INVESTOR
PRESENTATION
H1 2025
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H1 2025
BANK

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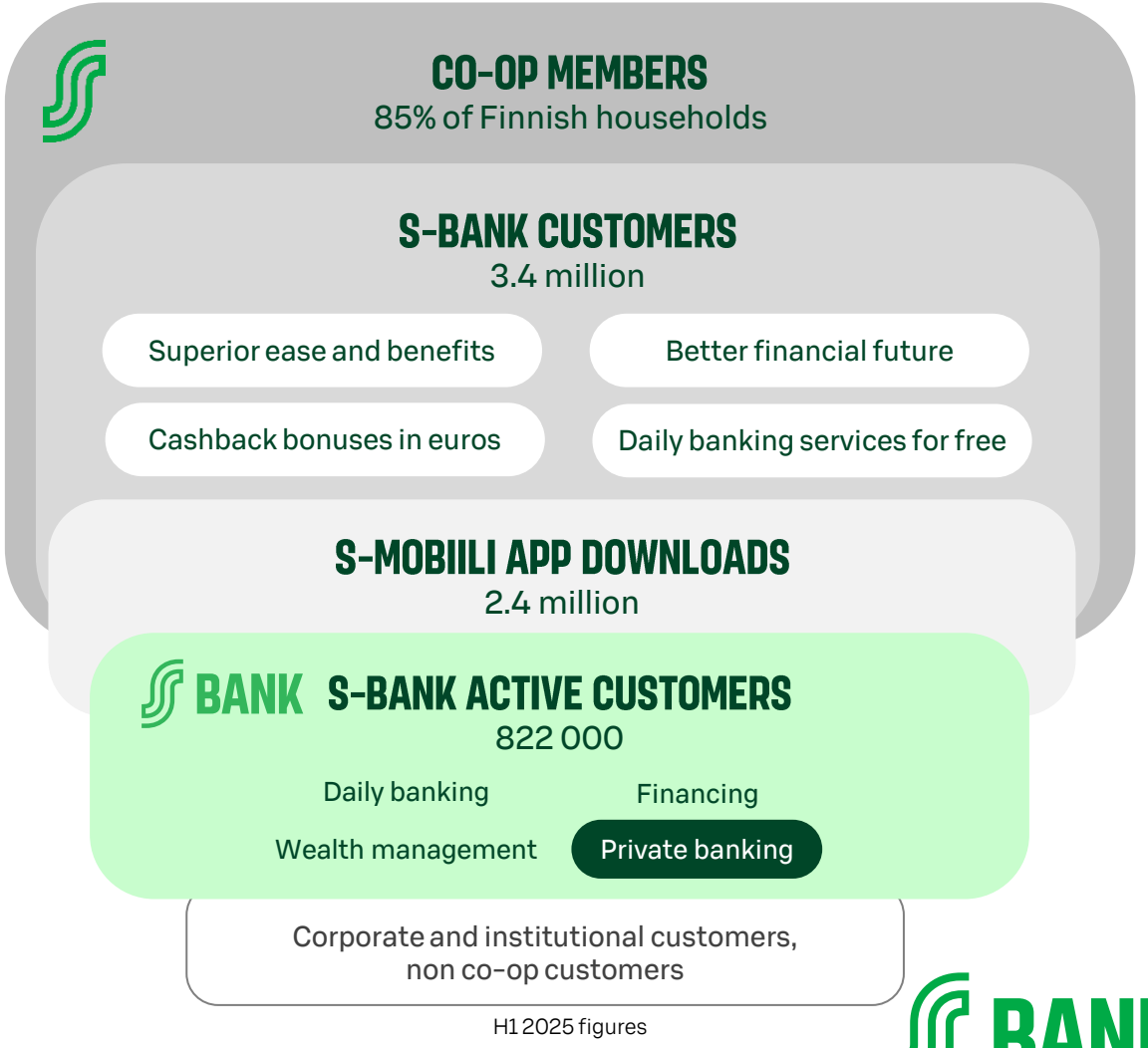
THIS IS S-BANK

S-BANK – A FINNISH BANK WITH STABLE OWNERSHIP
A FULL-SERVICE BANK FOR S GROUP CO-OP MEMBERS

- Fully owned by S Group, the retail market leader in Finland with strong brand recognition
- Our purpose: A better financial future for co-op members
  - A full-service bank with excellent cross-selling opportunities
  - Unique and seamless integration of banking with Finland's leading retail services and S Group's loyalty programme
  - All S Group co-op members (i.e. 85% of Finnish households) become S-Bank customers
  - Free-of-charge daily banking services for co-op members
  - A 1–5% cashback bonus in € from purchases made in S Group. An extra 0.5% for all S-Etukortti Visa transactions.
- Our vision: Superior ease and benefits
  - Highly digital service model through S-mobiili application and web bank
  - Centralised contact centre, deposits and withdrawals in S Group's business locations with wide accessibility throughout Finland

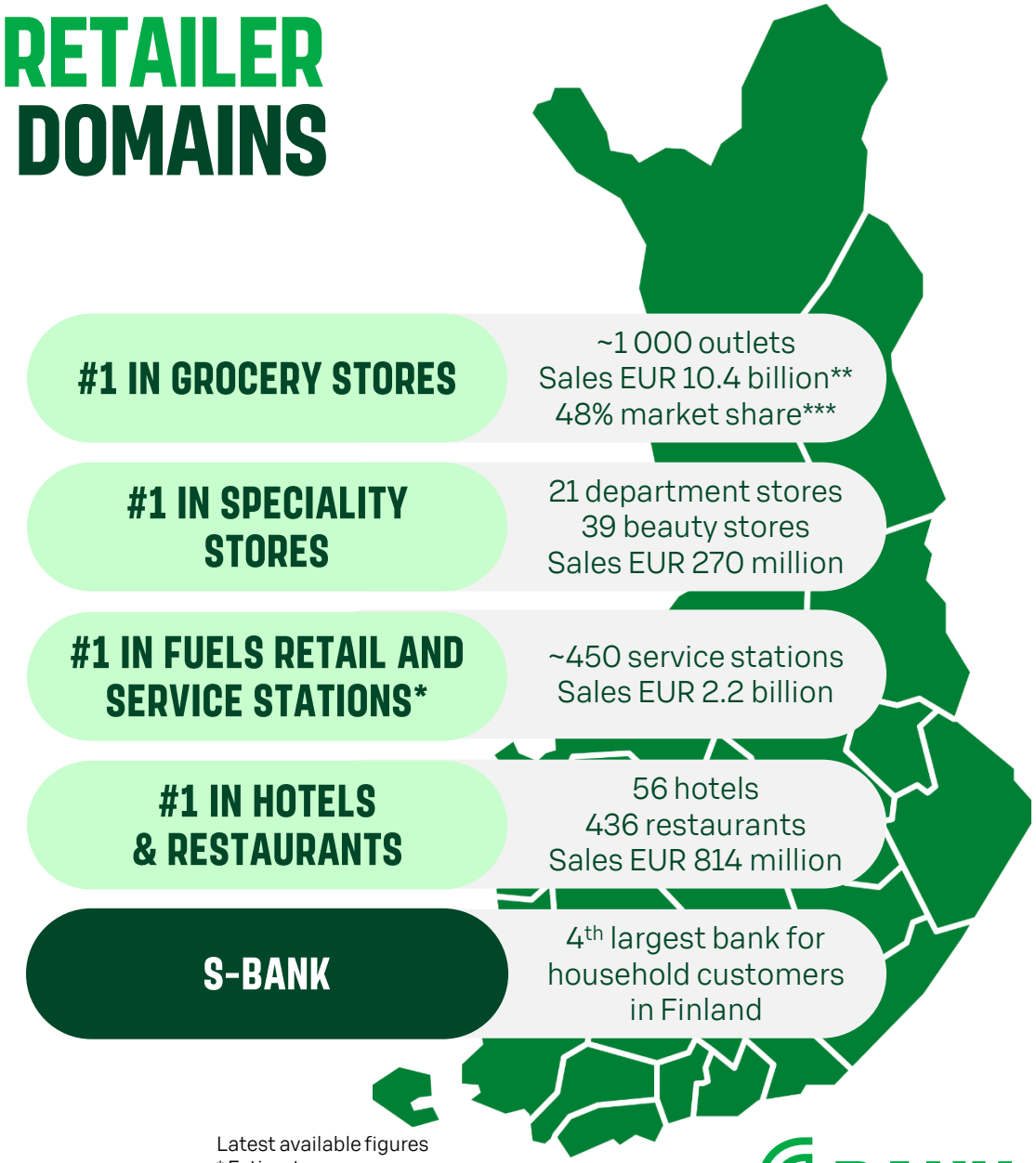


H1 2025 figures

S GROUP – FINLAND'S #1 GROCERY RETAILER AND A TOP PLAYER IN MANY OTHER DOMAINS

- A network of companies in the retail and service sector with ~2 000 outlets in Finland
- S Group is a cooperative group of companies, and its sole owners are Finnish households
- 85% of Finnish households are co-op members
- The purpose of S Group is to provide co-op members with competitive services and benefits in a profitable manner
- S-Bank is a strategic investment and an enabler for digital customer relations

Key figures (EUR m)	2024	2023	2022	2021	2020
Retail sales (excl. tax)	14 288	14 208	13 465	12 329	11 625
Bonus paid	453	449	414	379	358
Payment method-related benefit	NA	13.7	12.3	10.7	9.6
Employees	42 025	41 413	40 875	39 861	38 585



Latest available figures
* Estimate
** Revenues in supermarket trade 2023
*** Market share in grocery trade 2023

S-BANK'S STRATEGY 2024-2027

THE STORY CONTINUES TOWARDS A MORE CUSTOMER-FOCUSED AND DIGITAL BANK

PURPOSE	**A better financial future for S Group's co-op members**				
VISION	**Superior ease and benefits**				
STRATEGIC OBJECTIVES	**Growth:** 1 000 000 active customers	**Growth:** 144 000 high-value customers in 2025*	**Customer experience:** NPS[1] 55 in 2025*	**Profitability:** < 60 % C/I ratio > 10 % ROE	**Reputation and trust:** > 3.5 index (external survey[2])
BUSINESS SEGMENTS	**Banking**	**Wealth management**			
KEY CHANGE AREAS	**Handelsbanken integration**	**Renewing the service model**	**Improving scalability**		
CROSS-ORGANISATIONAL THEMES	**Digitalisation and technology**	**Sustainability**	**Solid foundation**	**Competent staff and customer focus**	

*More information on targets for 2026-2027 to be announced later.
1) Target based on S-Banks' customer survey conducted by Feelback quarterly
2) The annual Reputation and Trust survey by T-Media, the general public's view of S-Pankki.

