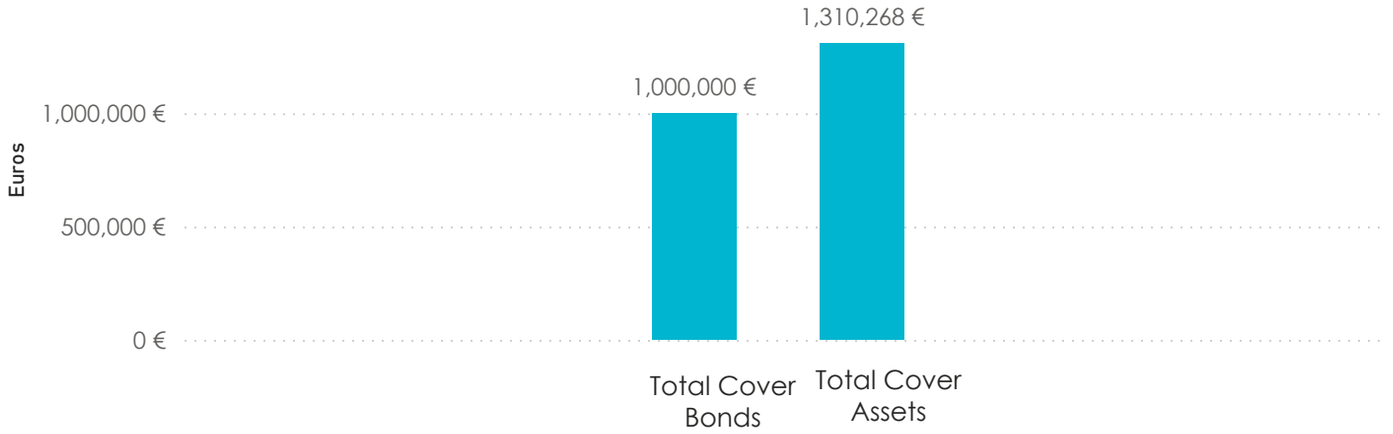
Sp Mortgage Bank Plc

DISCLOSED INFORMATION ACCORDING TO CBA SECTION 36

Pool SP-01

The total value of the collateral assets and issued covered bonds



The covered bonds

ISIN	Maturity Date	Extended Maturity Date
XS2014370915	19.06.2026	19.06.2027
XS2391343196	28.09.2028	28.09.2029

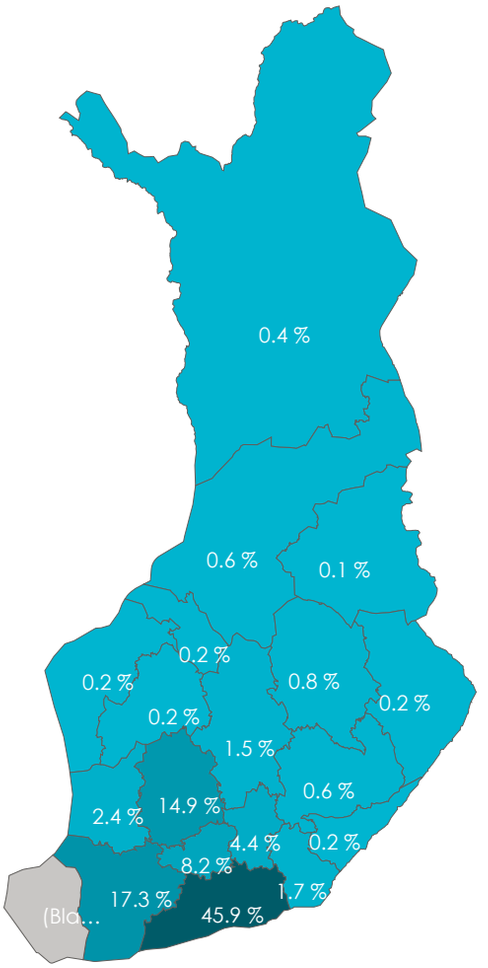
Obligations may be extended
Pursuant to Section 32 of the CBA, the terms and conditions of a covered bond may include a provision that enables the issuer to extend the maturity of a covered bond subject to certain conditions, including the approval of the FIN-FSA. In addition, the conditions for extension of maturity include, among others, that the issuer is unable to obtain long-term financing from ordinary sources, the issuer is unable to meet the liquidity requirement set out in the CBA if it makes payments towards the principal and interest of the maturing covered bond and that the extension of maturity does not affect the sequence in which the issuer's covered bonds from the same Cover Pool are maturing. If the FIN-FSA determines that the conditions for extension have been fulfilled and it gives its approval to the extension, its resolution shall indicate the applied extended maturity date of such covered bonds which shall be a date on or before the final extended maturity date specified in the Conditions.

