FINAL TERMS OF THE NOTES

Terms and Conditions

PROHIBITION OF SALES TO EEA RETAIL INVESTORS: The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (the "**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU ("**MiFID II**"); (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Regulation. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

MiFID II product governance / Professional investors and eligible counterparties only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Covered Bonds has led to the conclusion that: (i) the target market for the Covered Bonds is eligible counterparties and professional clients only, each as defined in MiFID II/Directive 2014/65/EU (as amended, "MiF**ID II**"); and (ii) all channels for distribution of the Covered Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a "distributor") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

These Final Terms have been drawn in accordance with the Prospectus Regulation and they are to be read together with the Base Prospectus regarding programme, including the General Terms and Conditions of the Programme, for the Issuance of Notes by Oma Savings Bank Plc dated 28 May 2021 and the supplement to it dated 4 June 2021 (the "**Base Prospectus**") (the "**Programme**") in order to obtain all the relevant information. Unless otherwise stated in these Final Terms, the General Terms and Conditions of the Programme shall apply.

The complete information regarding the Issuer and the Notes can be found in the Base Prospectus, including documents incorporated into it by reference, and in these Final Terms.

The Base Prospectus and the Final Terms are available at the web page of Oma Savings Bank Plc at sijoittaminen.omasp.fi/en/financing-and-bonds and at request from Oma Savings Bank Plc or at the subscription places mentioned in the Final Terms.

EVEN THOUGH THE AMOUNT TO BE REPAID IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE NOTES IS THE NOMINAL VALUE OF THE NOTES, THE INVESTOR MAY LOSE PART OF THE SUBSCRIPTION PRICE, IF THE NOTES ARE SUBSCRIBED ABOVE NOMINAL VALUE.

Name and number of the Series of Notes:	Oma Savings Bank Plc's Covered Bonds 1/2021
Notes and their form:	Covered Bonds
Tranche number:	2
Lead Manager(s):	Tranche 2: Danske Bank A/S, 2-12 Holmens Kanal, 1092 Copenhagen K, Denmark; Landesbank Baden-Württemberg, Am Hauptbahnhof 2, 70173 Stuttgart, Germany
Subscription place(s) of each Tranche of Notes:	Tranche 2: Not applicable

Issuer Agent and Paying Agent:	Danske Bank A/S, Finland Branch, Televisiokatu 1, 00240 Helsinki, Finland
Calculation Agent	The Issuer acts as the calculation agent
Interests of the Lead Manager(s)/other subscription place/other parties taking part in the issue:	Tranche 2: The customary sector connected commercial interest
Currency of the Notes:	EUR
Maximum principal amount of this Series of Notes:	EUR 150,000,000
Principal amount of each Tranche of Notes:	Tranche 2: EUR 150,000,000
Number of book-entry units of each Tranche of Notes:	Tranche 2: 1,500
Priority of the Notes:	Same as with all other obligations of the Issuer in respect of mortgage-backed notes covered in accordance with the MCBA (including pursuant to Sections 25 and 26 of the MCBA) as well as all Derivative Transactions and Bankruptcy Liquidity Loans.
Form of the Notes:	Book-entry securities of Euroclear Finland's Infinity book-entry security system.
Denomination of book-entry unit:	EUR 100,000
Payment of subscription:	Subscriptions shall be paid for as instructed in connection with the subscription
Issue Date of each Tranche of Notes:	Tranche 2: 15 June 2021
Issue Price of each Tranche of Notes:	Tranche 2: 100.666 %
Amount and manner of redemption:	The nominal amount of principal of the Notes. The Notes will be repaid in one instalment.
Maturity Date:	25 November 2027
Extended Final Maturity:	Applicable
Extended Final Maturity Date:	In accordance with Condition 4, if the Issuer notifies the Issuer Agent that it will not redeem a Series of Covered Bonds in full on the Maturity Date or within two Business Days thereafter, the maturity of the nominal amount outstanding of the Covered Bonds will be extended automatically to the Extended Final Maturity Date. In that event, the interest rate payable on, and the Interest Periods and Interest Payment Dates, in respect of the Covered Bonds, will change from those that applied up to the Maturity Date and the Issuer may redeem all or part of the nominal amount outstanding of those Covered Bonds on any Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Final Maturity Date, all in accordance with Condition 4.1. 25 November 2028
Interest:	Condition 8.1 (Fixed rate interest): Interest rate 0.01 % per annum

	Interest Payment Date(s) on 25 November annually in arrears, commencing on 25 November 2021 until the Maturity Date
Day Count Fraction:	Actual/actual (ICMA)
Minimum/maximum amount of interest:	Not applicable
Business Day Convention:	Following, unadjusted
Delivery of book-entry securities:	The time when the book-entry securities are recorded in the book-entry security accounts specified by the subscribers is estimated to be:
	Tranche 2: 15 June 2021
ISIN code of the Series of Notes:	FI4000466412
Extended Final Maturity Interest Provisions:	Applicable (from and including) the Maturity Date to (but excluding) the Extended Final Maturity Date
a) Fixed Rate Provisions:	Not Applicable
b) Floating Rate Provisions:	Applicable
i) Rate of interest:	EURIBOR of 1 months
	Margin 0.10 %
ii) Interest Payment Date(s):	25th day of each month, commencing on 25 December 2027
iii) Day Count Fraction:	Actual/360
iv) Minimum/maximum amount of interest:	Minimum of 0.000 %
v) Business Day Convention:	Modified Following, adjusted

Other Information

This information of the Series of the Notes is presented in connection with the issue of each Tranche of the Series of Notes.

Decisions and authority based on which Notes are issued:	Based on the resolution of the Issuer's Board of Directors dated on 27 May 2021 in respect of Tranche 2
Subscription period:	Tranche 2: 8 June 2021
Yield:	Tranche 2: The effective interest yield to the investor on the Issue Date, when the issue price is 100.572 per cent, is -0.093 per cent
Credit rating of the Notes:	Expected AAA (S&P)
Listing:	Shall be applied for listing on the Helsinki Stock Exchange
Use of Proceeds:	General corporate purposes
Estimated time of listing:	Tranche 2: June 2021
Estimate of the total expenses related to the admission to trading:	Tranche 2: EUR 1,500 + VAT

In Helsinki, on 10 June 2021

OMA SAVINGS BANK PLC

Pasi Sydänlammi, CEO

Helena Juutilainen, General counsel