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Oma Savings Bank Credit Investor Presentation

Q1 2023

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### Key Investment Highlights



### Profitable Business Model

- Oma Savings Bank has over the last years reported higher returns than the peer group despite a high growth rate
- So far in Q1 2023 the bank has recorded Return on Equity of 18.6% and comparable return on equity 19.3%

### ) High Cost Efficiency

• Oma Savings Bank has a low and stable comparable costincome ratio at 47.9% in Q1 2023, considerably below peers showing the bank's high focus on cost efficiency

### ) Stable Capital Position

- The bank is well capitalized with a Common Equity Tier1 ration of 13.6%, well above the requirement of 7.85%, and the total capital ratio was 15.5% compared to the requirement of 12.01%
- The bank has been taking measures to increase the buffers of own funds during H2 2022 and Q1 2023. The fully subscribed issuances of debenture loans were made in 2022 and Q1 2023.
- In March 2023, the bank reported a leverage ratio of 5.6%, well above the 3% requirement

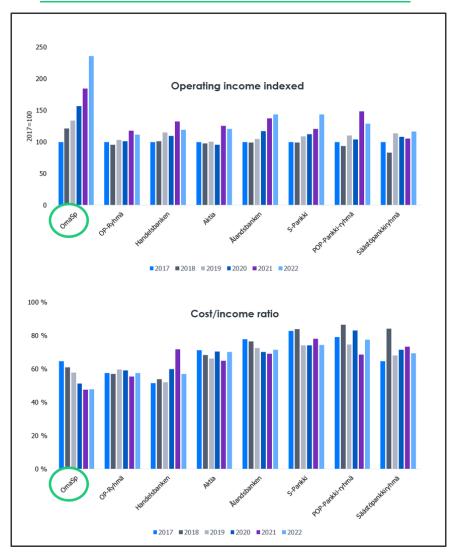
#### BBB+ rated with Stable Outlook by S&P Global Ratings / Covered Bond rating AAA

- Key strengths according to S&P are Oma Savings Bank's
  - Good risk-adjusted capitalization and resilient earnings, despite the economic consequences
  - The bank's firm mutual business model as well as its solid regional franchise in selected growing cities