S BANK

HANDELSBANKEN TRANSACTION COMPLETED IN DECEMBER 2024

S-Bank is now the **fourth largest bank in Finland** in terms of housing loans and deposits.

~ 100 000
transferred private customers

23
transferred leases of the bank's Finnish branches

EUR 2.5 bn
growth in loans

~200
new employees

EUR 0.9 bn
growth in deposits

EUR ~2 bn
growth in assets under management

Figures as at 1 December 2024.
Assets under management also include investments in Handelsbanken funds, the management of which will not be transferred directly to S-Bank. However, S-Bank will receive a distribution fee for the business volume.

S&P: SOUND CREDIT WITH VERY STRONG CAPITALISATION AND POSITIVE OUTLOOK

RATING AND CRITERIA

Anchor (Finnish banks)	a-
Business position	Constrained (-2)
Capital and earnings	Very Strong (+2)
Risk position	Moderate (-1)
Funding	Adequate (0)
Liquidity	Adequate (0)
CRA adjustment	(0)
=	
Stand-alone credit profile	BBB+
+	
Additional factors	(0)
=	
Issuer credit rating	BBB+ (Stable)

S&P VIEW IN A NUTSHELL

- In S&P's view, S-Bank has: an expanding retail banking franchise linked to S Group; very strong capital and earnings; sound asset quality; a comprehensive deposit-based funding profile; and adequate liquidity.
- S&P rates S-Bank above the group credit profile of S Group. This reflects its view of S-Bank as an independent and severable entity within the Group, with no funding dependency, and separated accounting and reporting procedures.
- In June 2024, S&P upgraded S-Bank's issuer credit rating from 'BBB/A-2' to 'BBB+/A-2'. At the same time, the outlook updated from positive to stable.
- S&P expects S-Bank to sustain sound profitability despite a gradual decline in market interest rates
- S&P expects the planned acquisition of Handelsbanken's portfolio in the second half of 2024 to strengthen S-Bank's retail franchise and market position, deepening banks cross-selling and scalability opportunities.

KEY STRENGTHS AND RISKS

STRENGTHS

✓ Strong brand name facilitated by S Group, supporting growth potential

✓ Very strong capitalization supported by improved earnings capacity in the higher interest rate environment

✓ Sound deposit franchise in Finland

RISKS

× Scope to further improve operating efficiency relative to Nordic peers

× Investment need and execution risks related to the acquisition of Handelsbanken Finland's retail portfolio

× Sensitivity to the domestic real estate market

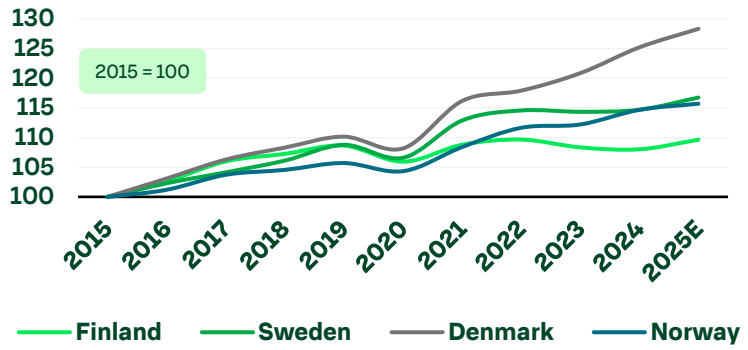
Based on published S&P reports dated 28 June 2024 and 23 August 2024, available on our investors site

OPERATING ENVIRONMENT

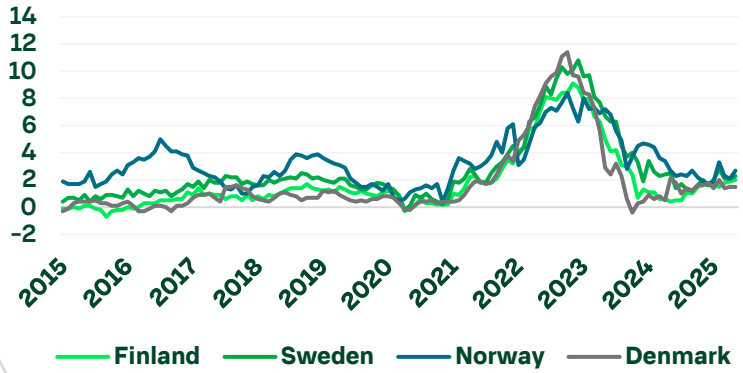
KEY HIGHLIGHTS OF THE FINNISH ECONOMY

MODERATE GDP GROWTH EXPECTED

Rebased GDP and forecast in the Nordics



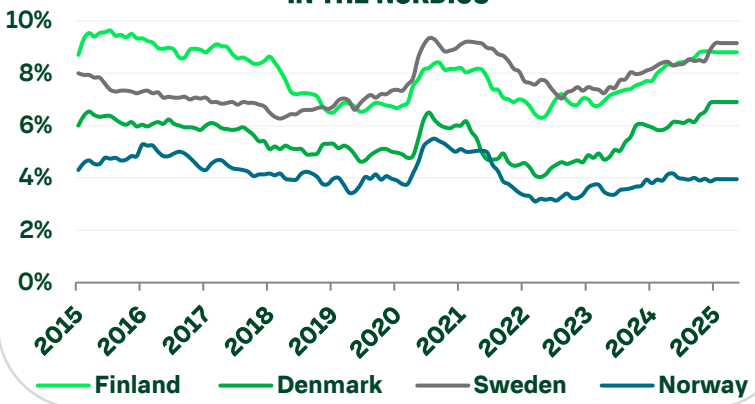
INFLATION STABILISED AFTER A STRONG PEAK



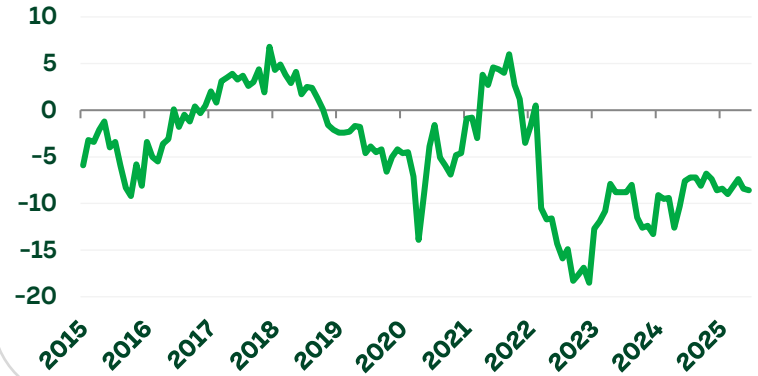
KEY HIGHLIGHTS

Inflation **0.5%** May 2025 yoy	Unemployment rate[2] **8,8%** May 2025
GDP growth **0,4%** 2024	House prices[3] **-1,3%** May 2025 yoy
Consumer confidence **-8,6** June 2025	Population growth **0.9%** 2021-2030 estimate

UNEMPLOYMENT RATE[1] IN THE NORDICS



CONSUMER CONFIDENCE SHOWING SIGNS OF RECOVERY



COMMENTARY

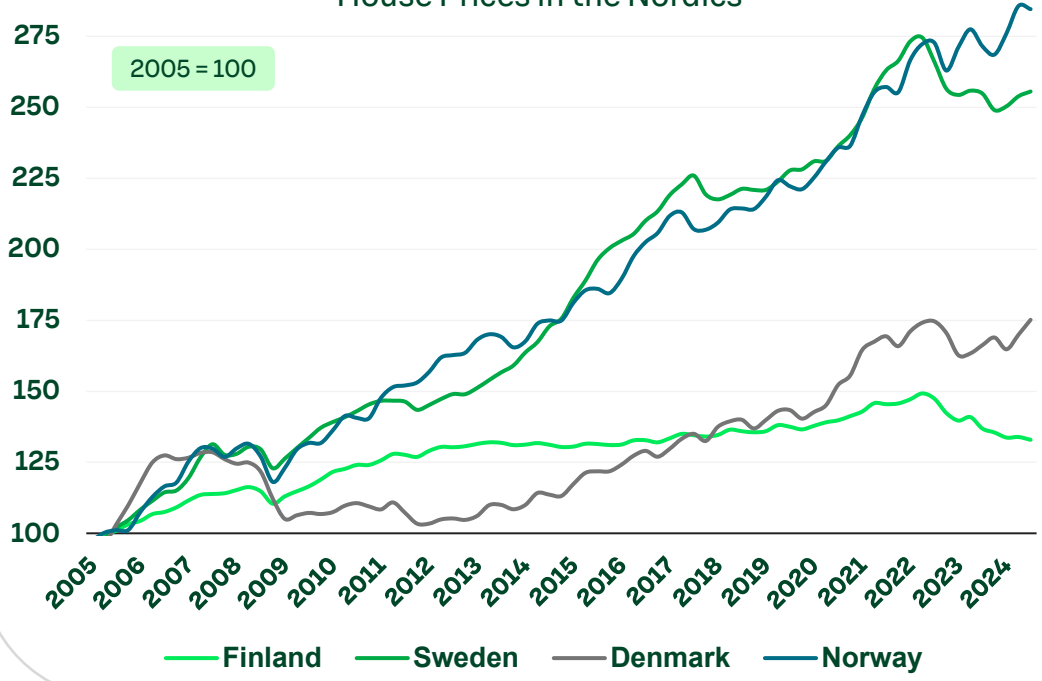
The Finnish economy is recovering from a temporary recession that occurred between 2023 and 2024. During this period, export markets experienced slower growth, while higher prices and interest rates impacted private consumption and investments. However, signs of recovery are emerging, with growth expected to pick up due to rising domestic demand. Both inflation and interest rates have decreased from their recent peaks, improving the purchasing power of households and businesses. S-Bank views stronger purchasing power, stabilizing employment, and easing inflation as key indicators of recovery and forecasts GDP growth of 1.0% in 2025 and 1.8% in 2026.