If "Extended Final Maturity" specified as being applicable in respect of a Series, the maturity date of the relevant Covered Bonds may be extended subject to certain conditions, including approval of the FIN-FSA, specified in Condition 8 (j) of the Conditions. In the event of such extension, the Issuer may redeem all or any part of the nominal amount outstanding of the Covered Bonds on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Final Maturity Date. The extension of the maturity of the outstanding principal amount of the Covered Bonds to a date falling after the Maturity Date will not result in any right of the Covered Bondholders to accelerate payments on such Covered Bonds and no payment will be payable to the Covered Bondholders in that event other than as set out in the Conditions.

More about extension of maturity in Base Prospectus, Terms and conditions of the Covered Bonds, 8 Redemption and Purchase, (j) Extension of maturity up to Extended Final Maturity Date.

Geographical distribution of collateral for loan receivables

Domestic regions	Nominal	Percentage
Uusimaa	601,928	45.94 %
Varsinais-Suomi	226,053	17.25 %
Pirkanmaa	195,766	14.94 %
Kanta-Häme	107,615	8.21 %
Päijät-Häme	57,383	4.38 %
Satakunta	31,878	2.43 %
Kymenlaakso	22,024	1.68 %
Keski-Suomi	20,263	1.55 %
Pohjois-Savo	10,082	0.77 %
Etelä-Savo	8,317	0.63 %
Pohjois-Pohjanmaa	8,275	0.63 %
Lappi	5,431	0.41 %
Pohjois-Karjala	2,922	0.22 %
Etelä-Pohjanmaa	2,721	0.21 %
Keski-Pohjanmaa	2,604	0.20 %
Pohjanmaa	2,299	0.18 %
Etelä-Karjala	2,247	0.17 %
Kainuu	1,879	0.14 %
	581	0.04 %
Total	**1,310,268**	**100.00 %**



Valuation of collateral

The credit risk instructions laid down by the Amalgamation are used to calculate and approve the fair value of the collateral. Sufficient information is required regarding collateral when making credit decisions. The credit decision is reached based on the current and valid Savings Bank's lending authorisation. The collateral is valued at fair value conservatively and their fair values are regularly monitored using both statistical information and bank's comprehensive knowledge about its operating area. The Board of Directors of the Issuer approves the instructions and guidelines for the valuation of the different collateral types and their collateral value applied in lending. The evaluation of the fair value of the collateral is always done on a case-by-case basis.

The current value of Residential Property or Commercial Property shall be evaluated in accordance with good real estate practice applicable to credit institutions and in accordance with provisions on the management of capital adequacy and credit risk of credit institutions issued by the FIN-FSA. The value of the collateral is updated when material changes occur. The Issuer's credit risk is regularly assessed by monitoring, amongst others, the amount of loans in arrears and the amount of non-performing loans. The customer account managers monitor the loan and collateral position of the customer based on the payment behaviour and customer's other activity. The Board of Directors of the Issuer receives regular reporting on customer exposures and non-performing loans. The reporting includes, among other things, the risk position and its development by customers, industries and credit ratings.

In addition to the current value principle of the CBA, the collateral for a Mortgage Loan is also valued according to the guidelines of the Amalgamation.