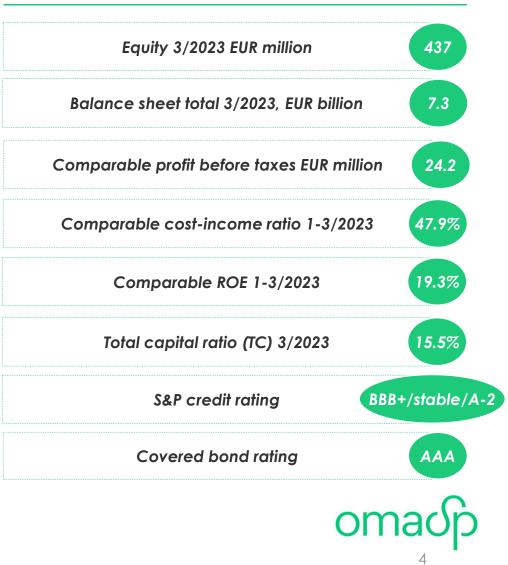


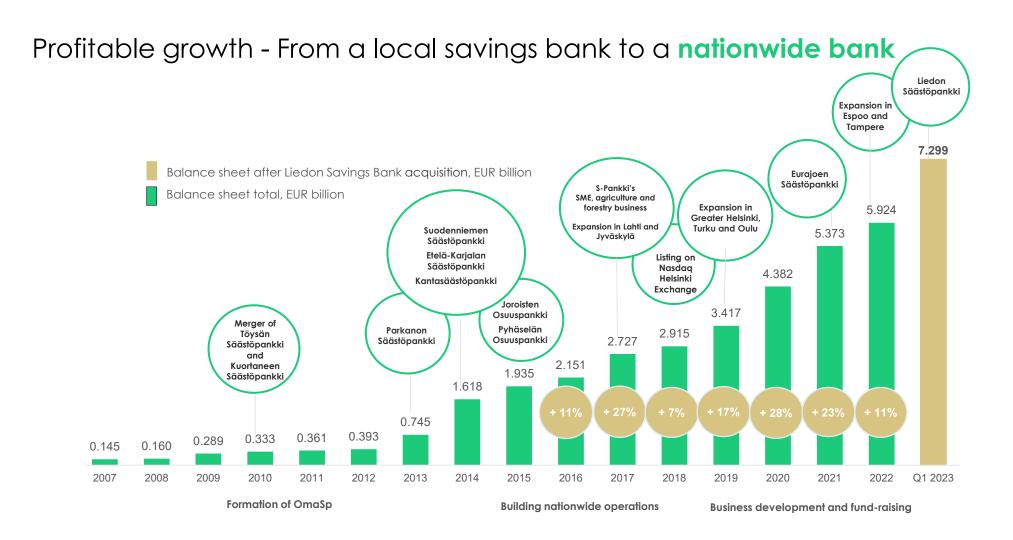
### Oma Savings Bank Overview



#### Combination of quality growth and profitability\*

#### Strong financial profile & rating



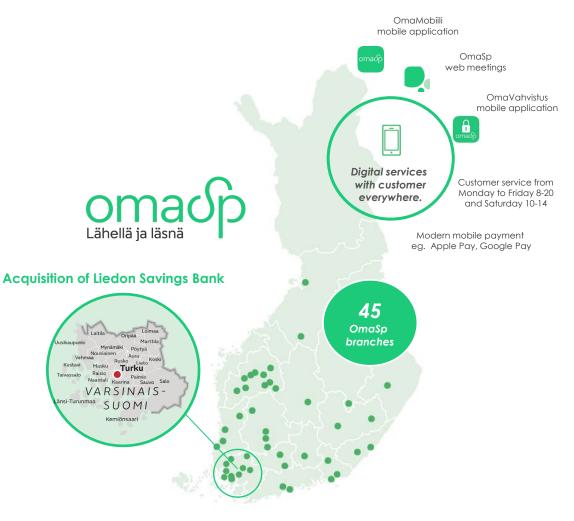


- OmaSp is a widely operating bank in Finland with more than 145 years of history
- Mortgage credit bank operations started in 2017
- OmaSp was listed 2018 at the official list of Nasdaq Helsinki
- OmaSp has become an established and regular covered bond issuer

Source: OmaSp

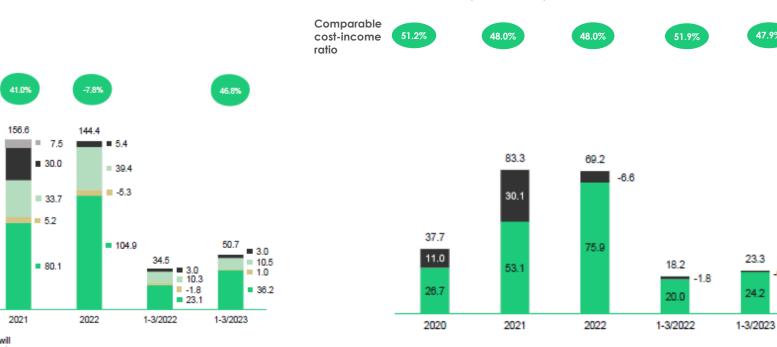
### Liedon Savings Bank acquisition successfully completed

- The acquisition of Liedon Savings Bank business have been successfully completed on the 1<sup>st</sup> of March.
- The acquisition will have a significant positive impact on the • annual profitability
  - Profit before taxes is estimated to increase by EUR 15-20 million annually in the next few years
- The merger increased OmaSp's balance sheet by appr. EUR 1.4 billion
  - Includes EUR 250 million mortgage bank loans from Sp Mortgage Bank
- The arrangement will significantly strengthen OmaSp's • market position and service network in the Turku economic region and throughout Southwest Finland
- The number of private and corporate customers increased over 200,000 after the merger
- The growing volumes will further improve cost efficiency and business profitability





### Developments in overall operating income and profitability



Negative goodwill
Other operating income

2020

Growth

20.0%

111.1

Fee and commission income and expenses

Net income on financial assets and liabilities

Total operating income, EUR million

Net interest income

29.3

10.9

67.8

Comparable profit before taxes Total items affecting comparability

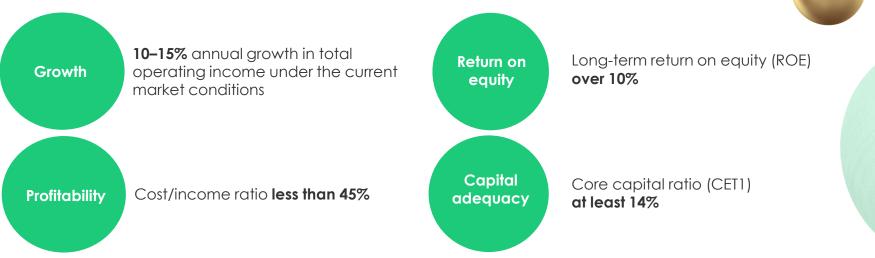
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-0.9

### Comparable profit before taxes, EUR million

## Financial goals, dividend policy and guidance for 2023

#### Board of Directors approved the following financial goals for 3-5 years:



#### Guidance for 2023

The Company's business volumes will continue strong growth in 2023. Profitable growth is supported by efforts in recent years to improve the customer experience and the availability of customer service through new digital service channels and opening of new units. The acquisition of Liedon Savings Bank's business will improve the Company's performance from the first half of 2023. In addition, the increase in market interest rates continues to strengthen the growth of net interest income.