Sources: Eurostat, Statistics Finland, Bank of Finland, OECD, Bloomberg
1) Based on Labour Force Surveys; seasonally adjusted; 3-month moving average 2) Unemployment, Statistics Finland 3) Price development on old dwellings, Statistics Finland

NORDIC HOUSING MARKET

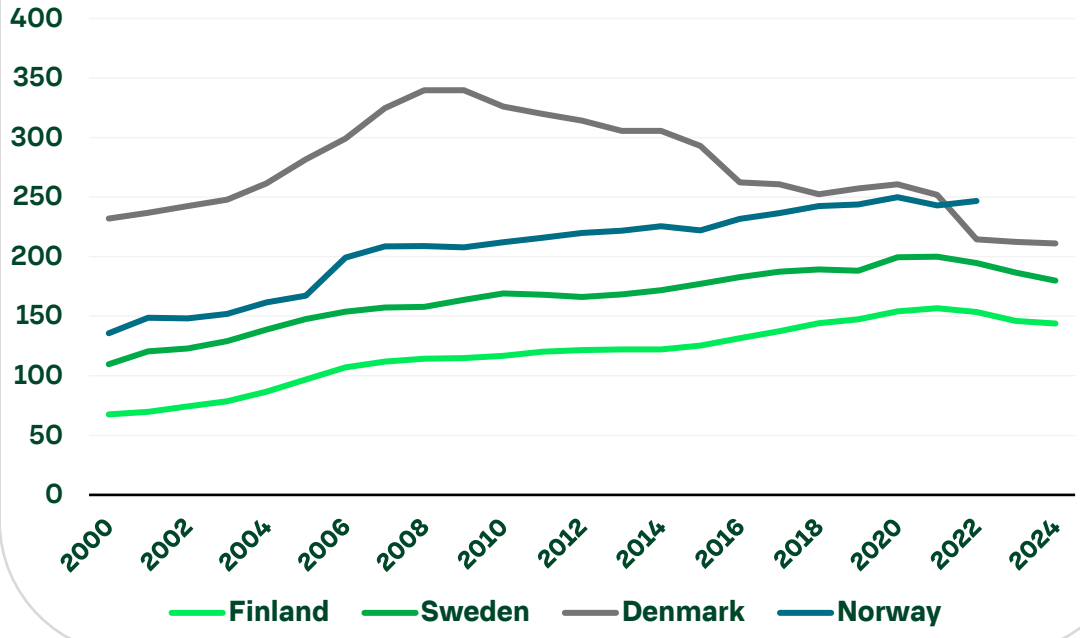
MODEST HOUSING PRICE DEVELOPMENT IN FINLAND

House Prices in the Nordics



FINNISH HOUSEHOLD DEBT LOWEST IN THE NORDICS[1]

Household debt, % of net disposable income



- Growth in housing prices in Finland has been modest over the past 15 years, with the index showing an increase of c. 30% between 2005 and 2024, whereas in Sweden and Norway, housing prices have nearly tripled during the same period. In Denmark, housing price development has been moderate in long-term but has surpassed Finland in recent years.
- Finnish households are the least leveraged in the Nordics. In 2023, indebtedness of Finnish households stood at around 150% of net disposable income, significantly lower compared to the other Nordic countries.

Source: OECD, Eurostat
1) 2023 data not available for Norway

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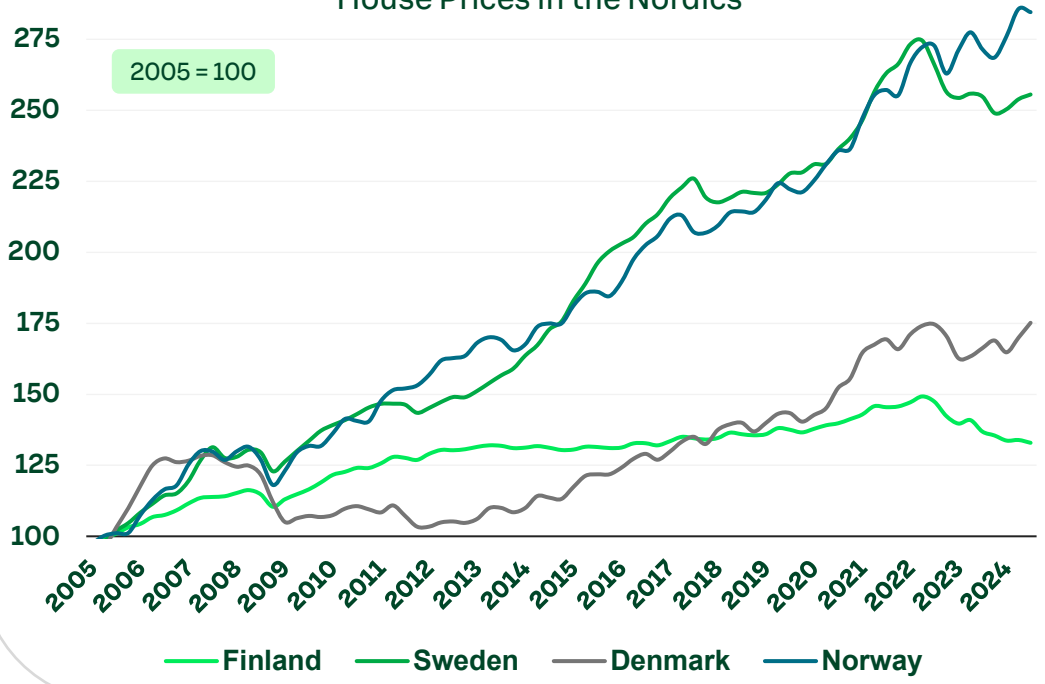

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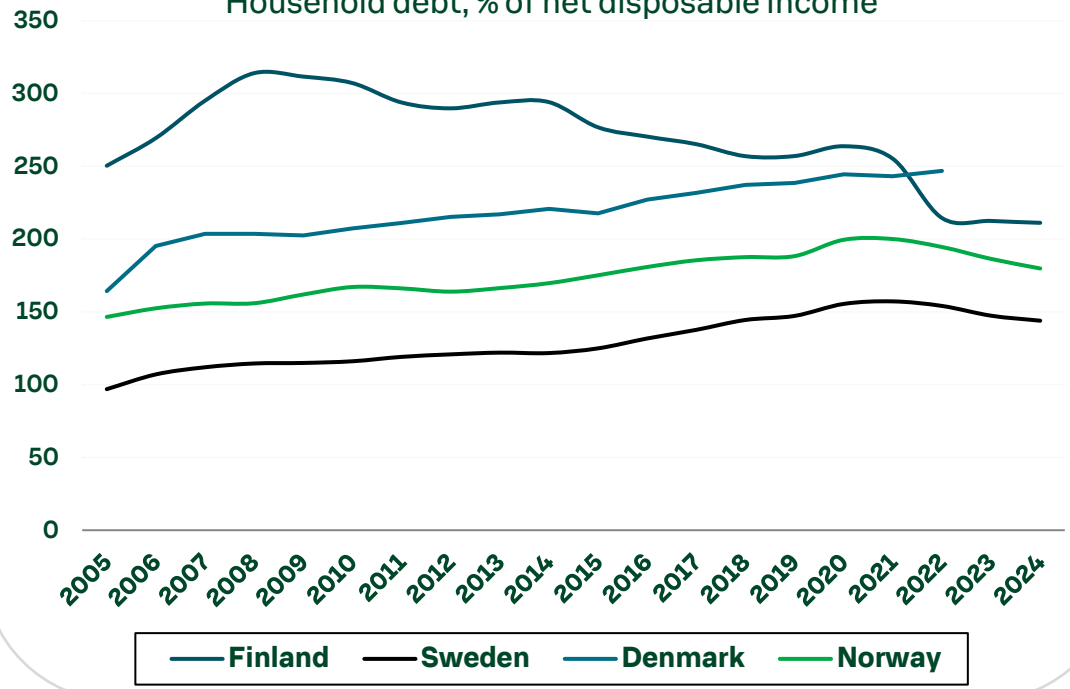

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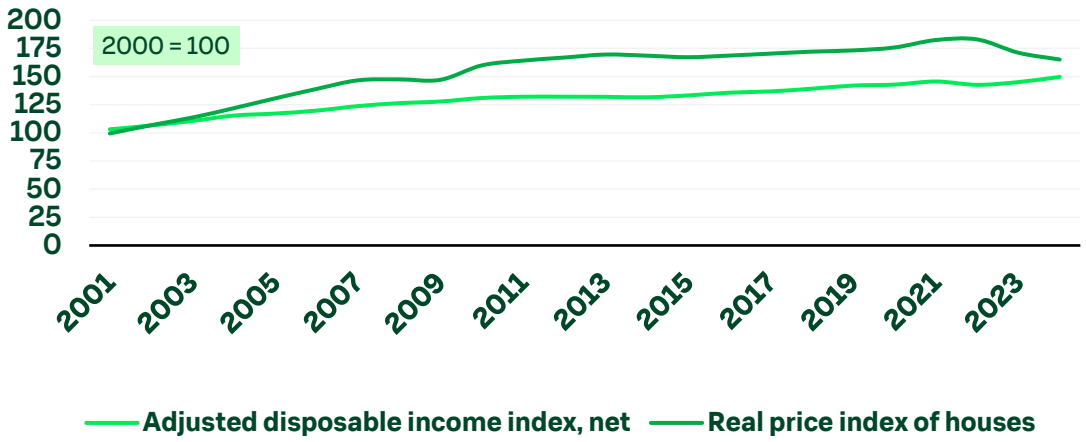
Source: OECD, Eurostat
1) 2023 data not available for Norway