Distribution of collateral assets by type

Type of collateral	Percentage
Mortgages	100.00%
*residential	100.00%
*commercial	0.00%
*other	0.00%
Public Sector	0.00%
Shipping	0.00%
Substitute Assets	0.00%
Other	0.00%

Loan size information

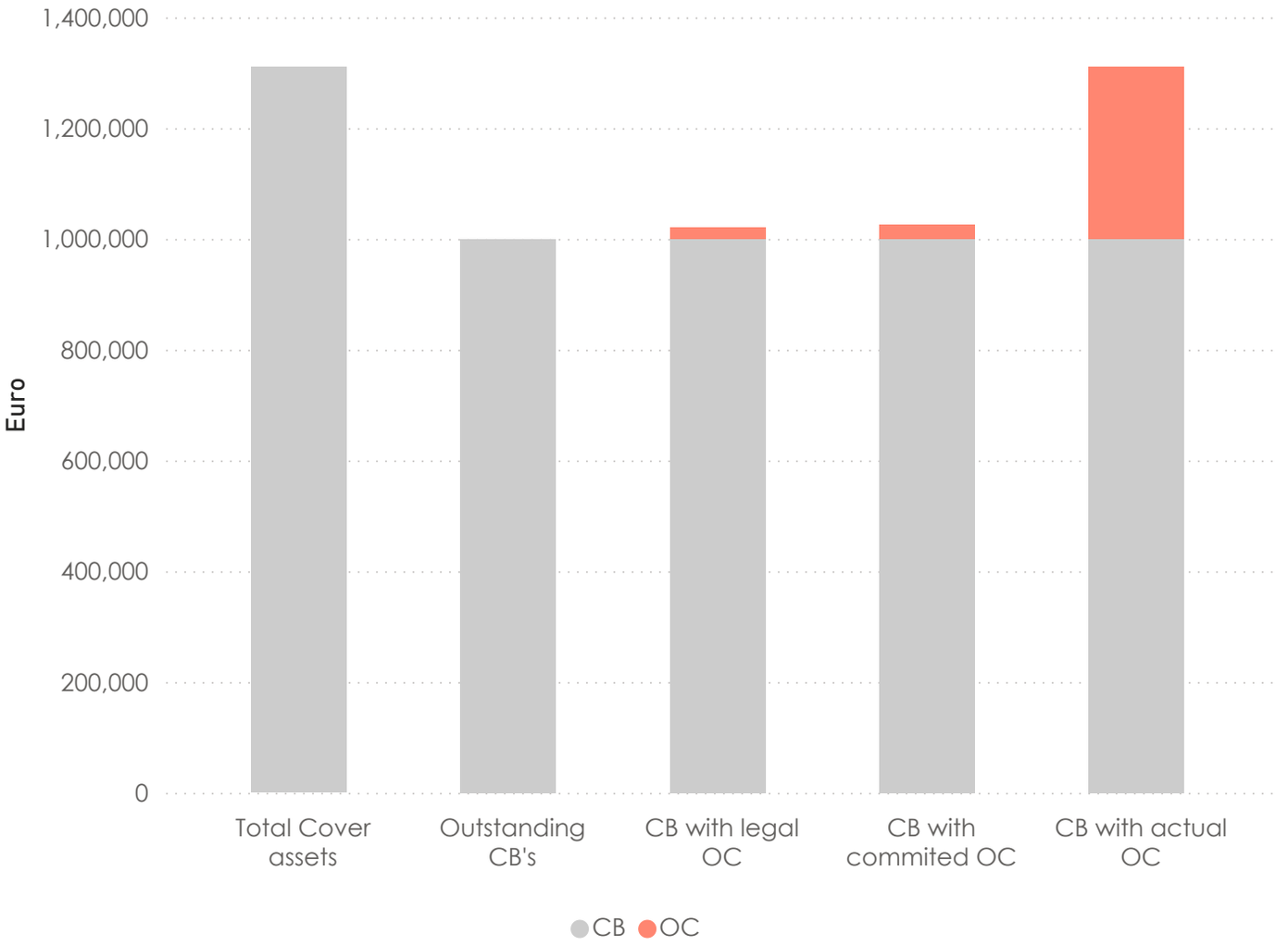
Average loan size

82,900

By buckets	Nominal	Number of loans
0 - 25 000	47,773.63	3402
25 000 - 50 000	115,963.29	3148
50 000 - 100 000	338,707.19	4598
100 000 - 150 000	330,173.95	2697
150 000 - 200 000	216,315.41	1262
200 000 - 250 000	121,113.62	548
250 000 - 300 000	70,690.61	260
300 000 -	99,085.93	247
Total	**1,339,823.62**	**16162**

In contrast to similar looking breakdown in ECBC harmonized transparency template (HTT), this report shows credit amounts of loan receivables whilst HTT shows breakdown based on collateral values.