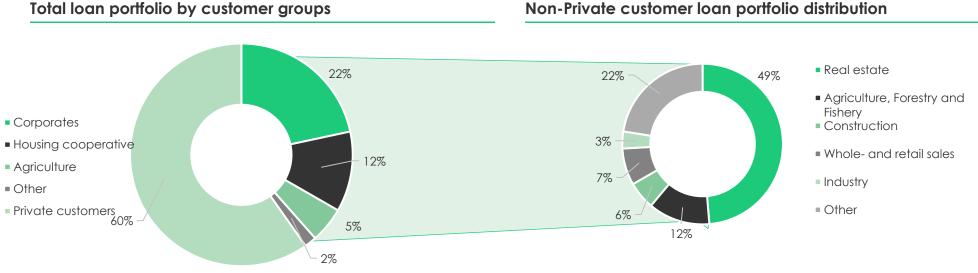
## OmaSp's 2023 comparable profit before taxes will increase significantly compared to the previous financial year and will exceed EUR 100 million.

#### Dividend policy:

The company's goal is to pay a steady and growing dividend of at least 20 percent of net profit



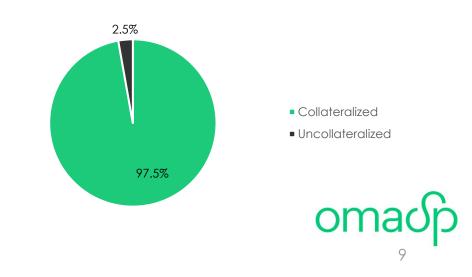
## Customer and lending base



#### Non-Private customer loan portfolio distribution



- A widely diversified loan portfolio of EUR 6.0bn
- The collateral base at market values almost fully covers the • total loan portfolio
- Supplemented with additional collateral and guarantees, if needed



### Asset Quality has remained at a strong level

#### Impairment losses on financial assets

(1,000 euros)	1-3/2023	1-3/2022	1-12/2022
ECL on receivables from customers and off-balance			
sheet items	-965	4,294	1,343
ECL from debt instruments	-107	434	720
Expected credit losses, total	-1,072	4,728	2,063
Final credit losses			
Final credit losses Final credit losses	-600	-2,363	-4,348
	-600 77	-2,363 132	-4,348 538
Final credit losses		,	,

#### Expected credit losses, loans and receivables

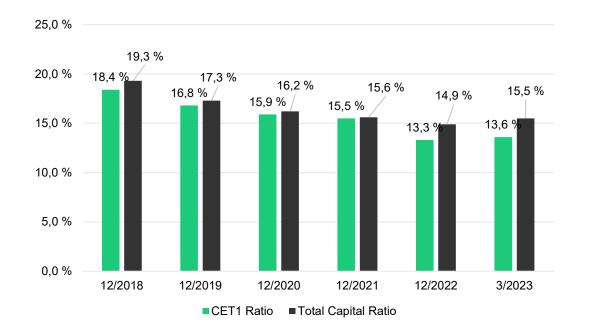
				1-3/2023	1-3/2022	1-12/2022
Receivables crom credit institutions and public and			Г			
public entities (1,000 euros)	Stage 1	Stage 2	Stage 3	Total	Total	Total
Expected credit losses 1 January	1,300	4,974	18,558	24,833	28,599	28,599
Transfer to stage 1	244	-475	-57	-289	-115	-1,221
Transfer to stage 2	-97	926	-117	712	589	2,615
Transfer to stage 3	-9	-199	1,086	878	298	2,354
New debt securities	393	702	4,078	5,172	228	1,115
Matured debt securities	-62	-181	-302	-544	-626	-2,327
Realised credit losses	-	-	-600	-600	-2,360	-4,114
Recoveries on previous realised credit losses	-	-	77	77	259	462
Changes in credit risk	-195	-144	-661	-1,001	37	2,291
Changes in the ECL model parameters	-	-	-	-	-1,988	-2,338
Changes based on management estimates	72	7,135	1,831	9,038	-	-2,603
Expected credit losses period end	1,647	12,737	23,893	38,277	24,920	24,833

Asset quality at a strong level

- Impairment losses on financial assets (net) increased compared to the comparative period and were EUR -1.6 million
  - In the comparison period, the amount of ECL decreased by a total of EUR 2.6 million as a result of model development
- During the Q1 2023, the amount of expected credit losses increased by EUR 1.1 million
- The receivables transferred in connection with the acquisition of Liedon Savings Bank's business has been valued at fair value in connection with the acquisition and fair value adjustment 8.0 million has been recorded as on management's judgement
- In the end of the Q1 2023, OmaSp has allowances and fair value adjustments based on management's judgement in total 8.7 million



