POP Mortgage Bank Plc

FINANCIAL STATEMENTS RELEASE

1 January – 31 December 2022

POP Bank
POP Mortgage Bank Plc

CONTENTS

This document is a translation of the original Finnish version "POP Asuntoluottopankki Oy:n tilinpäätös-tiedote 1.1.-31.12.2022". In case of discrepancies, the Finnish version shall prevail.

BOARD OF DIRECTORS' REPORT FOR THE FINANCIAL PERIOD 1 JANUARY - 31 DECEMBER 2022

On 25 May 2022, POP Mortgage Bank Plc was authorised by the European Central Bank to engage in mortgage banking operations. At the same time, the company's official name was changed from POP Newco Plc to POP Mortgage Bank Plc (hereinafter "POP Mortgage Bank"). As a result of the authorisation, POP Mortgage Bank has been accepted as a member credit institution of the amalgamation of POP Banks.

POP Mortgage Bank is responsible for acquiring external funding for the amalgamation in cooperation with Bonum Bank Plc. POP Mortgage Bank is also responsible for issuing secured bonds and forwarding the acquired funding to member credit institutions belonging to the amalgamation of POP Banks.

POP Mortgage Bank's operations are based on the intermediary loan model. Thus, the mortgage-backed loan portfolio provided as collateral for bonds to be issued is not recognised on POP Mortgage Bank's balance sheet. Instead, it remains on each member credit institution's balance sheet.

During the reporting period POP Mortgage Bank established a one billion euros Covered Bond issuance program. In September 2022 POP Mortgage Bank issued its inaugural 250 million euro covered bond.

POP Mortgage Bank recorded a loss of EUR 1.4 million for the reporting period and balance sheet totalled EUR 268.3 million at the end of the reporting period.

During the reporting period, POP Mortgage Bank also sought, from the Financial Supervisory Authority, an operating licence under the Act on Mortgage Banks and Covered Bonds which entered into force on 8 July 2022. POP Mortgage Bank was granted a licence under the new Act on 30 June 2022.

POP BANK GROUP AND AMALGAMATION OF POP BANKS

The POP Bank Group is a Finnish financial group that offers retail banking services for private customers and small and medium-sized enterprises, in addition to providing private customers with non-life insurance services. The POP Banks are cooperative banks owned by their member customers. The POP Banks' mission is to promote their customers' financial well-being and prosperity, as well as local success.

STRUCTURE OF THE POP BANK GROUP

The POP Bank Group consists of the POP Banks, POP Bank Centre coop and their controlled entities. The POP Banks are member credit institutions of POP Bank Centre coop. POP Bank Centre coop and its member credit institutions are mutually liable for their debts and liabilities in line with the Act on the Amalgamation of Deposit Banks. The POP Banks, POP Bank Centre coop and their controlled service companies constitute the Amalgamation of POP Banks.

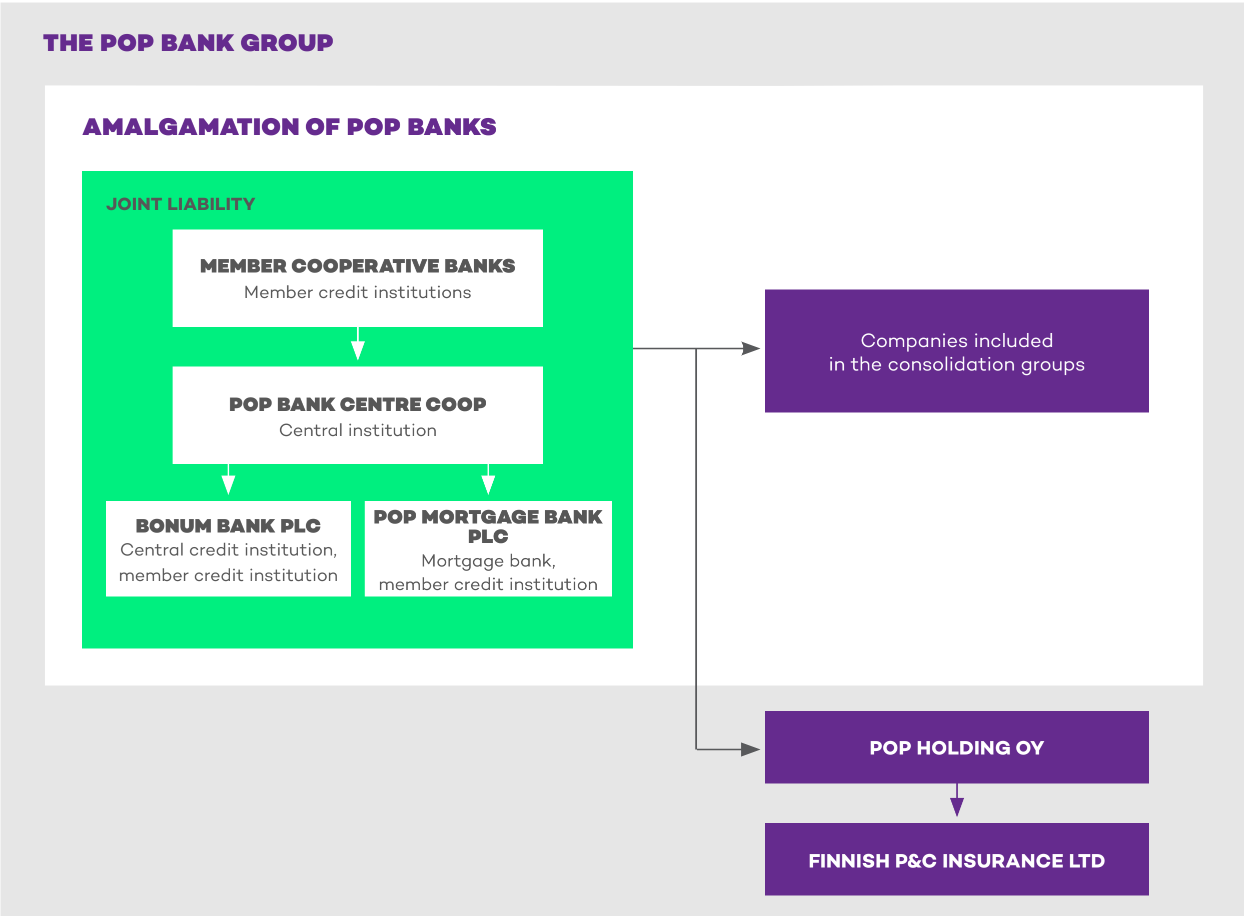
POP Bank Centre coop is the central institution of the Amalgamation of POP Banks and is responsible for steering and supervising the POP Bank Group. POP Bank Centre coop has two subsidiaries, Bonum Bank Plc and POP Mortgage Bank Plc, which are also its member credit institutions.