FINNISH HOUSING MARKET – PRICE CORRECTION EASING

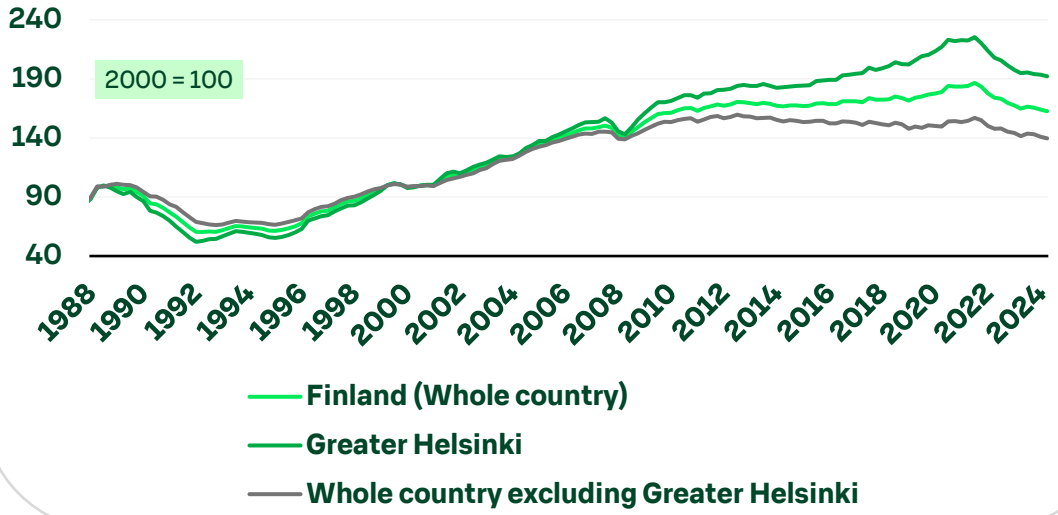
GROWTH IN EARNINGS IN LINE WITH THE GROWTH IN HOUSE PRICES[1]

Real housing price index and earnings level index



PRICE DEVELOPMENT EXPECTED TO TURN POSITIVE IN 2025[2]

Price index of old dwellings



- During the last 20 years housing prices, and the earnings level have increased steadily and in parallel with one another. Starting from 2022, housing prices have been under pressure due to higher interest rates and inflation. Both interest rates and inflation has eased since, but housing market demand still suffers from weak consumer confidence.
- However, S-Bank expects activity to pick up and price development to turn positive during this year. S-Bank forecasts price growth of 1.0% in 2025 and 3.0% in 2026 in old dwellings nationwide.
- The Helsinki area's housing market has diverged from the rest of the country with significantly faster price appreciation - the main drivers are favourable demographics and the continuing trend in urbanisation. The national price average has maintained a stable level during last 10-year period, as price development in rural areas has been more restrained or even declining in areas that suffer most from out-migration.

1) Price indices of old dwellings in housing companies & Household adjusted disposable income; annual averages of quarterly data. Source: Statistics Finland.
2) Price indices of old dwellings in housing companies, Source: Statistics Finland.

RESULTS
H1 2025

H1 2025: GROWTH IN NUMBER OF ACTIVE CUSTOMERS SUPPORTED STABLE RESULT DEVELOPMENT

Result in line with expectations

- Strong growth in total deposits, +20% yoy

Goal of one million active customers approaching

- Number of active customers increased to 822 000 (699 000)
- End of June, number of high-value customers was 142 000

Positive feedback from customers

- NPS +54
- Customers particularly happy with the S-mobiili app and everyday banking services

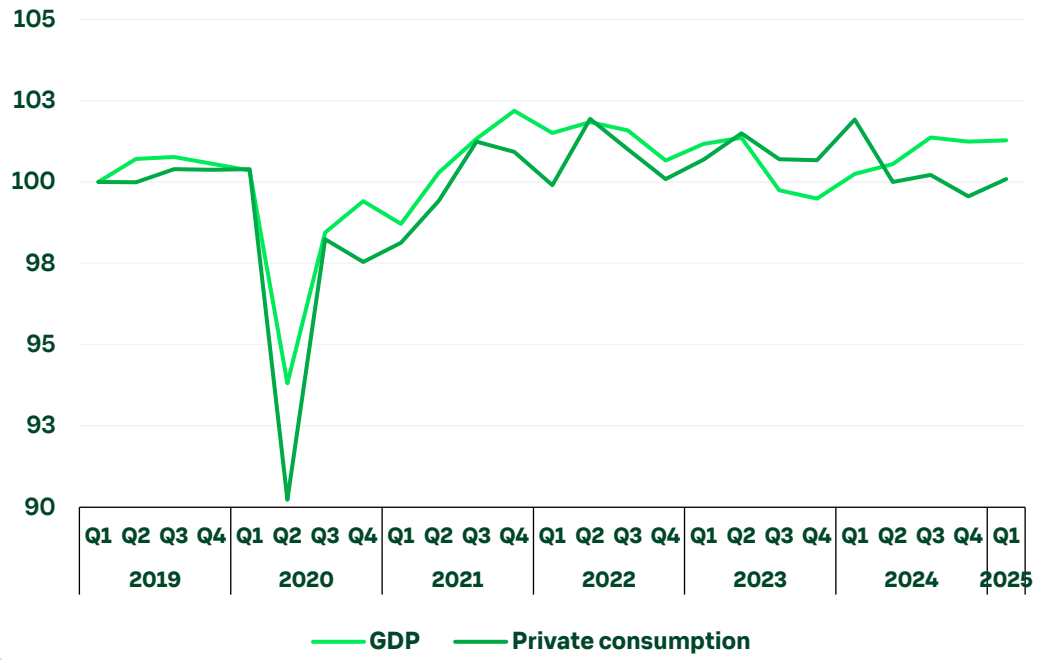
KEY FIGURES JAN–JUN 2025 VS. JAN–JUN 2024

Operating profit EUR million	Capital adequacy ratio %	S&P Credit rating June 2024
51.9 (83.5) -38%	25.3 (20.5) +4.8pp	BBB+ /A2

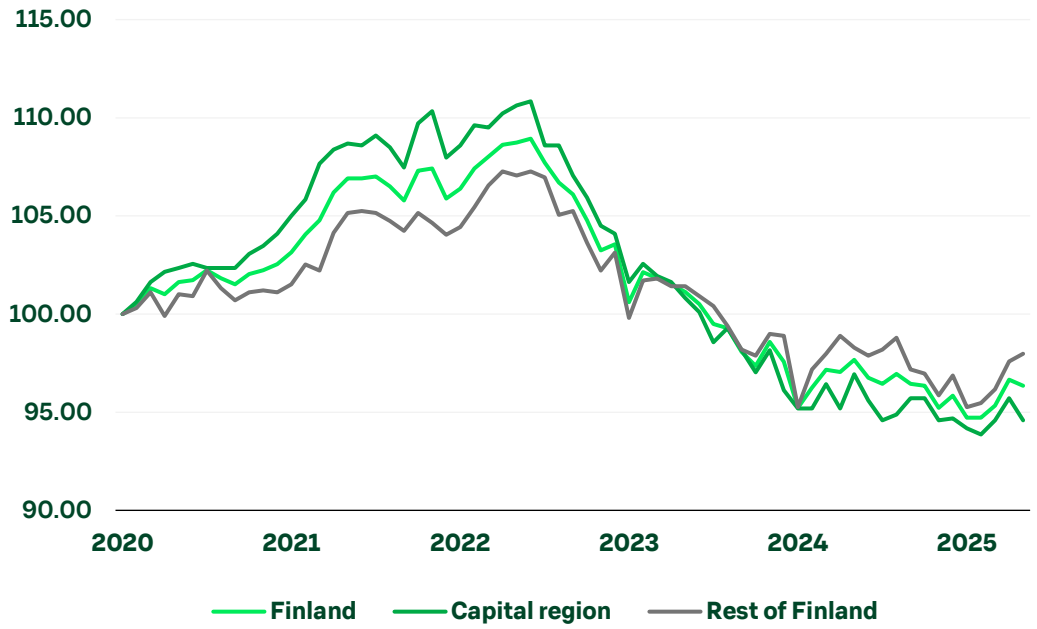
Lending base EUR billion	Assets under management EUR billion	Deposit base EUR billion
9.4 (7.0) +34%	8.4 (6.2) +35%	10.0 (8.3) +20%

ECONOMIC OUTLOOK:
CONTINUED UNCERTAINTY

GDP AND PRIVATE CONSUMPTION IN FINLAND*



HOUSING PRICES IN FINLAND



*Sources: Macrobond, Statistics Finland, S-Bank.
GDP and private consumption index 1 Jan 2019=100.

OUTLOOK FOR 2025
UPDATED ON 23 MAY 2025

We expect the operating profit for the whole year to decline to under EUR 100 million.

Declining interest rates and the combined penalty payment of EUR 7.67 million imposed on the bank by the Financial Supervisory Authority have a negative impact on the bank's performance, even though the Handelsbanken transaction will increase the bank's earnings.