### **OmaSp** Capital Position



- Capital position is steady. The total capital (TC) ratio of Oma Savings Bank increased and was 15.5% in March 2023.
- The current TC-% ratio requirement is 12.01%, clearly above the requirement.
- Risk-weighted assets grew 20.6% to EUR 3,070.2 million most significantly due to the acquisition of Liedon Savings Bank's business.
- Own funds (TC) were EUR 475.0 million in March 2023, exceeded by EUR 106.4 million the total capital requirement for own funds. Own funds were most significantly increased by the share issue to Liedon Savings Bank EUR 65.0 million.
- OmaSp issued the third EUR 20 million debenture loan in March. The loan was fully subscribed and increased to T2 funds. A debenture loan is a familiar savings product among bank's customers.
- OmaSp has been preparing an application of the IRB- approach in the solvency calculation and the application process is progressing based on the dialogue with the supervisor (FIN-FSA)



## Oma Savings Bank's funding base

#### Funding highlights as per 31 March 2023

- The bank's deposit base is stable and will remain as the main source of funding (58%). **Deposit base EUR 3.93 billion** as of 31.3.2023
- Covered bonds, Senior preferred bonds and CDs complement the funding structure and make it more versatile. The goal is to diversify funding sources and the maturity profile
- OmaSp has become an established and regular issuer in the covered bond market

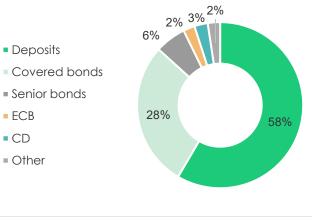
#### Completed funding in 2023

- February 2023 EUR 350m Covered bond
- February 2023 Debenture loan EUR 20m
- April 2023 EUR 250m Covered bond TAP of OMASST 0.01 11/25/27

#### Funding outlook for 2023

- Remaining planned funding volume for the year around EUR 400m. The overall funding need has not changed since start of the year
- Covered bonds expected to remain the main source of market base funding

#### Funding structure & maturity profile



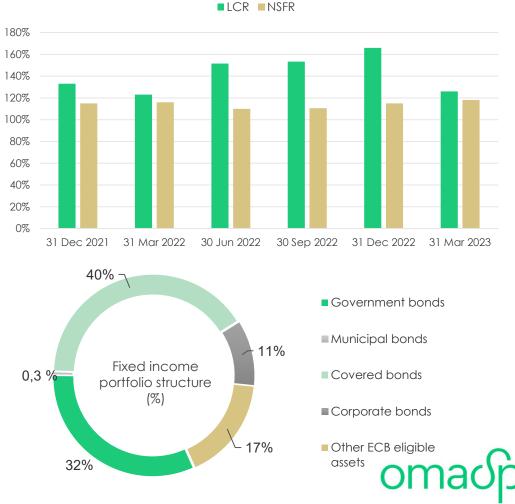


## Investment portfolio and liquidity management

#### Liquidity and portfolio as per 31 March 2023

- The bank's investment portfolio amounted to EUR 558.1 million
  - The portfolio consists of liquid assets and other investments
- Allocation of the investment portfolio
  - Fixed income 93%
  - Equity 6%
  - Alternative investments 1%
- The bank's LCR-ratio was 126% and NSFR 118%
- More than 60% of liquidity assets in cash
- The program for issuance of CDs provides an alternative for short-term liquidity management
- Oma Savings Bank is a direct counterparty of the Bank of Finland
  - •Enables participation in the ECB's short-term and long-term market operations
- The bank has several repo counterparties

•Enables short-term, secured loan funding through the interbank market



#### Liquidity and fixed income portfolio structure



### New Act on Mortgage Credit Banks and Covered Bonds (151/2022)

#### New Covered Bond Act and OmaSp's Consent Solicitation process

- The New Covered Bond Act came into force on 8th July 2022 to harmonize the European Cover Bond Market
- OmaSp was granted a licence in June 2022 in order to issue covered bonds under the New Act
- OmaSp started to apply the New Covered Bond Act on 20th January 2023
  - Outstanding cover bonds are transferred under the New Act through a consent solicitation process.
  - All new cover bonds are issued under the New Act
- All new issuances of OmaSp Covered Bonds are entitled with the "European Covered Bond Premium" -label





### OmaSp cover pool characteristics

Key characteristics of the cover	pool 31 March	
Size of the pool	EUR 2 470,10 million (nominal)	
Collateral type	100% Finnish residential mortgages	
Number of loans	33,387	S&P has assigned AAA ratings to the covered     hends of Omg Squiper Park. The outlook is stable
Average loan size	EUR 73,983	bonds of Oma Savings Bank. The outlook is stable
WALTV (indexed)	65.6%	<ul> <li>OmaSp is committed to keeping the covered bond rating at the AAA level</li> </ul>
WALTV total (indexed)	66.4%	Medeat average loop size ground EUR 74,000
Weighted average loan seasoning	39.3 months	<ul> <li>Modest average loan size around EUR 74,000</li> </ul>
Non- performing loans	0%	0% arrears
Loans in arrears	0%	0% Non- performing loans in the pool
Interest rate base	85% floating / 15% fixed	
Over-collateralisation	30.0% / 26.3% (nominal value / collateral value)	
Pool type	Dynamic	
Applicable law	Finnish Act on Mortgage Credit Banks and Covered Bonds (151/2022)	omad

