

FORM OF 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 “**PRIPs 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 PRIPs 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 Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II/Directive 2014/65/EU (as amended, “MiFID 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 Notes (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 Notes (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 supplements to it dated 4 June 2021 and 4 November 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, the supplements dated 4 June 2021 and 4 November 2021 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 Senior Unsecured Notes 1/2021
Notes and their form:	Senior Unsecured Notes
Tranche number:	1
Lead Manager(s):	Tranche 1: Danske Bank A/S, 2-12 Holmens Kanal, 1092 Copenhagen K, Denmark; Skandinaviska Enskilda Banken AB (Publ), Kungsträdgårdsgatan 8, 106 40 Stockholm, Sweden

Subscription place(s) of each Tranche of Notes:	Tranche 1: 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 1: The customary sector connected commercial interest
Currency of the Notes:	EUR
Maximum principal amount of this Series of Notes:	EUR 200,000,000
Principal amount of each Tranche of Notes:	Tranche 1: EUR 100,000.
Number of book-entry units of each Tranche of Notes:	Tranche 1: 2,000
Priority of the Notes:	Same as with other unsecured liabilities of the Issuer
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 1: 19 November 2021
Issue Price of each Tranche of Notes:	Tranche 1: EUR 200,000,000
Amount and manner of redemption:	The nominal amount of principal of the Notes. The Notes will be repaid in one instalment.
Maturity Date:	19 May 2025
Extended Final Maturity:	Not applicable
Interest:	Condition 8.2 (Floating reference rate interest): EURIBOR of 3 months Margin 70bps Interest Payment Date(s) quarterly on 19 February, 19 May, 19 August, 19 November commencing on 19 of February 2022, until Maturity Date
Day Count Fraction:	Actual/360
Minimum/maximum amount of interest:	0% coupon floor
Business Day Convention:	Modified Following
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 1: 19 November 2021
ISIN code of the Series of Notes:	FI4000513577
Extended Final Maturity Interest Provisions:	Not Applicable

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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 authorisation dated 23 October 2021 of the Issuer's Board of in respect of Tranche 1

Subscription period:

Tranche 1: 12 November 2021

Yield:

Tranche 1: The effective interest yield to the investor on the Issue Date, when the issue price is 99.823 per cent, is three months' EURIBOR plus 0.75 per cent.

Credit rating of the Notes:

S&P: BBB+ (expected)

Listing:

Shall be applied for listing on the Helsinki Stock Exchange

Use of Proceeds:

General corporate purposes

Estimated time of listing:

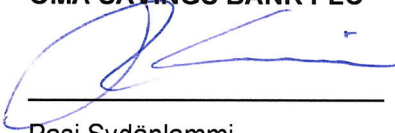
Tranche 1: 23 November 2021

Estimate of the total expenses related to the admission to trading:

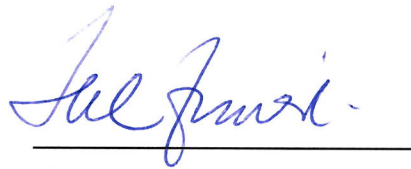
Tranche 1: 1.500 EUR +VAT

In Helsinki, on 16 November 2021

OMA SAVINGS BANK PLC



Pasi Sydänlammi
CEO



Helena Juutilainen
General Counsel