Overcollateralization



OC Category	CB	OC
Total Cover assets	1,310,268	0
Outstanding CB's	1,000,000	0
CB with legal OC	1,000,000	20,000
CB with commited OC	1,000,000	25,000
CB with actual OC	1,000,000	310,268

Information on the market risks to the covered bonds

There are no other than necessary market risks related to the covered bond loans and collaterals. Interest risk is hedged by derivatives and, as all covered bond loans and collaterals are euro nominated, there is no currency risk. Liquidity risk is managed by stress testing and a sufficient liquidity buffer.

The Board of Directors of Sp Mortgage Bank steers the credit risk management, the methods used, as well as the monitoring and reporting by approving the credit risk strategy, other guidelines and by setting the risk limits and other thresholds. Sp Mortgage Banks's Risk Control monitors that the bank comply with these principles.

The business strategy of Sp Mortgage Bank and the credit-underwriting policies define the maximum exposure limits to risk concentrations and steer the lending by customer groups, industries and credit ratings. Saving Banks distributing residential mortgage loans mainly grant credits within their operational areas ensuring one of the essentials features for the lending of the Savings Banks: local and comprehensive knowledge of the customers.

The loans to private customers are granted against sufficient residential collateral. Sp Mortgage Bank's loans have to continuously meet the criteria of the Act on Mortgage Credit Bank operations and the separate instructions given by the Board of Directors of Sp Mortgage Bank. The collateral is required to be the first priority residential collateral. Residential mortgage loan pledged as collateral for a covered bond may not exceed the fair value of the shares or real estate used as collateral.

Loan receivables fulfilling Article 178 or matured capital / interest unpaid for minimum 90 days

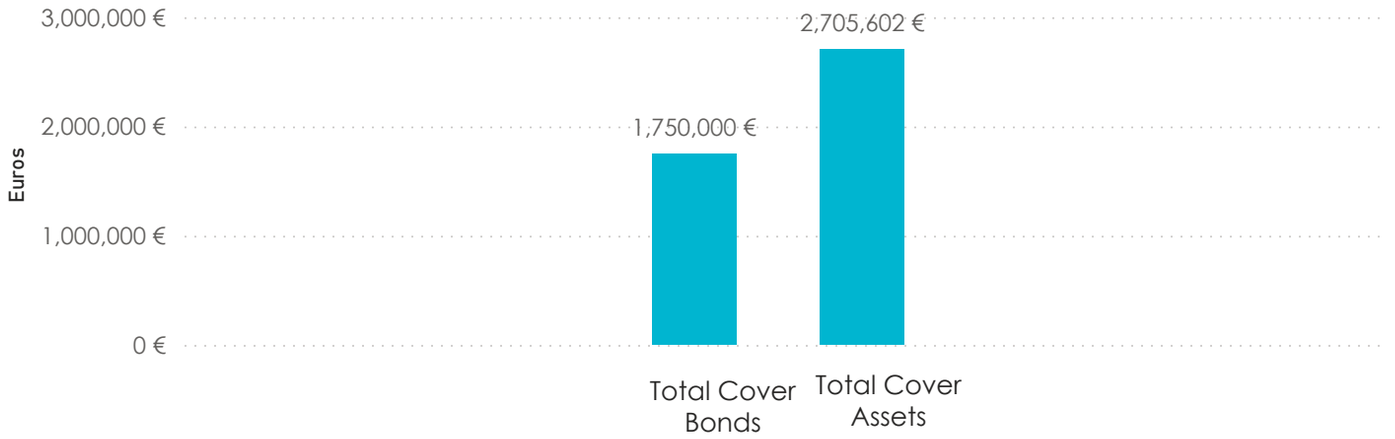
The covered bond pool does not include loan receivables that either fulfil the requirements laid down in Article 178 of the EU's Capital Requirements Regulation or the matured capital or interest of which has otherwise remained unpaid for at minimum 90 days.