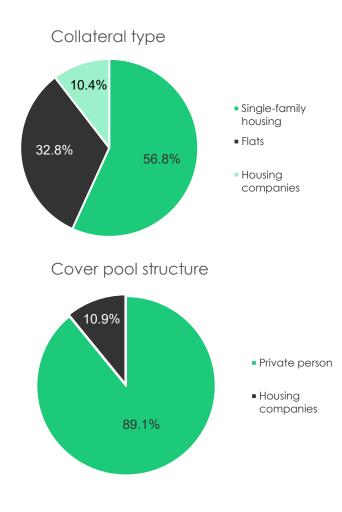
Note: The cover pool is dynamic, and the composition of the pool fluctuates daily. This is a snapshot of the cover pool as of 31 March 2023.

### Cover pool structure and outstanding covered bonds

Customer scoring	<ul> <li>Regular and up to date credit scoring for customer credit class</li> <li>The weakest classes C and D are not cover pool applicable</li> </ul>
Customer Loan	<ul> <li>No arrears more than 30 days</li> <li>Amortizing loans 98.6%</li> <li>Loans in cover pool have repayment schedule</li> </ul>
Collateral	<ul> <li>Finnish residential collateral 100%</li> <li>Maximum LTV limit 80%</li> <li>Keeping OC at the level that retains S&amp;P rating AAA</li> </ul>
Structure	<ul> <li>Simple structure, no separate mortgage bank Covered bonds are issued directly from the OmaSp balance sheet</li> <li>There are no public sector loans in the pool</li> <li>There are no subsitute collaterals currently in cover pool</li> <li>All loans are in EUR currency</li> <li>All assets are located in Finland</li> </ul>

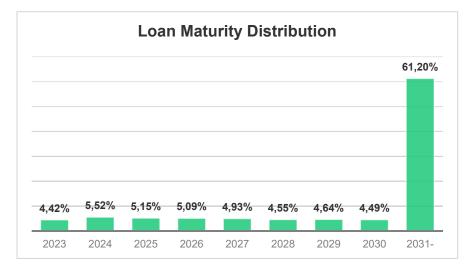
#### **Outstanding Covered Bond issues**

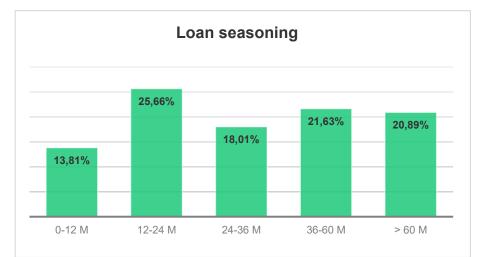
Nominal	ISIN	Issue date	Maturity	Coupon
EUR 250 million	FI4000425830	1.4.2020	6.4.2023	0.125 %
EUR 300 million	FI4000378674	28.3.2019	3.4.2024	0.125 %
EUR 600 million	FI4000522974	18.5.2022	18.12.2026	1.500 %
EUR 400 million	FI4000466412	18.11.2020	25.11.2027	0.010 %
EUR 350 million	FI4000549035	15.2.2023	15.06.2028	3.125 %

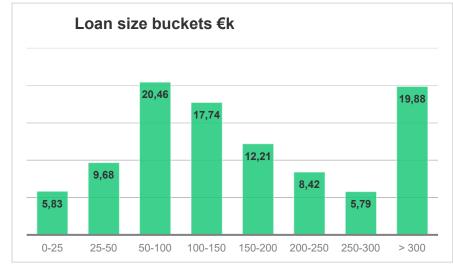


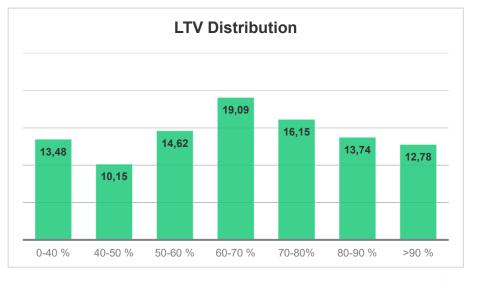
• Note: The cover pool is dynamic, and the composition of the pool fluctuates daily. This is a snapshot of the cover pool as of 31 March 2023