Bonum Bank Plc serves as the central credit institution of the POP Banks and acquires external funding for the Group by issuing unsecured bonds. Bonum Bank Plc is also responsible for the POP Banks' card business and the Group's payment transactions and centralised services, in addition to granting credit to retail customers. POP Mortgage Bank Plc is responsible for the Group's mortgage-backed funding, which it acquires by issuing covered bonds.

The POP Bank Group also includes POP Holding Oy and Finnish P&C Insurance Ltd, a company wholly owned by POP Holding, which are not covered by mutual liability. Finnish P&C Insurance Ltd uses the auxiliary business name of POP Insurance.

The following figure shows the structure of the POP Bank Group and the entities included in the amalgamation and covered by joint mutual responsibility.

POP BANK GROUP STRUCTURE



One merger was completed within the POP Bank Group during the financial period. Liedon Osuuspankki and Piikkiön Osuuspankki merged with Suupohjan Osuuspankki at the end of May. At the same time the name of the bank was changed to Suomen Osuuspankki. After the merger, the POP Bank Group consists of 19 cooperative banks. The merger was an intra-Group arrangement and had no impact on the POP Bank Group's consolidated financial information.

In March POP Bank Group divested one of the real estate companies previously consolidated to the Group. In addition to this, POP Mortgage Bank Plc was accepted as a member credit institution of the amalgamation of POP Banks in May after the company had received authorisation to engage in mortgage bank operations.

Kurikan Osuuspankki and Jämijärven Osuuspankki decided on a merger in December. The merger is set to be registered in May 2023.

OPERATING ENVIRONMENT

Economic recovery and growth continued after the most challengingphase of the coronavirus pandemic in 2022. The strict lockdown measures related to the pandemic in China continued to limit the pace of global economic recovery to some extent. In Finland, the improvement in the employment rate and the robust growth in total production in early 2022 were particularly positive developments.

The economic outlook turned significantly weaker following Russia's extensive attack on Ukraine. The EU quickly imposed wide-ranging economic sanctions on Russia, and the rest of the world broadly joined many of the measures against Russia. The sanctions imposed on Russia are also having a significant impact on the Finnish economy. The worst blows have been suffered by companies whose Russian business operations have become practically worthless in a short period of time.

The high inflation rate, which had previously been deemed temporary by the European Central Bank (ECB), continued to accelerate during the spring. The main driver of inflation is the sharp increase in energy prices, which has been reflected, with a delay, extensively in all economic sectors. As Russia previously delivered large volumes of natural gas to the EU, the sanctions have led to an energy crisis in Europe, with demand exceeding energy supply. As the need for energy typically increases in the autumn, the increase in electricity prices witnessed in the autumn of 2022 was exceptionally high.

The long period of low interest rates and stimulating monetary policy came to an end in the eurozone when the ECB deemed that interest rate hikes were necessary to ensure price stability. The ECB started to ramp down its securities purchase programme, and began to increase its key interest rates in July. Towards the end of the year, its key interest rate levels were 2.5 percentage points higher than at the beginning of the year.

Although production increased markedly in Finland in 2022 from the previous year, expectations of growth have subsided. The Finnish economy is expected to fall into recession, and the annual change in GDP in 2023 is expected to be negative. Towards the end of the year, consumers' expectations turned more pessimistic than ever before, and the increase in electricity prices in particular has caused concern among businesses and households. The number of housing sales began to decrease markedly towards the end of the year, and expectations of lower housing price levels increased, especially in the Helsinki metropolitan area. Households' ability to cope with financial challenges continues to be eased by the high employment rate and savings that accumulated during the coronavirus pandemic.

KEY FIGURES AND THE FORMULAS OF KEY FIGURES

	31 Dec 2022
Cost-to-income -ratio, %	610 %
ROA, %	-1.0 %
ROE, %	-7.9 %
Capital adequancy ratio (TC) %	307.1 %
Equity ratio, %	6.3 %

Alternative Performance Measures (APMs) are key figures other than those specified in the accounting standards or other regulation and are used to describe the company's financial position and development. The key figures presented by the POP Mortgage Bank are based on IFRS Financial Statement Reporting standards, except for the operating expenses ratio and the combined expense ratio for insurance operations. The calculation formulas for the key figures included in the annual report are described below

COST-TO-INCOME RATIO, %

$$\frac{\text{Total operating expenses}}{\text{Total operating income}} \times 100$$

RETURN ON EQUITY (ROE), %

$$\frac{\text{Profit for the financial year}}{\substack{\text{Equity capital and non-controlling interest} \\ \text{(average of the beginning and end of the period)}}} \times 100$$

RETURN ON ASSETS (ROA), %

$$\frac{\text{Profit for the financial year}}{\substack{\text{Balance sheet total} \\ \text{(average of the beginning and the end of the period)}}} \times 100$$

EQUITY RATIO, %

$$\frac{\text{Equity capital and non-controlling interest}}{\text{Balance sheet total}} \times 100$$

COMMON EQUITY TIER 1 CAPITAL RATIO (CET1), %

$$\frac{\text{Common Equity Tier 1 capital (CET1)}}{\text{Risk weighted assets}} \times 100$$

TIER 1 CAPITAL RATIO (T1), %

$$\frac{\text{Tier 1 capital (T1)}}{\text{Risk weighted assets}} \times 100$$

CAPITAL ADEQUACY RATIO (TC), %

$$\frac{\text{Total capital (TC)}}{\text{Risk weighted assets}} \times 100$$

LEVERAGE RATIO, %

$$\frac{\text{Tier 1 capital (T1)}}{\text{Leverage ratio exposure}} \times 100$$

LIQUIDITY COVERAGE RATIO (LCR), %

$$\frac{\text{Liquid assets}}{\text{Liquidity outflows – liquidity inflows under stressed conditions}} \times 100$$

NET STABLE FUNDING RATIO (NSFR), %

$$\frac{\text{Stable funding}}{\text{Required amount of stable funding}} \times 100$$

PERFORMANCE AND BALANCE SHEET

PERFORMANCE

POP Mortgage Bank recorded a loss of EUR 1.4 (0.8) million for the reporting period.

POP Mortgage Bank's net interest income was EUR 0.3 (-) million. Interest income consisted of EUR 1.3 (-) million in receivables from credit institutions and EUR 1.9 (-) million in derivative contracts. Interest expenses consisted of EUR 1.8 (-) million in bonds issued and EUR 1.0 (-) million in derivative contracts.

POP Mortgage Bank's operating expenses totalled EUR 1.6 (0.8) million. Personnel expenses included fees paid to the members of the Board of Directors. Other operating expenses include EUR 0.5 (0.2) million in ICT expenses and EUR 0.9 (0.3) million in purchased services. Purchased services include management services purchased from Bonum Bank Plc and POP Bank Centre coop, among other services. Depreciation and impairment include the amortisation of intangible assets. Other operating expenses totalled EUR 0.2 (0.4) million, including regulatory and consulting costs related to the mortgage banking authorisation process, among other expenses.