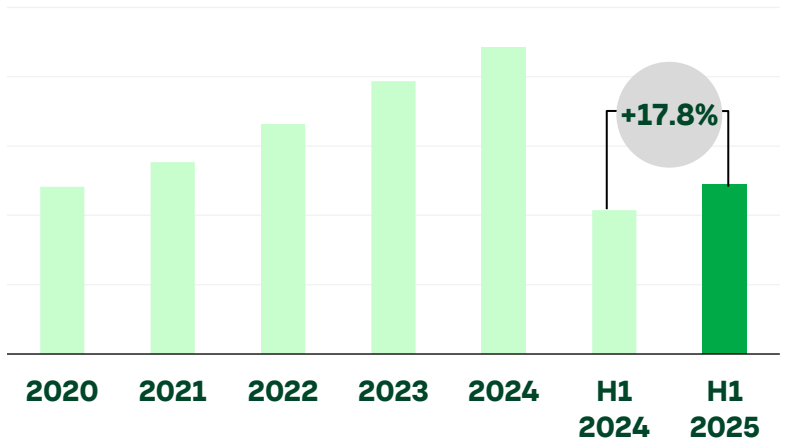
In addition, the investments related to implementing our strategy will remain at a high level.

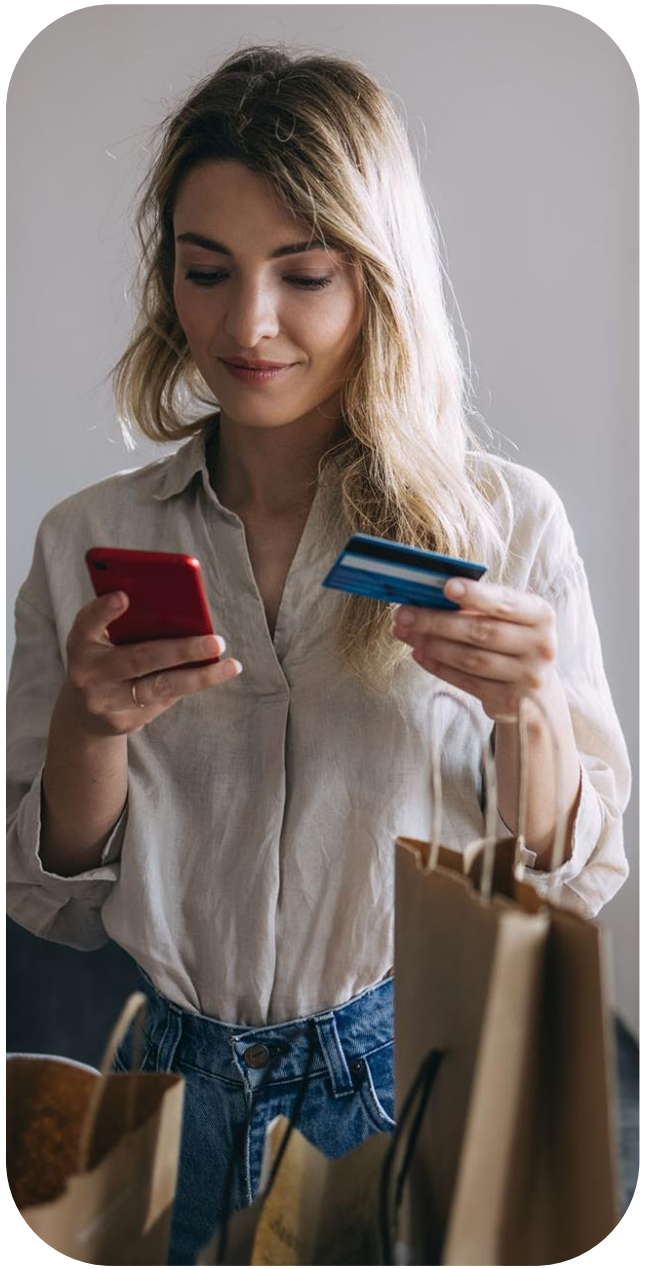
The outlook for 2025 is still subject to uncertainties regarding the operating environment, geopolitical tensions, the economy, employment and the real estate market.

BANKING SEGMENT IN H1 2025

- Customers used our banking services even more actively than before
- Strong growth of deposits and usage of payment cards
- Market share of mortgages stable

S-ETUKORTTI VISA CARD PURCHASES (EUR)





BANKING

Operating income
EUR million

180.3
(191.2)
-6% yoy

Operating profit
EUR million

57.3
(87.1)
-34% yoy

HOUSEHOLD CUSTOMERS'

Loans
EUR billion

8.2
(5.8)
+41% yoy

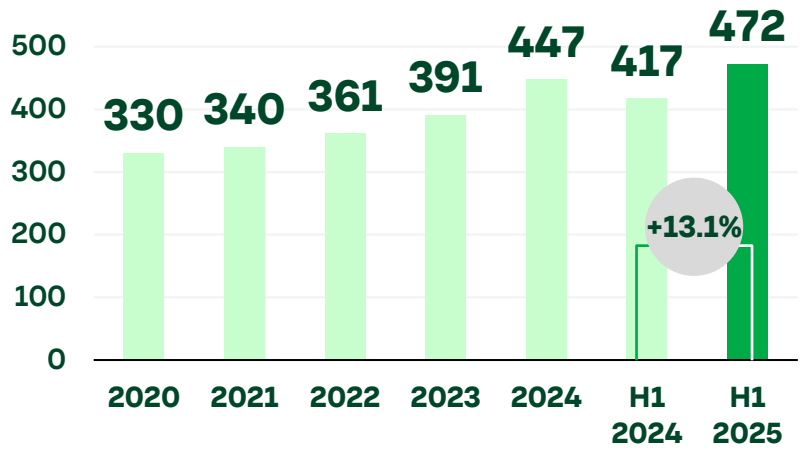
Deposits
EUR billion

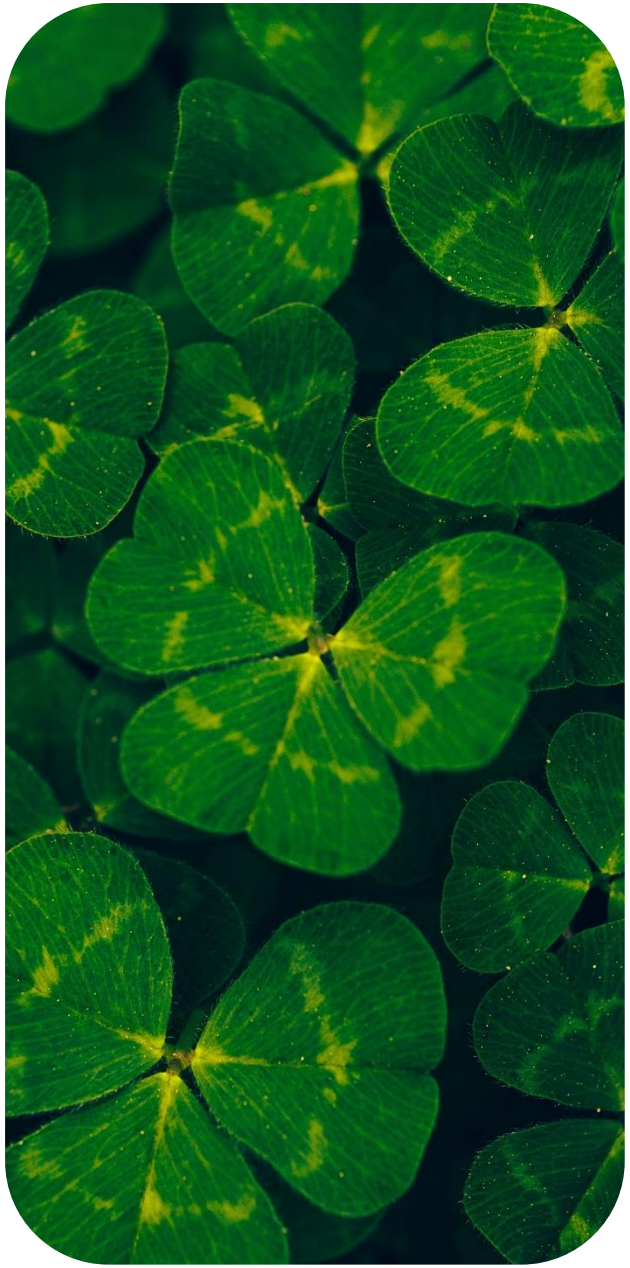
9.2
(7.7)
+19% yoy

WEALTH MANAGEMENT IN H1 2025

- Good development in number of unit holders in the S-Bank funds
- Balanced funds performed excellently in fund comparisons published in Q2

NUMBER OF UNIT HOLDERS IN S-BANK FUNDS (THOUSANDS)