### Details of the cover pool

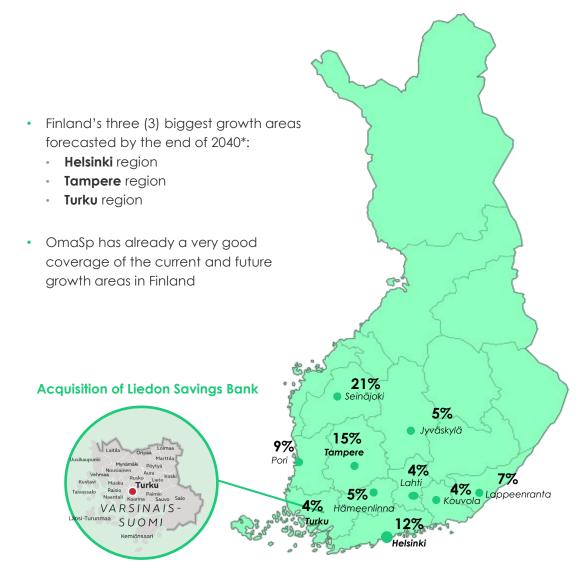








## Geographic breakdown of **cover pool**



Region	Major city	Volume EUR million	Share in the pool
Southern Ostrobothnia	Seinäjoki	525	21.24%
Pirkanmaa	Tampere	363	14.69%
Uusimaa	Helsinki	305	12.34%
Satakunta	Pori	231	9.37%
South Karelia	Lappeenranta	174	7.02%
Kanta-Hame	Hämeenlinna	131	5.29%
Central Finland	Jyväskylä	128	5.20%
Kymenlaakso	Kouvola	103	4.17%
Päijät-Häme	Lahti	98	3.97%
Varsinais-Suomi	Turku	96	3.87%
Other		316	17.01%
Sum		2 470,10	100%
		or	naɗp

#### Macroeconomic outlook

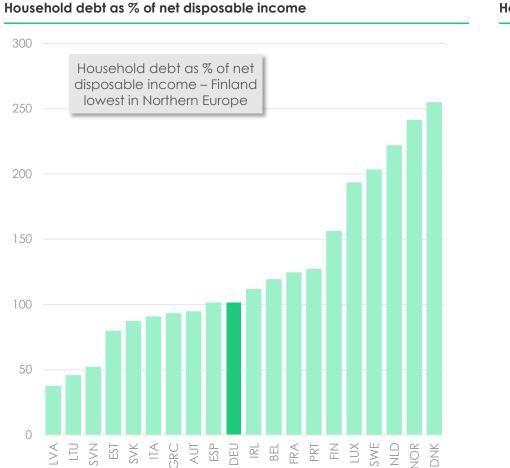
	2019	2020	2021	2022	2023F	2024F
Real GDP growth (%)	1.1	-2.2	3.0	2.1	-0.2	0.9
CPI (YoY%)	1.1	0.4	2.1	7.2	4.6	1.6
Unemployment (%)	6.7	7.8	7.6	6.9	7.4	7.2
Current account balance of payments (% of GDP)	-0.2	0.7	0.6	-3.7	-0.8	0.4
Government debt to GDP	64.9	74.8	72.4	72.2	71.9	73.2

## 120% 100% Euro area average 91.6% 80% 60% 40% 20% 0% 5ennont Fronce Cennont Nond Sweden

#### Government debt to GDP as per Q4 2022

- The Finnish economy will stall in 2023, however, growth is estimated to recover to around 0.9% in 2024
- Russia's aggression against Ukraine pushed up inflation, it is widepread and especially the core inflation has maintained at a high level
- To rein inflation, the European Central Bank has tightened the monetary policy and is expected to continue doing so throughout 2023
- Finnish government indebtedness relatively low (73.0% as per Q4 2022) compared to the Euro area average (91.6%)

### Finnish household indebtedness relatively low in a stable housing market



#### House price index, 2015 = 100





## Appendix

## 21-29



### Strategy

The strategy of Oma Savings Bank is based on the following pillars:

1. Cost efficiency	<ul> <li>The main driver of a profitable and healthy bank – guides the bank's business</li> </ul>
2. Proactive customer relationships and sales	<ul> <li>Differentiation from the competitors</li> <li>Excellent customer experiences and superior local knowledge are our advantages in the markets we operate in</li> <li>Financial performance is based on the growth of profitable and long-lasting customer relationships</li> </ul>
3. Risk management	<ul> <li>Strict governance on lending policy and liquidity management</li> <li>Clear areas of responsibility, systematic monitoring of risks, a motivating compensation system and corporate culture</li> </ul>



### Sustainability is one of the basic pillars of our strategy



Sustainability is at the heart of our business and an important part of our future operations.

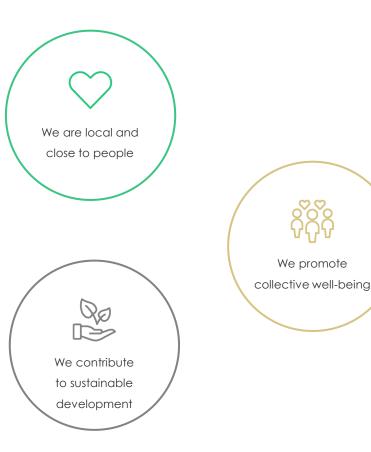


We have defined **three key sustainability themes** for the company.



We have made a commitment to support the UN's 17 Sustainable Development Goals. Our aim is to include five of the targets that have the greatest impact on our operations in OmaSp's management, strategy and day-to-day operations.