BALANCE SHEET AND FINANCIAL POSITION

POP Mortgage Bank's balance sheet totalled EUR 268.3 (18.3) million at the end of the reporting period.

Loans and receivables from credit institutions include EUR 15.8 (17.7) million in deposits in Bonum Bank and EUR 250.0 (-) million in intermediary loans granted to banks belonging the Amalgamation of POP Banks.

The item "Intangible assets" includes EUR 0.5 (0.5) million in investments made by POP Mortgage Bank in long-term ICT systems.

Derivative contracts consist of interest rate swaps for hedging purposes. The accumulated change in their fair value stood at EUR 6.5 (0.0) million at the end of the reporting period.

The bonds issued, at EUR 243.0 (-) million, include a secured bond issued in September 2022, with a nominal value of EUR 250 million, and the change in the fair value of the underlying asset in hedge accounting.

POP Mortgage Bank's equity was EUR 16.8 (18.2) million at the end of the reporting period.

CREDIT RATING

In September 2022, S&P Global Ratings' assigned POP Mortgage Bank's covered bond program and inaugural covered bond issuance 'AAA' ratings with stable outlook.

RISK AND CAPITAL ADEQUACY MANAGEMENT AND RISK POSITION

PRINCIPLES AND ORGANISATION OF RISK MANAGEMENT

The POP Bank Group's strategy outlines the Group's risk appetite. Business activities are carried out at a moderate risk level so that the risks can be managed in full. The purpose of risk management is to ensure the risk levels are proportionate to bank's and the amalgamation's risk-bearing capacity and capital adequacy position. Risk management processes must be able to identify all significant risks of the business operations and assess, measure and monitor these regularly.

As the central institution, POP Bank Centre coop supervises the sufficiency and functioning of the risk management systems at the level of the member credit institutions and the amalgamation and is liable for the Group's risk and capital adequacy management in accordance with section 17 of the Amalgamation Act. The central institution of the amalgamation issues binding instructions concerning risk and capital adequacy management, corporate governance and internal control to the member credit institutions to secure their solvency and capital adequacy. Furthermore, common business controlling thresholds have been established for the member institutions to ensure that the risks taken by an individual member institution are within acceptable limits.

POP Mortgage Bank's risk management goal is to ensure that the bank complies with laws, decrees, instructions and regulations issued by the authorities, their own rules and the internal binding guidelines issued by the central institution of the amalgamation in its activities.

The purpose of capital adequacy management is to ensure a sufficient amount, type and efficient use of the capital of the POP Mortgage Bank. Capital is held to cover the material risks arising from the amalgamation's business strategy and plan and to secure the uninterrupted operation of the amalgamation in case of unexpected losses. The goal is pursued through a documented and systematic capital adequacy management process which is integrally linked to the amalgamation's and member credit institutions' strategy process and business planning and management. POP Mortgage Bank is responsible for member banks long-term funding by issuing secured bonds. Issuing is based on the funding needs of the amalgamation as an entity due to which POP Mortgage Bank's control process of the capital adequacy is closely connected to the strategy process of the amalgamation as well as the planning and managing of the business operations.

The amalgamation's risk management and capital adequacy management are described in more detail in Note 4 to the POP Bank Group's financial statements. Furthermore, information concerning risks specified in the EU Capital Requirements Regulation (2019/876) (CRR II) is presented in a separate Pillar III report. Copies of the financial statements and the Pilar III report of the POP Bank Group are available online at **www.poppankki.fi/en** or from the office of the POP Bank Centre coop, address Hevosenkenkä 3, 02600 Espoo, Finland.

BUSINESS RISKS

CREDIT RISKS

POP Mortgage Bank's credit risk consist of intermediary loans granted to the member banks of the amalgamation of POP Banks and from derivatives.

POP Mortgage Bank engages in mortgage bank operations under an intermediary loan model established by the Act on Mortgage Banks and Covered Bonds (151/2022). Thus, the Bank may issue secured bonds and use the acquired funds to offer intermediary loans to the member banks of the amalgamation. Under the intermediary loan model, the mortgage-backed loans provided as collateral for secured bonds remain on the member banks' balance sheets and are not recognised on POP Mortgage Bank's balance sheet. The risks associated with the mortgage-backed loans provided as collateral are not transferred to POP Mortgage Bank. The bonds are recognised as collateral for the secured bonds issued. The intermediary loans granted to member banks are presented under "Receivables from credit institutions" on the balance sheet.

LIQUIDITY RISKS

Bonum Bank Plc, the central credit institution of the amalgamation, is responsible for liquidity management. Liquidity risks are managed by maintaining a liquidity reserve consisting of LCR-eligible liquid assets, assets eligible as collateral for central bank funding, and short-term bank receivables. Based on an authorisation granted by the Financial Supervisory Authority, the member credit institutions of the amalgamation have been exempted from the LCR and NSFR requirements by the decision of the central institution. The LCR and NSFR requirements are calculated at the level of the amalgamation of POP Banks.

POP Bank Group's liquidity position remained strong during the financial period. The liquidity coverage ratio (LCR) for the amalgamation of POP Banks was 184.8 (163.5) per cent on 31 December 2022, with the regulatory minimum level being 100 per cent. The amalgamation's Net Stable Funding Ratio (NSFR) was 133.5 (131.3) per cent on 31 December 2022.

MARKET RISKS

POP Mortgage Bank's most significant market risk is the interest rate risk associated with the banking book. The interest rate risk refers to the impact of changes in interest rate levels on the market value of balance sheet and off-balance-sheet items, or on net interest income. The banking book consists of intermediary loans granted to the amalgamation's member banks and market-based financing.

POP Mortgage Bank does not engage in trading activities. The use of derivatives is limited to hedging interest rate risk in the banking book.

POP Mortgage Bank monitors the interest rate risk by using the present value method and the dynamic income risk model. The present value method measures how changes in interest rates affect the constructed market value of the balance sheet. In the present value method, the market value of the balance sheet is calculated as the present value of the expected cash flows of individual balance sheet items. Interest rate sensitivity indicators are used to monitor the market value changes caused by changes in the interest rates and credit spreads of investment items in different interest rate scenarios. The income risk model predicts future net interest income and its changes in various market rate scenarios within a time frame of five years. The amount of interest rate risk taken is assessed with the effect of diverse interest rate shocks on the net interest income and net present value.

OPERATIONAL RISKS

The objective of the management of operational risks is to identify essential operational risks in business operations and minimise their materialisation and impacts. The objective is pursued through continuous personnel development and by means of comprehensive operating instructions and internal control measures, such as by segregating preparation, decision-making, implementation and control from one another.