WEALTH MANAGEMENT

Operating income
EUR million

23.5
(20.0)
+17% yoy

Operating profit
EUR million

-1.0
(-0.6)
-57.3%

Assets under management
EUR billion

8.4
(6.2)
+35% yoy

Net subscriptions to S-Bank mutual funds
EUR million

365.8
(70.5)
+419% yoy

S-BANK'S STRATEGY 2024-2027

THE STORY CONTINUES TOWARDS A MORE CUSTOMER-FOCUSED AND DIGITAL BANK

PURPOSE	**A better financial future for S Group's co-op members**				
VISION	**Superior ease and benefits**				
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1) Target based on S-Banks' customer survey conducted by Feelback quarterly
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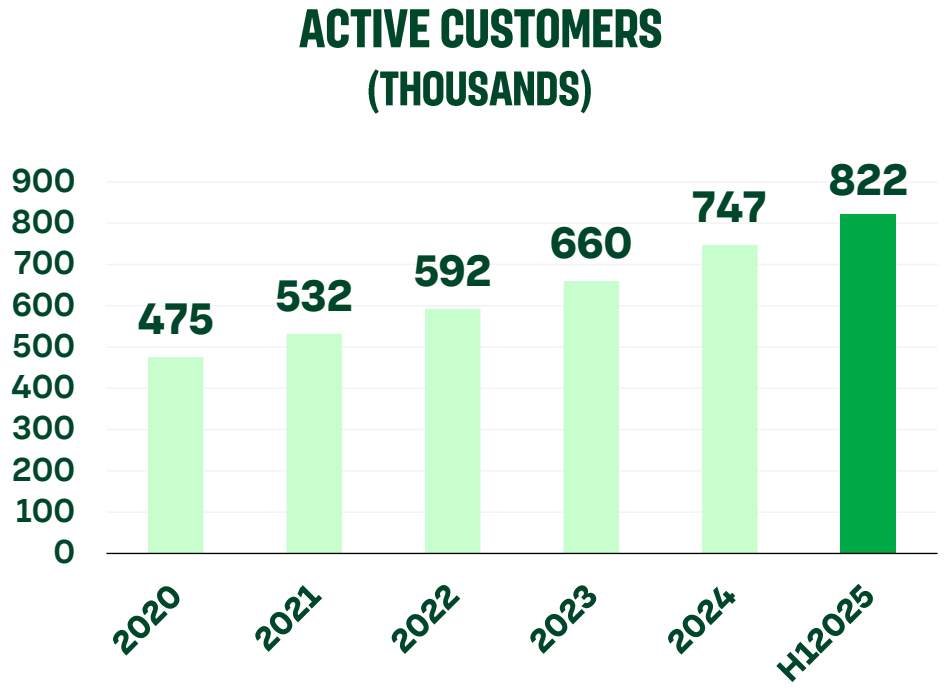
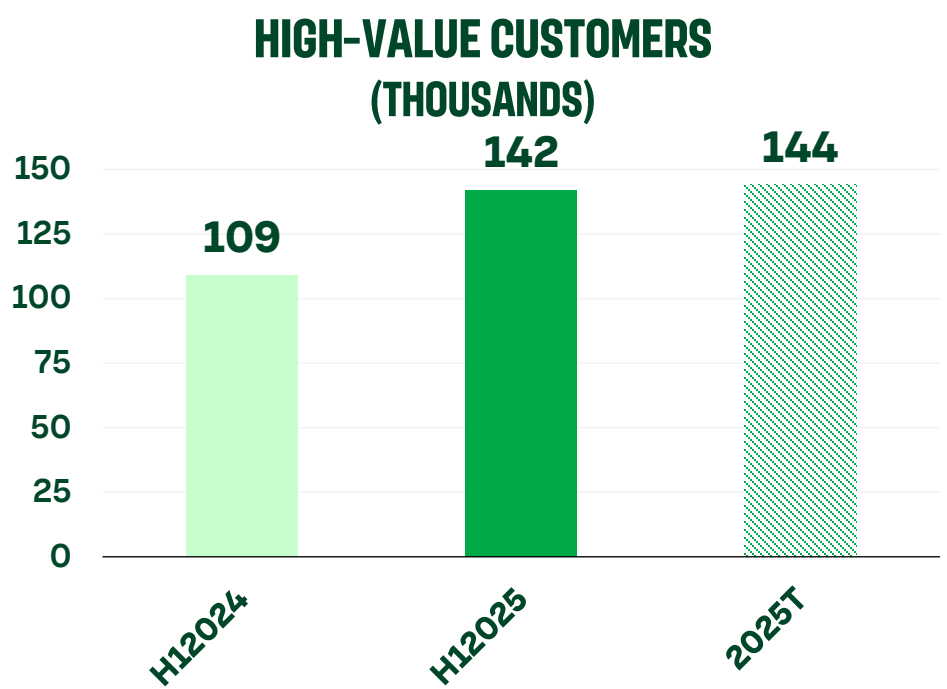
ACTIVATING OUR CUSTOMER BASE TO BOOST GROWTH

EXPANDING EXISTING CUSTOMER RELATIONSHIPS IS A KEY PART OF OUR STRATEGY.





GREAT CUSTOMER FEEDBACK AND HIGH REPUTATION SUPPORT REACHING OUR STRATEGIC GOALS

CUSTOMER EXPERIENCE

54

NPS for active customers
H1/2025

REPUTATION & TRUST

3.74

Trust&Reputation survey
by T-Media 2024

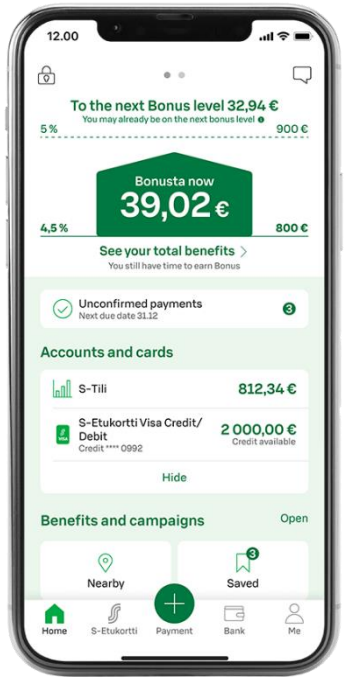
OUR CUSTOMERS APPRECIATE

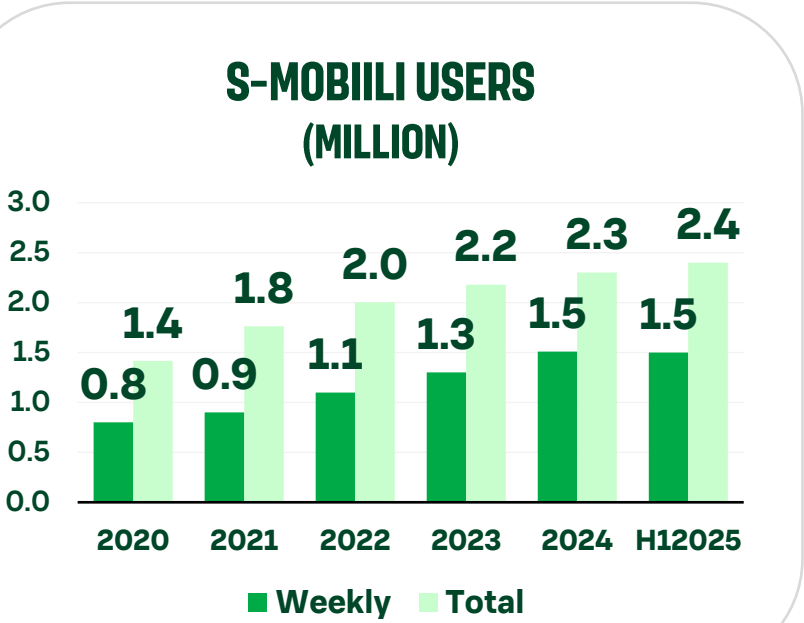
- Effortless banking transactions
- Outstanding digital services, especially the S-mobiili app that combines retail and banking services
- Ease and functionality of everyday banking services
- Fair treatment and an extensive service network
- Easy start to saving with bonuses or through card purchases with our Säästäjä (Saver) service

* Source: S-Bank's customer satisfaction surveys, customer interviews

THE S-MOBIILI APP HAS
A SATISFIED AND GROWING USER BASE

- The number of S-mobiili users continued to grow
- Setting records for the numbers of weekly unique users and active users of the app's banking services
- Great feedback from app users





ENHANCING CUSTOMER EXPERIENCE AND GROWING SALES WITH DIGITAL SERVICES

75% of monthly savings contracts for S-Bank funds signed via the S-mobiili app

60% of applications for housing and other secured loans submitted through the S-mobiili app

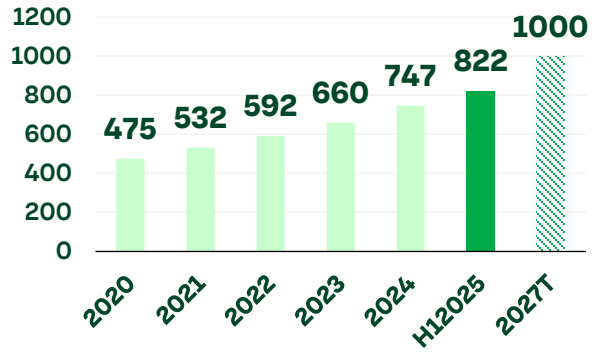
17% of all card purchases paid with Apple Pay or Google Pay

- Constantly developing our digital services with new, easy-to-use features
- In 2024, launched over 30 new banking features on digital and mobile platforms
- According to data, new features are quickly adopted by customers and drive sales cost-effectively
- In 2025, we continue investing in our digital services and customer experience

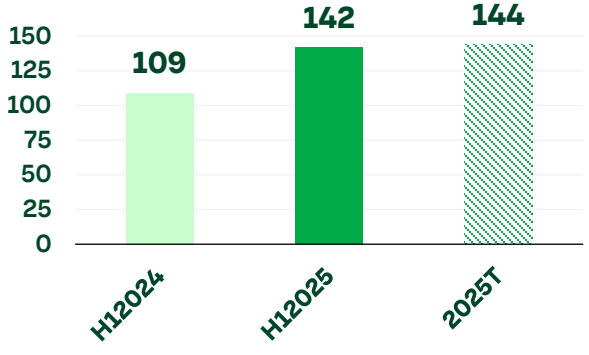
Figures January–June 2025.