Sp Mortgage Bank Plc

DISCLOSED INFORMATION ACCORDING TO CBA SECTION 36

Pool SP-02

The total value of the collateral assets and issued covered bonds



The covered bonds

ISIN	Maturity Date	Extended Maturity Date
XS2550557800	01.11.2027	01.11.2028
XS2812394737	02.05.2031	02.05.2032
XS3177997130	11.09.2030	11.09.2031

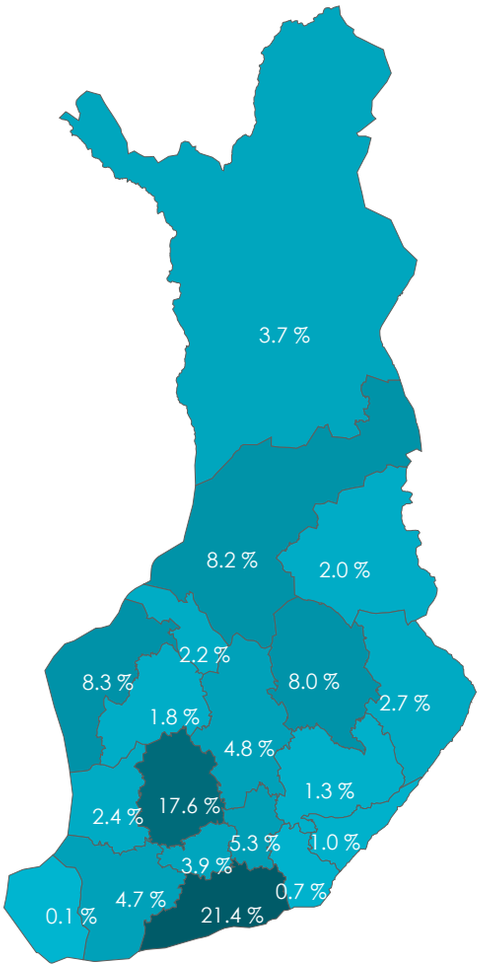
Obligations may be extended
Pursuant to Section 32 of the CBA, the terms and conditions of a covered bond may include a provision that enables the issuer to extend the maturity of a covered bond subject to certain conditions, including the approval of the FIN-FSA. In addition, the conditions for extension of maturity include, among others, that the issuer is unable to obtain long-term financing from ordinary sources, the issuer is unable to meet the liquidity requirement set out in the CBA if it makes payments towards the principal and interest of the maturing covered bond and that the extension of maturity does not affect the sequence in which the issuer's covered bonds from the same Cover Pool are maturing. If the FIN-FSA determines that the conditions for extension have been fulfilled and it gives its approval to the extension, its resolution shall indicate the applied extended maturity date of such covered bonds which shall be a date on or before the final extended maturity date specified in the Conditions.

If "Extended Final Maturity" specified as being applicable in respect of a Series, the maturity date of the relevant Covered Bonds may be extended subject to certain conditions, including approval of the FIN-FSA, specified in Condition 8 (j) of the Conditions. In the event of such extension, the Issuer may redeem all or any part of the nominal amount outstanding of the Covered Bonds on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Final Maturity Date. The extension of the maturity of the outstanding principal amount of the Covered Bonds to a date falling after the Maturity Date will not result in any right of the Covered Bondholders to accelerate payments on such Covered Bonds and no payment will be payable to the Covered Bondholders in that event other than as set out in the Conditions.

More about extension of maturity in Base Prospectus, Terms and conditions of the Covered Bonds, 8 Redemption and Purchase, (j) Extension of maturity up to Extended Final Maturity Date.

Geographical distribution of collateral for loan receivables

Domestic regions	Nominal	Percentage
Uusimaa	578,943	21.40 %
Pirkanmaa	475,280	17.57 %
Pohjanmaa	225,129	8.32 %
Pohjois-Pohjanmaa	222,412	8.22 %
Pohjois-Savo	216,231	7.99 %
Päijät-Häme	142,092	5.25 %
Keski-Suomi	130,937	4.84 %
Varsinais-Suomi	128,271	4.74 %
Kanta-Häme	104,600	3.87 %
Lappi	99,538	3.68 %
Pohjois-Karjala	73,383	2.71 %
Satakunta	63,661	2.35 %
Keski-Pohjanmaa	60,783	2.25 %
Kainuu	55,201	2.04 %
Etelä-Pohjanmaa	48,189	1.78 %
Etelä-Savo	34,223	1.26 %
Etelä-Karjala	26,054	0.96 %
Kymenlaakso	18,947	0.70 %
Ahvenanmaan maakunta	1,589	0.06 %
	138	0.01 %
Total	**2,705,602**	**100.00 %**