POP Mortgage Bank carries out an annual self-assessment of operational risks based on the risks assessments it performs, in which the monitoring of operational risk incidents is utilised. The risk assessment also aims to evaluate the risks related to POP Mortgage Bank most significant outsourced operations. Some of the potential losses caused by operational risks are hedged through insurance. Risks caused by malfunctions in information systems are prepared for through continuity planning.

CAPITAL ADEQUACY MANAGEMENT

At the end of the reporting period. POP Mortgage Bank's capital adequacy was at a good level. The Bank's capital ratio was 307.1 per cent and the core capital adequacy ratio 307.1 per cent. On 31 December 2022, the Bank's own funds totalled EUR 16.3 million consisting entirely of CET1 capital adequacy. POP Mortgage Bank was authorised to engage in mortgage banking operations during reporting period due to which no comparison period has been presented for the capital adequacy.

POP Mortgage Bank's own funds are comprised of share capital, retained earnings and other non-restricted reserves, less the deductible items in accordance with the CRR. Member credit institutions of the amalgamation have been exempted from the own funds requirements for intragroup items and large exposures limits for exposures between the central credit institution and the member credit institutions based on a permission granted by the FIN-FSA.

POP Mortgage Bank's leverage ratio on 31 December 2022 was 339.2 per cent. The minimum level of regulation is 3 per cent.

The statutory minimum is 8 per cent for the capital adequacy ratio and 4.5 per cent for CET1 capital. In addition to the minimum capital adequacy ratio, POP Mortgage Bank is subject to the fixed additional capital requirement, which is 2.5 per cent in accordance with the Act on Credit Institutions, and to the variable country-specific additional capital requirements for foreign exposures.

SUMMARY OF CAPITAL ADEQUACY

(EUR 1,000)	31 Dec 2022
Own funds	
Common Equity Tier 1 capital before deductions	16,793
Deductions from Common Equity Tier 1 capital	-529
Total Common Equity Tier 1 capital (CET1)	**16,264**
Additional Tier 1 capital before deductions	-
Deductions from Additional Tier 1 capital	-
Additional Tier 1 capital (AT1)	**-**
Tier 1 capital (T1 = CET1 + AT1)	**16,264**
Tier 2 capital before deductions	-
Deductions from Tier 2 capital	-
Total Tier 2 capital (T2)	**-**
Total capital (TC = T1 + T2)	**16,264**
Total risk weighted assets	**5,296**
of which credit risk	974
of which credit valuation adjustment risk (CVA)	2,657
of which market risk (exchange rate risk)	-
of which operational risk	1,666
Fixed capital conservation buffer according to Act on Credit institutions (2.5%)	**132**
Countercyclical capital buffer	**-**
CET1 Capital ratio (%)	**307.1 %**
T1 Capital ratio (%)	**307.1 %**
Total capital ratio (%)	**307.1 %**
Capital requirement	
Total capital	16,264
Capital requirement *	556
Capital buffer	15,707
Leverage ratio	
Tier 1 capital (T1)	16,264
Leverage ratio exposure	4,794
Leverage ratio, %	339.2 %

* The capital requirement comprises the minimum requirement of 8 %, the capital conservation buffer of 2.5 % and the country-specific countercyclical capital requirements of foreign exposures.

INTERNAL CONTROL

The purpose of The POP Mortgage Bank's internal control is to ensure that the Bank, in a systematic and effective manner, works towards the goals and implements the procedures confirmed by senior management. Internal control aims to ensure that the organisation complies with regulations and manages risks comprehensively, and that its operations are efficient and reliable.

Internal control is implemented at all levels of the organisation. Internal control is implemented by the Board of Directors, the CEO and other management and personnel, as well as the risk management and compliance functions independently of business operations. As part of internal control, the amalgamation has implemented a whistle-blowing mechanism that enables the Bank's employees to report, internally through an independent channel, suspected violations of rules and regulations concerning the financial market in the central institution or a member credit institution.

INTERNAL AUDIT

Within the amalgamation, POP Bank Centre coop is centrally responsible for the steering and organisation of internal audit in the bank centre, member credit institutions and other companies of the amalgamation. POP Mortgage Bank's internal audit is based on the internal audit guidelines confirmed by the Board of Directors and the Supervisory Board of POP Bank Centre coop as well as on the audit plan approved by the Board of Directors of POP Bank Centre coop.

The purpose of internal audit is to assess the scope and sufficiency of the internal control of the Bank's operational organisation and to monitor and assess the functionality of risk management systems. Internal audit reports its observations primarily to the Bank's Board of Directors. After audits, the Bank's Board of Directors discusses the summaries prepared as a result of the internal audit. Internal Audit reports of its activity and observations regularly to central institution's Supervisory Board, central institution's Board and CEO.

MANAGEMENT AND PERSONNEL

POP Mortgage Bank's Board of Directors during the financial year included

- Juha Niemelä, Chairman of the Board
- Matti Vainionpää, Vice Chairman
- Marja Pajulahti, Member of the Board

POP Mortgage Bank does not have personnel. The Deputy CEO of Bonum Bank Plc Timo Hulkko has acted as the CEO of POP Mortgage Bank. Tony Tötterström was appointed as the CEO's deputy on 15 May 2022.

THE BANK'S CORPORATE GOVERNANCE SYSTEM

The Bank's functions are controlled by its shareholder, which exercises its decision-making power at the General Meeting in accordance with the Finnish Limited Liability Companies Act and the Articles of Association. The Annual General Meeting decides on the distribution of the Bank's profit and elects the members of the Board of Directors.

The Bank is represented by and directed by the Board of Directors. Operational decisions concerning the Bank's business operations and strategic issues are made by the Bank's Board of Directors. The work of the Board of Directors is based on the Bank's Articles of Association, decisions of the General Meeting and applicable legislation. The Bank's CEO manages the Bank's operational activities in accordance with the instructions provided by the Board of Directors.

The investigation of the independence of Board members and the CEO takes place in accordance with regulations issued by the Finnish Financial Supervisory Authority. Board members and the CEO shall provide an account of the entities in which they operate when they are elected to their office. In addition, Board members and the CEO shall provide an account of fitness and propriety according to the regulation by the Financial Supervisory Authority when they accept their duties.

POP Mortgage Bank's Corporate Governance Report is available online at **www.poppankki.fi/en**.

SOCIAL RESPONSIBILITY

POP Mortgage Bank's social responsibility refers to the Bank's responsibility for the effects of its operations on the surrounding society and the company's stakeholders. By acting as the mortgage bank for POP Banks, POP Mortgage Bank contributes to supporting the social responsibility of local POP Banks. POP Bank Group's social responsibility is included in the Group's financial statements.

EVENTS AFTER THE CLOSING DATE

Board of Directors of POP Mortgage Bank is not aware of events after the closing date that would have a material impact on the information presented in the financial statements.