DEVELOPMENT OF STRATEGIC TARGETS 2027
PROGRESS IN H1 2025

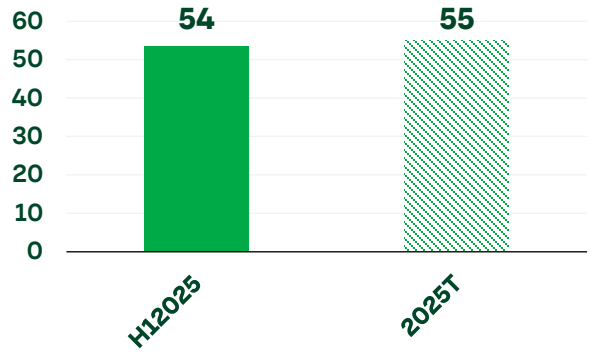
ACTIVE CUSTOMERS (THOUSANDS)



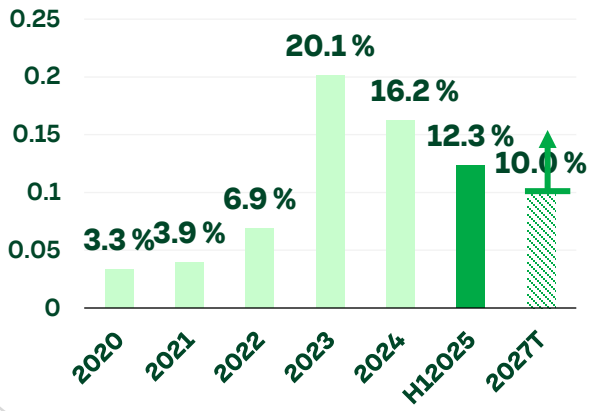
HIGH-VALUE CUSTOMERS (THOUSANDS)



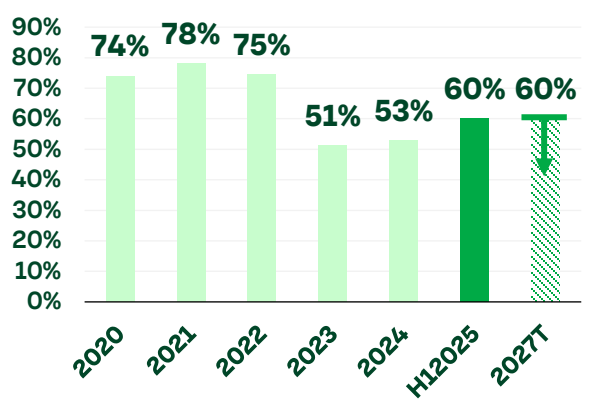
CUSTOMER EXPERIENCE (NPS)



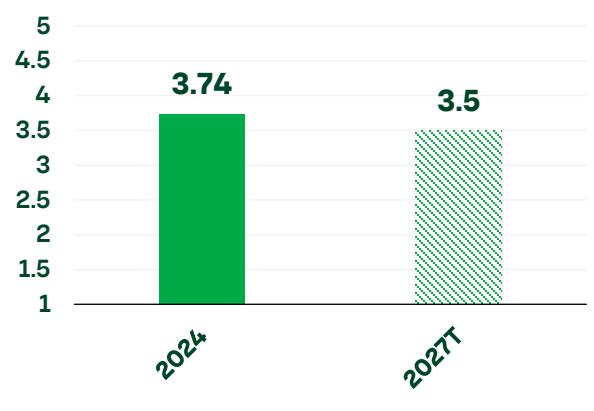
RETURN ON EQUITY



COST-TO-INCOME RATIO



REPUTATION & TRUST



SUMMARY H1 2025

STABLE RESULT DEVELOPMENT IN LINE WITH EXPECTATIONS

GOAL OF ONE MILLION ACTIVE CUSTOMERS APPROACHING

POSITIVE FEEDBACK FROM CUSTOMERS

KEY FINANCIALS

KEY FIGURES

(EUR m)	2022	2023	2024	Jan-Jun 2025
Total income	222	371	439	198
Operating profit	45	147	165	52
Deposits	7 926	8 176	9 381	9 985
Lending	6 695	6 935	9 467	9 396
Non-performing loans	0.9%	1.3%	1.7%	1.8%
Assets under management	5 852	6 245	8 342	8 381
Debt securities	697	699	623	870
Cost-to-income, %	74.5%	51.4%	52.6%	60.2%
ROE, %	6.9%	20.1%	16.2%	12.3%
ROA, %	0.4%	1.2%	1.1%	0.9%
Equity ratio, %	5.9%	6.5%	7.4%	7.7%
Capital adequacy ratio, %	16.3%	18.8%	21.4%	25.3%
CET-1 ratio, %	13.2%	16.1%	19.4%	23.0%

OPERATING PROFIT IN LINE WITH GUIDANCE

SOLID FUNDING BASE- LOAN TO DEPOSIT RATIO 94%

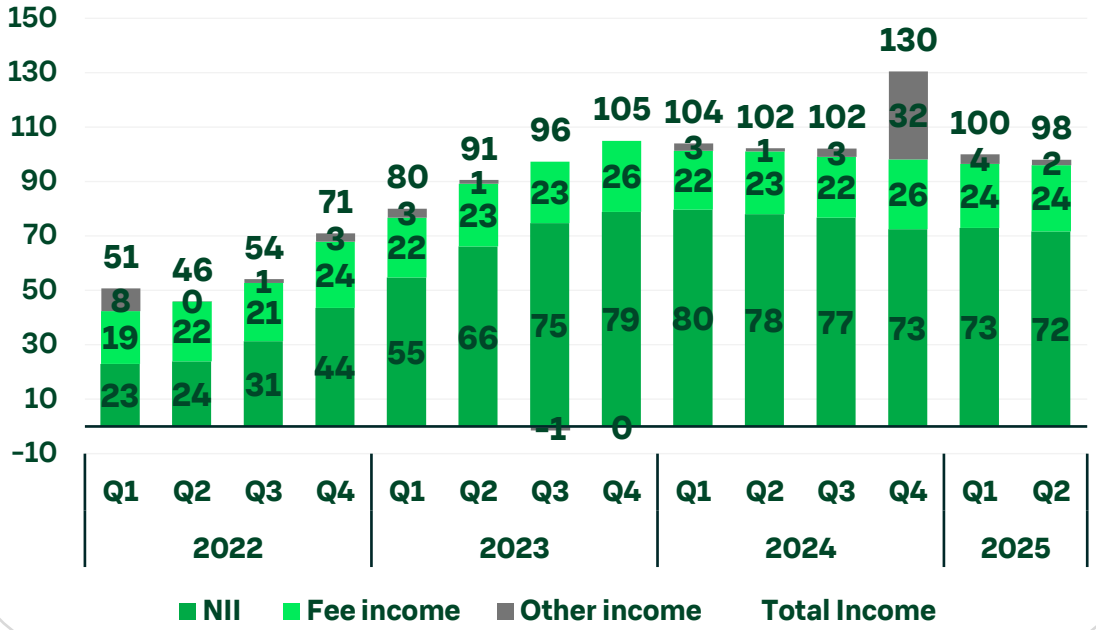
NPL RATIO REMAINED STABLE

SHARE ISSUE OF EUR 200 M IN NOVEMBER 2024

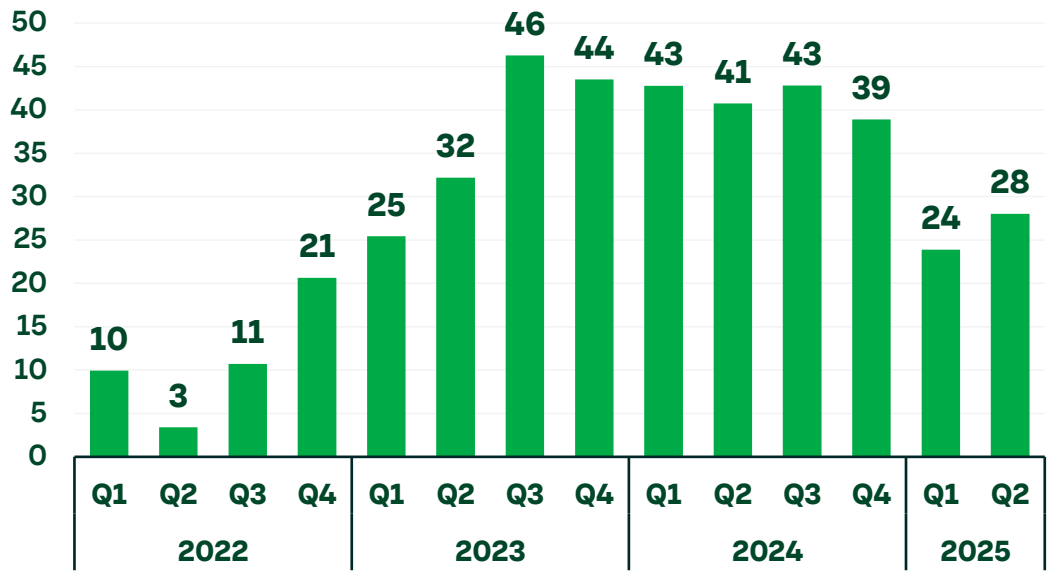
ROBUST CAPITAL BASE SUPPORTS GROWTH OPPORTUNITIES

DEVELOPMENT OF KEY INCOME MEASURES

TOTAL INCOME (EUR m)