Valuation of collateral

The credit risk instructions laid down by the Amalgamation are used to calculate and approve the fair value of the collateral. Sufficient information is required regarding collateral when making credit decisions. The credit decision is reached based on the current and valid Savings Bank's lending authorisation. The collateral is valued at fair value conservatively and their fair values are regularly monitored using both statistical information and bank's comprehensive knowledge about its operating area. The Board of Directors of the Issuer approves the instructions and guidelines for the valuation of the different collateral types and their collateral value applied in lending. The evaluation of the fair value of the collateral is always done on a case-by-case basis.

The current value of Residential Property or Commercial Property shall be evaluated in accordance with good real estate practice applicable to credit institutions and in accordance with provisions on the management of capital adequacy and credit risk of credit institutions issued by the FIN-FSA. The value of the collateral is updated when material changes occur. The Issuer's credit risk is regularly assessed by monitoring, amongst others, the amount of loans in arrears and the amount of non-performing loans. The customer account managers monitor the loan and collateral position of the customer based on the payment behaviour and customer's other activity. The Board of Directors of the Issuer receives regular reporting on customer exposures and non-performing loans. The reporting includes, among other things, the risk position and its development by customers, industries and credit ratings.

In addition to the current value principle of the CBA, the collateral for a Mortgage Loan is also valued according to the guidelines of the Amalgamation.

Distribution of collateral assets by type

Type of collateral	Percentage
Mortgages	100.00%
*residential	100.00%
*commercial	0.00%
*other	0.00%
Public Sector	0.00%
Shipping	0.00%
Substitute Assets	0.00%
Other	0.00%