OUTLOOK FOR 2023

POP Mortgage Bank's result is expected to turn positive after the second issue has been implemented.

POP MORTGAGE BANK'S FINANCIAL STATEMENTS RELEASE 1 JANUARY – 31 DECEMBER 2022

POP MORTGAGE BANK'S INCOME STATEMENT

(EUR 1,000)	Note	1 Jan - 31 Dec 2022	2 Sep - 31 Dec 2021
Interest income		3,216	-
Interest expenses		-2,878	-
Net interest income	**2**	**339**	-
Net income from hedge accounting	3	-69	-
Total operating income		**270**	**-**
Personnel expenses		-25	-7
Other operating expenses		-1,557	-821
Depreciation and amortisation		-68	-
Total operating expenses		**-1,650**	**-828**
Profit before taxes		**-1,379**	**-828**
Income taxes		-	-
Result for the period		**-1,379**	**-828**

POP Mortgage Bank has no items to be presented in the statement of other comprehensive income.

POP MORTGAGE BANK'S BALANCE SHEET

(EUR 1,000)	Note	31 Dec 2022	31 Dec 2021
Assets			
Loans and advances to credit institutions	4, 5, 6	265,784	17,748
Intangible assets		514	539
Other assets		2,033	-
Total assets		**268,332**	**18,287**
Liabilities			
Debt securities issued to the public	4, 5, 7	243,038	-
Derivatives	8	6,520	-
Other liabilities		1,981	115
Total liabilities		**251,539**	**115**
Equity capital			
Share capital		10,000	10,000
Reserves		9,000	9,000
Retained earnings		-2,207	-828
Total equity capital		**16,793**	**18,172**
Total liabilities and equity		**268,332**	**18,287**

POP MORTGAGE BANK'S STATEMENT OF CHANGES IN EQUITY CAPITAL

(EUR 1,000)	Share capital	Reserve for invested non-restricted equity	Retained earnings	Total equity
Balance at 1 Jan 2022	**10,000**	**9,000**	**-828**	**18,172**
Profit for the financial year	-	-	-1,379	-1,379
Profit for the financial year	**-**	**-**	**-1,379**	**-1,379**
Balance at 31 Dec 2022	**10,000**	**9,000**	**-2,207**	**16,793**

(EUR 1,000)	Share capital	Reserve for invested non-restricted equity	Retained earnings	Total equity
Balance at 2 Sep 2021	**2,000**	**-**	**-**	**2,000**
Profit for the financial year	-	-	-828	-828
Total income for the financial year	**-**	**-**	**-828**	**-828**
Transactions with shareholders				
Issue of shares	8,000	9,000	-	17,000
Transactions with shareholders total	**8,000**	**9,000**	**-**	**17,000**
Balance at 31 Dec 2021	**10,000**	**9,000**	**-828**	**18,172**

POP MORTGAGE BANK'S CASH FLOW STATEMENT

(EUR 1,000)	1 Jan - 31 Dec 2022	2 Sep - 31 Dec 2021
Cash flow from operating activities		
Profit for the financial year	-1,379	-828
Adjustments to profit for the financial year	169	-
Increase (-) or decrease (+) in operating assets	**-266,533**	**-**
Advances to credit institutions	-264,500	-
Other assets	-2,033	-
Increase (+) or decrease (-) in operating liabilities	**1,866**	**115**
Other liabilities	1,866	115
Total cash flow from operating activities	**-265,878**	**-713**
Cash flow from investing activities		
Changes in other investments	0	-
Purchase of PPE and intangible assets	-43	-539
Total cash flow from investing activities	**-43**	**-539**
Cash flow from financing activities		
Debt securities issued, increase	249,458	-
Increases in share capital	-	19,000
Total cash flow from financing activities	**249,458**	**19,000**
Change in cash and cash equivalents		
Cash and cash equivalents at period-start	17,748	-
Cash and cash equivalents at the end of the period	1,284	17,748
Net change in cash and cash equivalents	**-16,464**	**17,748**
Additional information of the Cash Flow Statement		
Interest received	1,202	-
Interest paid	945	-
Adjustments to result for the financial year		
Changes in fair value	69	-
Depreciation	68	-
Other	32	-
Cash and cash equivalents		
Receivables from credit institutions payable on demand	1,284	17,748

NOTES

NOTE 1 ACCOUNTING POLICIES

GENERAL

POP MORTGAGE BANK PLC AND POP BANK GROUP

POP Mortgage Bank Plc (hereinafter 'POP Mortgage Bank) is a subsidiary wholly owned by POP Bank Centre coop and a member credit institution in the amalgamation of POP Banks, acting as the mortgage bank for the member banks of the POP Bank Centre coop (POP Banks). POP Mortgage Bank has been established on September 2, 2021. On 25 May 2022, POP Mortgage Bank Plc was authorised by the European Central Bank to engage in mortgage banking operations.

POP Mortgage Bank belongs to the POP Bank Group. The POP Bank Group consists of the amalgamation of POP Banks and companies over which it has control. The Group is engaged in banking and insurance business. The central institution for the amalgamation of POP Banks is POP Bank Centre coop. Its members consist of POP Mortgage Bank, Bonum Bank Plc and 19 co-operative banks. The amalgamation of POP Banks is an economic entity specified in the Act on the Amalgamation of Deposit Banks, the members of which are jointly liable for each other's debts and commitments.

POP Mortgage Bank and Bonum Bank Plc are responsible for acquiring external funding for the amalgamation. POP Mortgage Bank engages in mortgage bank operations under an intermediary loan model established by the Act on Mortgage Banks and Covered Bonds (151/2022). In the intermediary loan model, POP Mortgage Bank distributes the capital originating from the issued bond to the member banks of amalgamation as an intermediary loan. POP Mortgage Bank underwrites intermediary loans on member banks balance sheets in security for issued bonds. In the intermediary loan model, member banks mortgage-backed loans capital and associated risks are not transferred to POP Mortgage Bank. Intermediary loans will be stated to balance sheet item "Loans and advances to credit institutions".

POP Mortgage Bank's registered office is Espoo. Copy of POP Mortgage Bank's financial statements are available from its office at Hevosenkenkä 3, FI-02600 Espoo, and online at www.poppankki.fi/en.

POP Bank Centre coop has prepared the POP Bank Group's consolidated financial statements in accordance with the Act on the Amalgamation of Deposit Banks. Copies of the financial statements of the POP Bank Group are available online at www.poppankki.fi/en or from the office of the central institution, address Hevosenkenkä 3, 02600 Espoo, Finland. POP Bank Group will present information concerning risks specified in the EU Capital Requirements Regulation (EU 2019/876) (CRR) in a separate Pillar III report.

BASIS OF PREPARATION

POP Mortgage Bank's financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) approved in the EU and the related Interpretations (IFRIC). The applicable Finnish accounting and corporate legislation and regulatory requirements have also been taken into account when preparing the notes to the financial statements.