## Sustainability roadmap

We are local and close to people

We want to be local and close to people. **Personal customer service** is our key to customer satisfaction. We regularly monitor customer satisfaction and listen to our customers. We also want to continuously support **all aspects of our personnel's well-being** and enable **the development of our personnel's competence**.

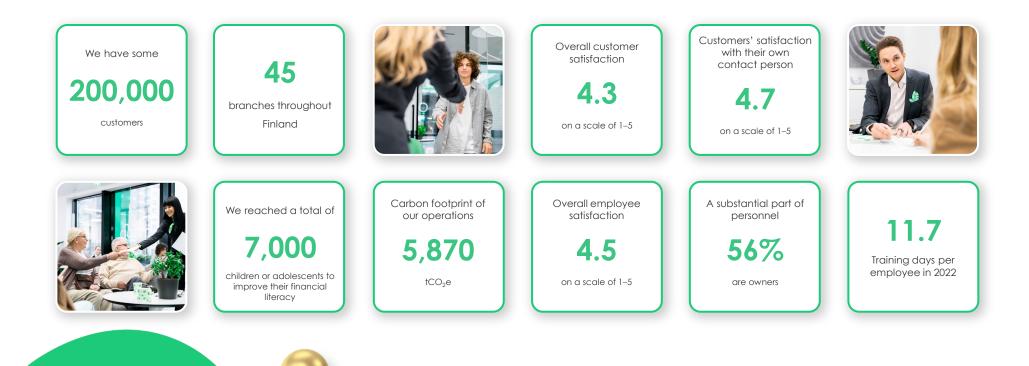


We have an important task to support customers in the management and development of their personal finances, in addition to which we support the well-being of local communities by employing and financing local players. We ascertain good governance and ethical business and also ensure the sustainability of our partners. We contribute to sustainable development

We have the opportunity to positively impact the challenges arising from climate change **by providing sustainable financial and investment solutions** to our customers. **Assessing the climate-related risks of investment activities and portfolios** is important. We also regularly calculate the **emissions from our own operations**, with the goal of reaching carbon neutrality.



## Sustainability is at the heart of our business





### Key figures

Total operating income	Equity / Total assets	Profit before taxes
<b>50.7</b> EUR mill. Accounting period 1-3/2023	6.0% Accounting period 1-3/2023	<b>23.3</b> EUR mill. Accounting period 1-3/2023
Comparable Cost-income ratio	Balance sheet total	Number of employees
<b>47.9 %</b> Accounting period 1-3/2023	<b>7 299</b> EUR mill. Accounting period 3/2023	<b>375</b> Average, Accounting period 1-3/2023
Employee satisfaction	Customers	Customer satisfaction
4.5/5	200,000	4.3/5
Satisfaction in the bank as a whole 12/2022 –personnel survey	Private customers 85 %, Corporate customers 15 %	Satisfaction in the bank as a whole Parasta palvelua 12/2022-survey

### Oma Savings Bank Group's key financials

The Group's key figures (1,000 euros)	1-3/2023	1-3/2022	Δ%	1-12/2022
Net interest income	36,224	23,086	57%	104,930
Fee and commission income and expenses, net	10,453	10,251	2%	39,396
Total operating expenses	-25,568	-18,903	35%	-73,062
Impairment losses on financial assets, net	-1,595	2,498	-164%	-1,747
Profit before taxes	23,296	18,227	28%	69,226
Cost/income ratio, %	50.7 %	54.6 %	-7%	50.7%
Balance sheet total	7,298,953	5,518,011	32%	5,941,766
Equity	437,357	371,118	18%	364,961
Return on assets (ROA) %	1.1 %	1.1 %	3%	1.0 %
Return on equity (ROE) %	18.6 %	15.3 %	22%	14.5 %
Earnings per share (EPS), EUR	0.59	0.49	19%	1.85
Total capital (TC) ratio %	15.5 %	14.7 %	5%	14.9 %
Common Equity Tier 1 (CET1) capital ratio %	13.6 %	14.6 %	-7%	13.3 %
Comparable profit before taxes	24,157	20,013	21%	75,850
Comparable cost/income ratio, %	47.9 %	51.9 %	-8%	48.0 %
Comparable return on equity (ROE) %	19.3 %	16.8 %	15%	15.8 %

### Consolidated condensed income statement

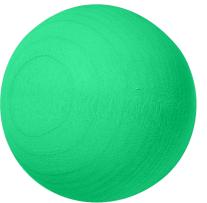
1-3/2023 55,593 -19,369 36,224 12,123 -1,670	1-3/2022 24,055 -969 23,086 11,825	1-12/2022 121,876 -16,946 104,930 46,270
-19,369 36,224 12,123	-969 23,086	-16,946 104,930
<b>36,224</b> 12,123	23,086	104,930
12,123		
,	11,825	46.270
-1,670		40,270
	-1,574	-6,873
10,453	10,251	39,396
1,019	-1,786	-5,306
3,002	2,992	5,371
50,697	34,543	144,392
-5,962	-6,122	-24,316
-17,652	-10,836	-41,203
-1,954	-1,945	-7,543
-25,568	-18,903	-73,062
-1,595	2,498	-1,747
-238	89	-357
23,296	18,227	69,226
-4,625	-3,409	-13,847
18,671	14.818	55,379
	<b>23,296</b> -4,625	23,296 18,227 -4,625 -3,409