Loan size information

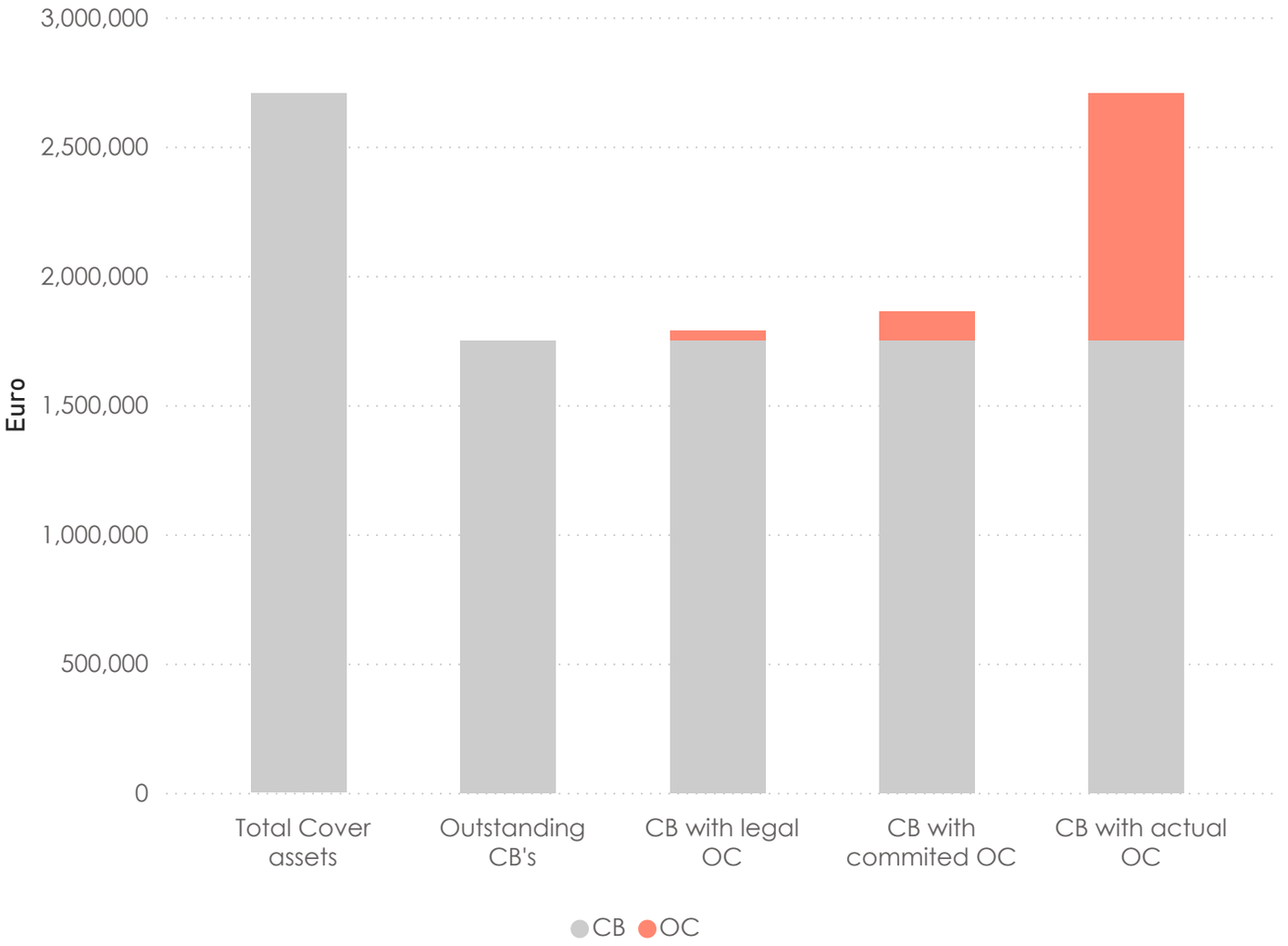
Average loan size

60,374

By buckets	Nominal	Number of loans
0 - 25 000	196,307.74	15465
25 000 - 50 000	369,547.19	10120
50 000 - 100 000	856,388.56	11836
100 000 - 150 000	614,572.14	5082
150 000 - 200 000	359,545.45	2100
200 000 - 250 000	175,249.23	789
250 000 - 300 000	101,923.95	376
300 000 -	106,856.60	285
Total	**2,780,390.84**	**46053**

In contrast to similar looking breakdown in ECBC harmonized transparency template (HTT), this report shows credit amounts of loan receivables whilst HTT shows breakdown based on collateral values.

Overcollateralization



OC Category	CB	OC
Total Cover assets	2,705,602	0
Outstanding CB's	1,750,000	0
CB with legal OC	1,750,000	38,150
CB with commited OC	1,750,000	112,350
CB with actual OC	1,750,000	955,602

Information on the market risks to the covered bonds

There are no other than necessary market risks related to the covered bond loans and collaterals. Interest risk is hedged by derivatives and, as all covered bond loans and collaterals are euro nominated, there is no currency risk. Liquidity risk is managed by stress testing and a sufficient liquidity buffer.

The Board of Directors of Sp Mortgage Bank steers the credit risk management, the methods used, as well as the monitoring and reporting by approving the credit risk strategy, other guidelines and by setting the risk limits and other thresholds. Sp Mortgage Banks's Risk Control monitors that the bank comply with these principles.

The business strategy of Sp Mortgage Bank and the credit-underwriting policies define the maximum exposure limits to risk concentrations and steer the lending by customer groups, industries and credit ratings. Saving Banks distributing residential mortgage loans mainly grant credits within their operational areas ensuring one of the essentials features for the lending of the Savings Banks: local and comprehensive knowledge of the customers.

The loans to private customers are granted against sufficient residential collateral. Sp Mortgage Bank's loans have to continuously meet the criteria of the Act on Mortgage Credit Bank operations and the separate instructions given by the Board of Directors of Sp Mortgage Bank. The collateral is required to be the first priority residential collateral. Residential mortgage loan pledged as collateral for a covered bond may not exceed the fair value of the shares or real estate used as collateral.

Loan receivables fulfilling Article 178 or matured capital / interest unpaid for minimum 90 days

The covered bond pool does not include loan receivables that either fulfil the requirements laid down in Article 178 of the EU's Capital Requirements Regulation or the matured capital or interest of which has otherwise remained unpaid for at minimum 90 days.