The financial statement release has been prepared in accordance with IAS 34 Interim Financial Reporting. The figures disclosed in the half-year report are unaudited. The figures in the half-year report are in thousand euros, unless otherwise stated. The figures in the calculations and tables are rounded, whereby the sum total of individual figures may deviate from the sum total presented. POP Mortgage Bank's accounting and operational currency is euro.

POP Mortgage Bank has no subsidiaries or associated companies.

ACCOUNTING POLICIES REQUIRING MANAGEMENT'S JUDGEMENT AND UNCERTAINTY FACTORS AFFECTING ESTIMATES

The application of the IFRS requires the management to make estimates and assumptions concerning the future that affect the reported amounts in the financial statements, as well as the information included in the notes. The management's main estimates concern the future and key uncertainties related to the amounts at the balance sheet date. Such key estimates are related to fair value measurement, as well as the impairment of financial assets and intangible assets. The management's estimates and assumptions are based on the best view at the balance sheet date, which may differ from the actual result.

At the end of each reporting period, management is required to assess whether there is any indication that an asset other than a financial asset may be impaired. Impairment of intangible assets should be assessed whenever there is any indication that an asset may be impaired. The impairment test for intangible assets determines the amount of the asset's future recoverable amount based on either the asset's value in use or its fair value. Impairment testing requires management to exercise judgment and estimate the amount of cash or interest that will be used in discounting the asset in the future. The valuation of intangible assets in progress also requires management judgment.

In the calculation of expected credit losses, the management's assessment has been used in deciding that the probability of default of the POP Banks Group's internal items is to be zero. The assessment was made based on the structure of the Group and the principles of risk management.

FINANCIAL INSTRUMENTS

CLASSIFICATION AND RECOGNITION

Financial assets are classified on initial recognition into following measurement categories based on the business model followed in their management and the debt instruments' cash flow characteristics:

- Financial assets at amortised cost

In accordance with the IFRS 9 Financial instruments, financial liabilities are classified on initial recognition into following measurement categories:

- Financial liabilities at amortised cost
- Financial liabilities at fair value through profit

and loss Purchases and sales of financial instruments are recognised on the settlement date. Instruments issued are recognised in the balance sheet on the date when the customer makes the subscription.

A financial asset is derecognised when the contractual rights to the cash flows from the financial asset expire, or when the rights have been transferred to another party so that substantially all the risks and rewards of ownership of the financial asset are transferred. In addition, an agreement included in financial assets is derecognised on the balance sheet if the rights to cash flows that are based on the agreement are transferred to another party or if the agreement includes an obligation to pay the cash flows in question to one or several recipients. If a consideration is received, but all the risks and rewards of ownership of the transferred asset are substantially retained, the transferred asset is recognised in its entirety and a financial liability is recognised for the consideration received.

Impaired financial assets are derecognised when no further payments are expected and the actual final loss can be determined. In connection to derecognition, the previously recognised expected credit loss is cancelled and the final credit loss is recognised. Payments on derecognised receivables received later are recognised in the income statement as an adjustment of impairment losses.

Financial liabilities are derecognised when the related obligations have been fulfilled and they have been extinguished. An exchange of a debt instrument with substantially different terms or substantial modification of the terms of an existing financial liability is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

BUSINESS MODELS FOR MANAGING FINANCIAL ASSETS AND MEASUREMENT

According to IFRS 9, an entity's business model refers to how an entity manages its financial assets in order to generate cash flows. That is, entity's business model determines whether cash flows will result from collecting contractual cash flows, selling financial assets or both. The business model is determined at a level that reflects how financial asset groups are managed together to achieve a particular business objective

POP Mortgage Bank's, financial assets are managed according to three business models:

1. Financial assets held (objective to collect cash flows)

2. Combination of financial assets held and sold (objective to collect cash flows and sale)

3. Other long-term investments

Financial assets held -business model includes loans and receivables and debt instruments held to maturity, which pass the SPPI-test (Solely Payments of Principal and Interest) for their cash flow characteristics. In the SPPI-test, it is determined whether the asset's contractual cash flows are solely payments of principal and interest on the principal amount outstanding.

Combination-business model includes debt instruments with contractual cash flows being solely payments of principal and interest, held to maturity or close to maturity or sold for example to reach the targets of the investment strategy.

Other long-term investments -business model includes shares and other instruments, whose cash flows do not consist solely on payments of principal and interest.

POP Bank Group does not actively trade financial assets. The purpose of POP Bank Group's investment activities is to invest surplus with long-term objective and to maintain investment portfolio for liquidity purposes.

Financial assets measured at amortised cost

Financial assets measured at amortised cost includes loans and receivables and the debt instruments, which are, according to the investment policy, intended to be held to maturity with terms of regular payments of interest and principal either in part or entirety (SPPI-test). In addition, liquid assets, in which the liquidity does not have to be tested by regular sales, may be classified to this measurement class.

Financial liabilities measured at amortised cost

POP Mortgage Bank's financial liabilities are measured at amortised cost according to the effective interest rate method. Financial liabilities measured at amortised cost includes deposits and debt securities issued to the public, liabilities to credit institutions as well as other financial liabilities. The POP Bank Group has no financial liabilities measured at fair value through profit or loss.

DETERMINING FAIR VALUE

Fair value is the price that would be attained if the asset was sold or would be paid to transfer the liability from one market party to another in a standard business transaction taking place on a valuation day.

A financial instrument's fair value is based on price quotations obtained from active markets or, if active markets do not exist, via company's own valuation methods. A market is considered active if price quotations are readily and regularly available and if they reflect real and regularly occurring arm's-length market transactions. Current bid price is used as the quoted market price of financial assets.

If the market has a well-established valuation technique for a financial instrument for which there is no direct market price available, the fair value is based on the commonly used valuation model and on the market quotations of the input data used in the model

If there is no well-established valuation technique in the market, fair value is determined based on a specific valuation model created for the product in question. The valuation models are based on widely used measuring techniques, incorporating all the factors that market participants would consider when setting a price. The valuation prices used include market transaction prices, the discounted cash flow method, as well as the fair value of another substantially similar instrument at the reporting date. The valuation methods take into account an estimate of the credit risk, applicable discount rates, early repayment options, and other such factors that may impact reliable determination of the fair value of the financial instrument.

The fair values of financial instruments are divided into three hierarchical levels depending on how the fair value is defined:

- Fair values quoted in the active markets for identical assets or liabilities (Level 1)
- Fair values that are determined using other input data than the quoted prices at Level 1, which are observable for the assets or liabilities either directly (e.g., prices) or indirectly (e.g., derived from prices) (Level 2)
- Fair values determined by the input data, which is essentially not based on the observable market data (Level 3).