### Balance sheet





Assets (1,000 euros)	31 Mar 2023	31 Dec 2022	31 Mar 2022
Cash and cash equivalents	496,827	402,030	252,925
Loans and advances to credit institutions	120,199	114,655	81,609
Loans and advances to the public and public sector entities	5,966,671	4,754,036	4,478,360
Financial derivatives	5,367	1,931	899
Investment assets	558,121	552,633	610,358
Equity accounted entities	25,113	25,351	22,974
Intangible assets	8,256	8,174	9,023
Goodwill	4,837	454	1,054
Tangible assets	35,670	28,799	29,011
Other assets	55,869	31,778	18,140
Deferred tax assets	21,293	21,924	13,018
Current income tax assets	731	-	642
Assets, total	7,298,953	5,941,766	5,518,011



Liabilities (1,000 euros)	31 Mar 2023	31 Dec 2022	31 Mar 2022
Liabilities to credit institutions	262,249	242,543	215,344
Liabilities to the public and public sector entities	3,927,221	3,112,464	3,018,791
Financial derivatives	6,292	4,184	-
Debt securities issued to the public	2,462,851	2,086,950	1,800,163
Subordinated liabilities	60,000	40,000	15,500
Provisions and other liabilities	103,980	54,111	64,726
Deferred tax liabilities	36,694	36,072	32,370
Current income tax liabilities	2,309	482	-
Liabilities, total	6,861,596	5,576,806	5,146,893

Equity	31 Mar 2023	31 Dec 2022	31 Mar 2022
Share capital	24,000	24,000	24,000
Reserves	135,957	68,822	116,208
Retained earnings	277,401	272,139	230,402
Shareholders of Oma Savings Bank Plc	437,357	364,961	370,610
Shareholders of Oma Savings Bank Plc	437,357	364,961	370,610
Non-controlling interest	-	-	508
Equity, total	437,357	364,961	371,118
Liabilities and equity, total	7,298,953	5,941,766	5,518,011



## OmaSp mortgage loan underwriting criteria



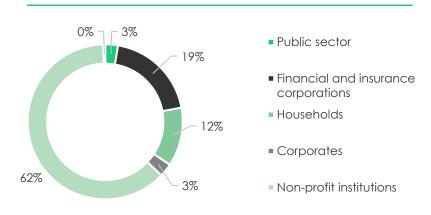
Identification of customers	All mortgage applicants are identified, including their legal capacity. The financial position of the mortgage applicants is verified, including information of any internal and external payment defaults.
Income status	The income status of mortgage applicants is verified by using payslips, information from the tax authority as well as the bank account details for the existing customers.
Stress testing	The mortgage applicants' ability to repay their mortgages is stress-tested with an interest rate level of 6% and a maximum loan maturity of 25 years. This stress-tested ability to pay may not be more than 60% of the applicants net income.
Customer scoring	Each customer is assigned a credit scoring at the time of the new mortgage application. After the credit is granted the credit scoring updates automatically monthly. The poorest classes C and D are not applicable for the cover pool.
Additional criteria for inclusion in the cover pool	Compliance with the Finnish Covered Bond Act including that only maximum of 80% of the fair value can be accounted for as collateral for housing loans, and only 60% for commercial real estates. Non-performing loans are excluded from the cover pool.



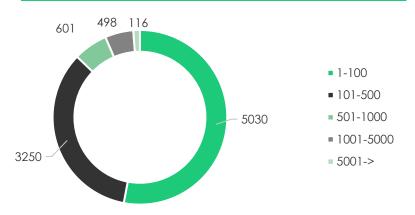
## Ownership structure (as of 31 March 2023)

Shareholder	Shares	%
Etelä-Karjalan Säästöpankkisäätiö	8,989,084	27.01%
Parkanon Säästöpankkisäätiö	3,290,000	9.89%
Liedon Säästöpankkisäätiö	3,125,049	9.39%
Töysän Säästöpankkisäätiö	2,940,000	8.84%
Kuortaneen Säästöpankkisäätiö	1,925,000	5.79%
Hauhon Säästöpankkisäätiö	1,649,980	4.96%
Rengon Säästöpankkisäätiö	1,065,661	3.20%
Suodenniemen Säästöpankkisäätiö	800,000	2.40%
Savolainen Heikki Antero	791,754	2.38%
Joroisten Oma Osuuskunta	689,150	2.07%
Total, 10 largest owners	25,265,678	75.93%
Other	8,009,559	24.07%
Total	33,275,237	100.0%
Number of shareholders	9,459	

#### Ownership by type



# of shareholders by number of shares held



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