The fair value hierarchy level into which an item measured at fair value is fully classified is determined by the input data, which is at the lowest level and is significant in respect to the whole item. The significance of the input data is evaluated considering the whole item, which is valued at fair value.

IMPAIRMENT OF FINANCIAL ASSETS

A loss allowance on financial assets measured at amortized cost or fair value through other comprehensive income and off-balance sheet credit commitments is recognized on the basis of expected credit losses. The expected credit loss of a financial instrument is determined as the difference between the contractual cash flows that the entity is entitled to receive under the contract and the cash flows expected to be received by the entity at the original effective interest rate at the time of reporting.

To determine expected credit losses, financial instruments are classified in stages from 1 to 3. Stage 1 represents financial instruments whose credit risk has not increased significantly since the initial recognition. Expected credit losses are determined for such financial instruments based on expected loan losses for 12 months. Stage 2 represents financial instruments whose credit risk has increased significantly after the initial recognition on the basis of qualitative or quantitative criteria and, for stage 3, financial instruments whose counterparty has been declared as default. Expected credit losses are determined for financial instruments classified in Stage 2 and 3 based on the expected credit losses over the entire life of the instrument.

POP Mortgage Bank's financial assets, consist of internal deposits of the POP Banks Group. In the calculation of expected credit losses (ECL), the probability of default (PD) of the group's internal items has been considered to be zero, based on the group's structure and risk management principles. Calculation principles for expected credit losses are described in more detail in Note 3 POP Bank Group's accounting policies to the POP Bank Group's financial statements.

DERIVATIVE CONTRACTS AND HEDGE ACCOUNTING

POP Mortgage Bank hedges its interest rate risk against changes in fair value, primarily using interest rate swaps. Hedge accounting is applied for fair value hedging. The hedged instrument of fair value hedging is fixed-rate bonds issued. Derivative contracts are not made for trading purposes.

All derivative contracts are recognised and measured at fair value through profit or loss. The positive fair values of derivative contracts are presented as assets under Derivatives and negative fair values as liabilities under Derivatives. Changes in the value of derivatives in hedge accounting are recorded in the income statement under Net income from Hedge accounting. Interest on hedging derivatives is presented in the income statement under interest income and expenses.

The hedging relationship between the hedging derivative contract and the hedged instrument and the objectives of risk management are documented before hedge accounting is applied. If there is a high correlation between the change in the value of the hedging derivative and the hedged instrument, the hedging is considered effective.

POP Mortgage Bank applies IFRS 9 Financial Instruments to hedge accounting for all hedging relationships.

INTANGIBLE ASSETS

Intangible assets are comprised information systems and licenses. An intangible asset is recognized in the balance sheet at acquisition cost if it is probable that the expected economic benefits associated, and the acquisition cost of the asset can be measured reliably. Acquisition cost includes all costs that are directly attributable to bringing the asset to its working condition for its intended use.

Intangible assets have a limited useful life. The acquisition cost of intangible assets is amortised in the income statement on the basis of the estimated useful lives of assets. The estimated useful life is 3–5 years for information systems and licenses.

The amortisation of the acquisition cost of intangible assets begins when the asset is ready to be taken into use. Indications of impairment of intangible assets are examined annually and intangible assets are tested for impairment when necessary.

EMPLOYEE BENEFITS

Employee benefits are short-term employee benefits, such as remunerations for positions of responsibility, which are expected to be paid in connection with the work performance they are related to or within the following 12 months.

POP Mortgage Bank does not have employees. The company purchases the administrative and management services needed from its parent company POP Bank Centre coop and its sister company Bonum Bank Plc.

INCOME TAX

The income statement includes taxes on income for the financial year and changes in deferred taxes.

Deferred tax liabilities and assets are calculated on taxable and deductible temporary differences between the carrying amount and the tax basis. Deferred tax assets are recognised to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilised

Deferred tax assets and liabilities are measured at the tax rate that is expected to apply at the time when the temporary difference is reversed.

A deferred tax asset is recognised for the carry forward of unused tax losses to the extent that future taxable profit will be probable and unused tax credits can be utilised.

NOTE 2 INTEREST INCOME AND EXPENSES

(EUR 1,000)	1 Jan - 31 Dec 2022	2 Sep - 31 Dec 2021
Interest income		
Loans and advances to credit institutions	1,344	-
Hedging derivatives	1,872	-
Total interest income	**3,216**	**-**
Interest expenses		
Debt securities issued to the public	-1,830	-
Hedging derivatives	-1,047	-
Total interest expenses	**-2,878**	**-**
Net interest income	**339**	**-**

NOTE 3 NET INCOME FROM HEDGE ACCOUNTING

(EUR 1,000)	1 Jan - 31 Dec 2022	2 Sep - 31 Dec 2021
Change in hedging instruments' fair value	-6,520	-
Change in hedged items' fair value	6,452	-
Net income from hedge accounting	**-69**	**-**

NOTE 4 CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES

FINANCIAL ASSETS 31 DEC 2022

(EUR 1,000)	Measured at amortised cost	At fair value through profit or loss	Measured at fair value through other comprehen-sive income	Total carrying amount
Loans and advances to credit institutions	265,784	-	-	265,784
Financial assets total	**265,784**	**-**	**-**	**265,784**
Other assets				2,547
Total assets 31 Dec 2022				**268,332**

FINANCIAL ASSETS 31 DECEMBER 2021

(EUR 1,000)	Measured at amortised cost	At fair value through profit or loss	Measured at fair value through other comprehen-sive income	Total carrying amount
Loans and advances to credit institutions	17,748	-	-	17,748
Financial assets total	**17,748**	**-**	**-**	**17,748**
Other assets				539
Total assets 31 December 2021				**18,287**

FINANCIAL LIABILITIES 31 DEC 2022

(EUR 1,000)	Measured at amortised cost	At fair value through profit or loss	Total carrying amount
Debt securities issued to the public	243,038	-	243,038
Derivative contracts	-	6,520	6,520
Financial liabilities total	**243,038**	**6,520**	**249,558**
Other liabilities			1,981
Total liabilities 31 Dec 2022			**251,539**

FINANCIAL LIABILITIES 31 DECEMBER 2021

(EUR 1,000)	Measured at amortised cost	At fair value through profit or loss	Total carrying amount
Other liabilities			115
Total liabilities 31 December 2021			**115**

NOTE 5 CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES AND FAIR VALUES BY VALUATION TECHNIQUE

FAIR VALUE HIERARCHY LEVELS OF ITEMS RECURRENTLY RECOGNISED AT FAIR VALUE

FINANCIAL ASSETS AT FAIR VALUE 31 DECEMBER 2022

(EUR 1,000)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Derivatives	-	6,520	-	6,520	6,520
Total financial assets	**-**	**6,520**	**-**	**6,520**	**6,520**

FAIR VALUE HIERARCHY LEVELS OF ITEMS RECOGNIZED AT AMORTISED COST

ASSETS MEASURED AT AMORTISED COST 31 DECEMBER 2022

(EUR 1,000)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Loans and receivables from credit institutions	-	265,784	-	265,784	265,784
Total	**-**	**265,784**	**-**	**265,784**	**265,784**

ASSETS MEASURED AT AMORTISED COST 31 DECEMBER 2021

(EUR 1,000)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Loans and receivables from credit institutions	-	17,748	-	17,748	17,748
Total	**-**	**17,748**	**-**	**17,748**	**17,748**

LIABILITIES MEASURED AT AMORTISED COST 31 DECEMBER 2022

(EUR 1,000)	Level 1	Level 2	Level 3	Total fair value	Carrying amount
Debt securities issued to the public	-	249,490	-	249,490	249,490
Total	**-**	**249,490**	**-**	**249,490**	**249,490**

POP Mortgage Bank did not have derivative contracts or bonds issued to the general public during the comparison period.

FAIR VALUE DETERMINATION OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Financial assets and liabilities are recognised in balance sheet at fair value or amortised cost. Classification and valuation of financial instruments are described in more detail in Note 1 Accounting policies.

FAIR VALUE HIERARCHIES

Level 1 includes financial instruments that are measured on the basis of quotations obtained from liquid markets. A market is considered as liquid if quotations are regularly available. This group included all securities with publicly quoted prices.

Level 2 includes financial instruments measures using generally approved measurement techniques or models which are based on assumptions made on the basis of observable market prices. For example, the fair value of a financial instrument allocated to Level 2 may be based on the value derived from the market quotation of components of an instrument. This group includes interest derivatives and other instruments that are not traded in liquid markets.

Level 3 includes financial instruments and other assets that are not measured using market quotations or values determined on the basis of observable market prices using measurement techniques or models. The assumptions applied in the measurement techniques often involve insecurity. The fair value of assets allocated to Level 3 is often based on price information obtained from a third party.

TRANSFERS BETWEEN FAIR VALUE HIERARCHY LEVELS

Transfers between hierarchy levels are considered to have taken place on the date of the occurrence of the event that caused the transfer or the date when the circumstances changed. There were no transfers between levels during the reporting period.

NOTE 6 LOANS AND RECEIVABLES

(EUR 1,000)	31 Dec 2022	31 Dec 2021
Loans and receivables from credit institutions		
Deposits		
Repayable on demand	1,284	17,748
Other	14,500	-
Intermediary loans	250,000	-
Total loans and advances to credit institutions	**265,784**	**17,748**

NOTE 7 DEBT SECURITIES ISSUED TO THE PUBLIC

(EUR 1,000)	31 Dec 2022	31 Dec 2021
Covered bonds	243,038	-
Total debt securities issued to the public	**243,038**	**-**

DEBT SECURITIES ISSUED TO THE PUBLIC (EUR 1,000)

Bond	Issue date	Due date	Interest	Nominal	Currency
POPA FI4000526876	22 September 2022	22 September 2025	2.625 % / fixed	250,000	EUR

DEBT SECURITIES PRESENTED IN CASH FLOW RECONCILIATION TO BALANCE SHEET

(EUR 1,000)	31 Dec 2022	31 Dec 2021
Balance sheet 1 Jan	-	-
Increase of bonds	249,490	-
Total increase	**249,490**	**-**
Total changes of cash flow of financial activities		
Valuations and accrued interests	-6,452	-
Balance sheet 31 Dec	**243,038**	**-**

NOTE 8 DERIVATIVES AND HEDGE ACCOUNTING

POP Mortgage Bank hedges its interest rate risk against changes in fair value, primarily using interest rate swaps. Hedge accounting is applied for fair value hedging. The hedged instrument of fair value hedging is fixed-rate bonds issued.

NOMINAL AND FAIR VALUES OF DERIVATIVES

31 Dec 2022	Nominal value / remaining maturity				Fair value	
(EUR 1,000)	Less than 1 year	1-5 years	More than 5 years	Total	Assets	Liabilities
Hedging derivative contracts						
Fair value hedging						
Interest rate derivatives	-	250,000	-	250,000	-	-6,520
Derivatives total	**-**	**250,000**	**-**	**250,000**	**-**	**-6,520**

The nominal value of the fixed-rate bond subject to fair value hedging at the end of reporting period was EUR 250 million. This item is included on the balance sheet under "debt securities issued to the public". The nominal values of derivative instruments correspond to the nominal values of the objects to be hedged.

EFFECTS OF HEDGE ACCOUNTING ON FINANCIAL POSITION AND RESULT

Fair value hedging (EUR 1,000)	31 Dec 2022
Liabilities	
Carrying ammount of hedged debt securities issued to the public	243,038
'of which the accrued amount of hedge adjustments	-6,452

NOTE 9 COLLATERAL GIVEN

(EUR 1,000)	31 Dec 2022	31 Dec 2021
Collaterals given		
Given on behalf of own liabilities and commitments	332,291	-
Total collateral given	**332,291**	**-**
Collaterals received		
Collaterals received from banks of POP Group	330,791	-
Total collateral given	**330,791**	**-**

The collateral provided and received by POP Mortgage Bank is related to a secured bond issued under the EUR 1 billion issuance programme established in September 2022 and to the interim loans based on it. The collateral given and received consists of loans secured by real estate.

NOTE 10 RELATED PARTY DISCLOSURES

The related parties of POP Mortgage Bank comprise the members of the company's Board of Directors and Executive Group and members of their immediate families. In addition, related parties include POP Mortgage Bank's parent entity POP Bank Centre, as well as its managing director and deputy managing director. Furthermore, related parties include those entities over which key persons included in the management and/or members of their immediate families have control or joint control. Also entities in the same group with POP Mortgage Bank belong to the related parties.

BUSINESS TRANSACTIONS WITH RELATED PARTY KEY PERSONS

	Other	
(EUR 1,000)	31 December 2022	31 December 2021
Assets		
Loans	15,784	17,748
Income statement		
Income statement	65	-
Other operating expenses	227	143

COMPENSATION TO MEMBERS OF THE BOARD

	Salaries and remuneration	
(EUR 1,000)	31 December 2022	31 December 2021
Juha Niemelä, Chairman of the Board	9	2
Matti Vainionpää, Vice Chairman of the Board	9	2
Marja Pajulahti, Member of the Board	8	2
Total	**25**	**7**

NOTE 11 EVENTS AFTER THE CLOSING DATE

POP Mortgage Bank's Board of Directors is not aware of other events having taken place after the closing date that would have a material impact on the information presented in the financial statements.

Espoo 15 February 2023

POP Mortgage Bank Plc

Board of Directors

POP Bank

POP Mortgage Bank Plc