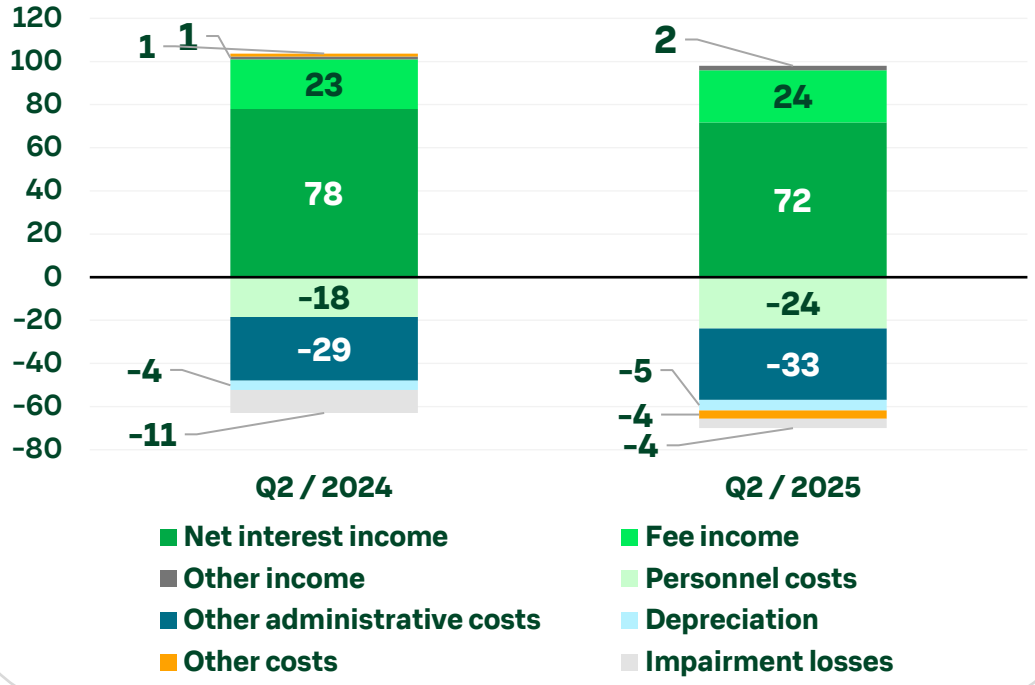
OPERATING PROFIT (EUR m)



- In Q2/2025 total income was EUR 98 million which continued very moderate downward trend in total income due to interest rate cuts.
- In recent quarters net interest income has remained relatively stable and it totalled EUR 72 million in Q2/2025. SHB-deal volume and organic retail deposit growth have supported net interest income against interest rate cuts during H1/2025.
- In Q2/2025 fee income was EUR 24 million and remained stable when comparing to previous quarter. From YoY-perspective SHB-deal volumes increased fee income especially in wealth management but termination of cash services collaboration and specific card type fees affected fee income growth negatively.
- Operating expenses totalled EUR 65,6 million (50,8). The change was due to an increase in the number of personnel and IT-costs. Operating expenses and net credit losses were lower than in Q1/2025, which delivered improved profitability

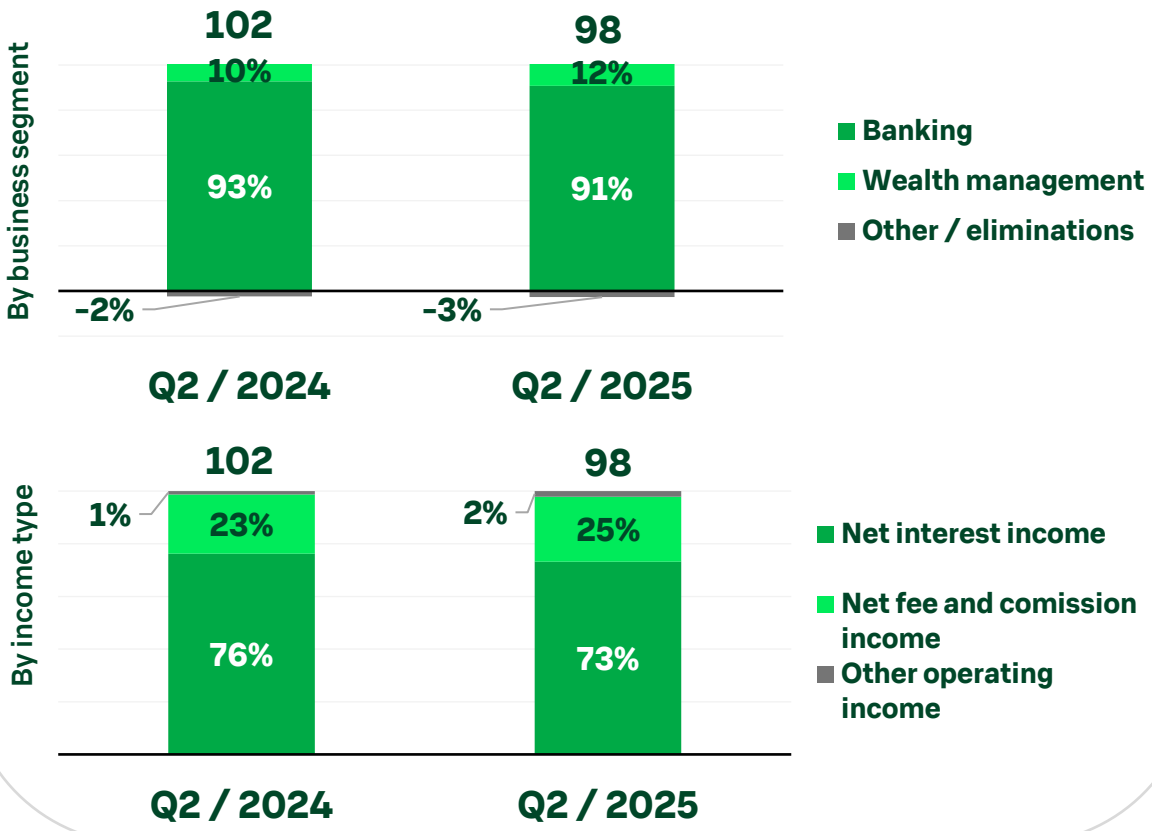
INCOME & COST ANALYSIS

DEVELOPMENT OF KEY INCOME & COST ITEMS (EUR m)



	Jun 2025	Jun 2024
Cost - Income ratio, %*	60%	49%
Total income / Total assets, %*	3.5%	4.1%

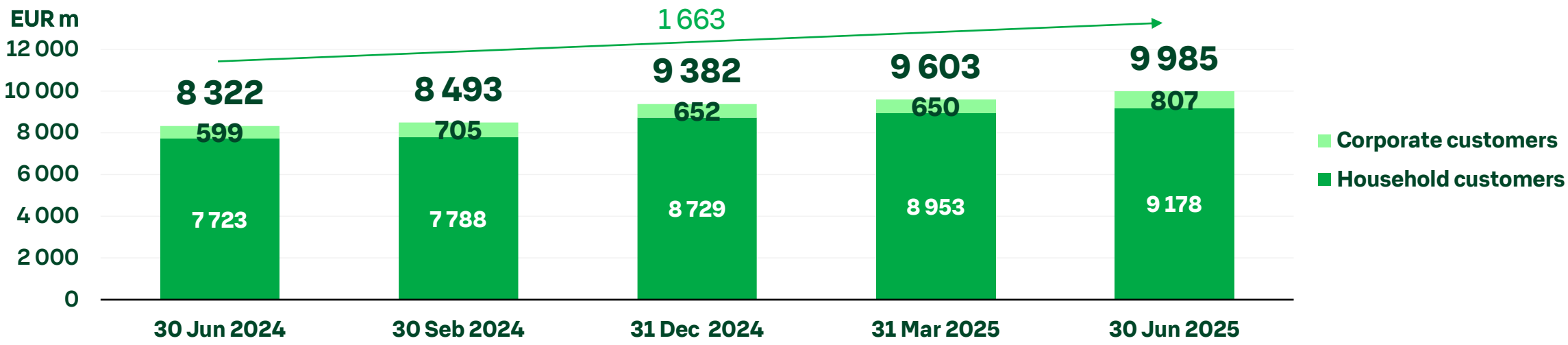
INCOME SPLITS BY SEGMENT AND TYPE (EUR m)



*Running 12M ratio

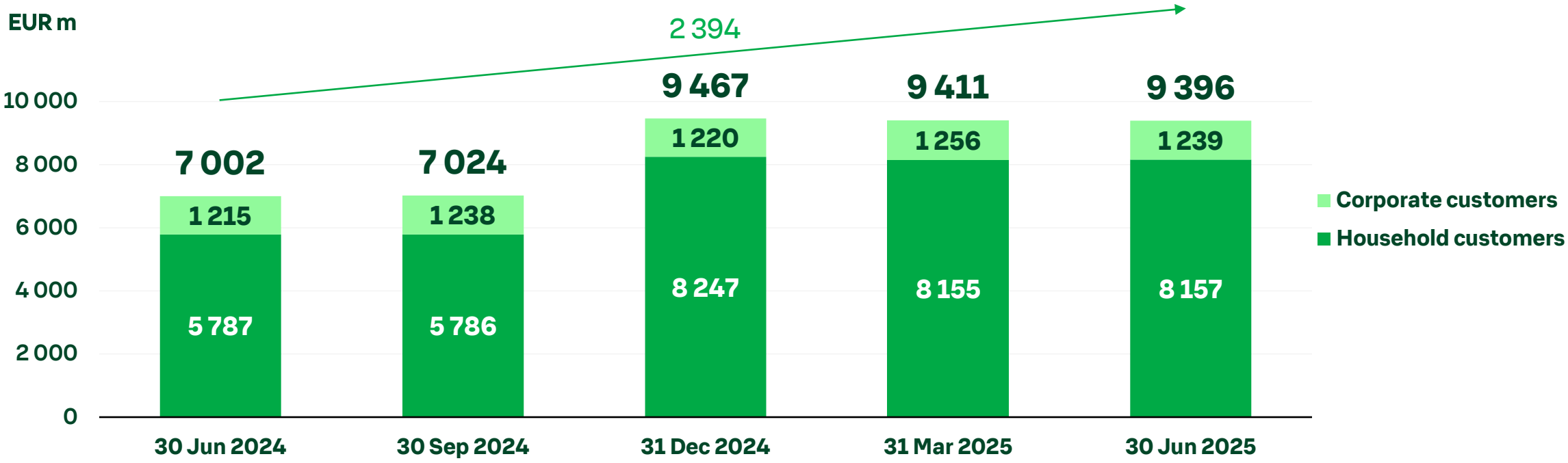
DEPOSITS UP 20.0%

TIME DEPOSITS EUR 806 MILLION (803) AT THE END OF JUNE



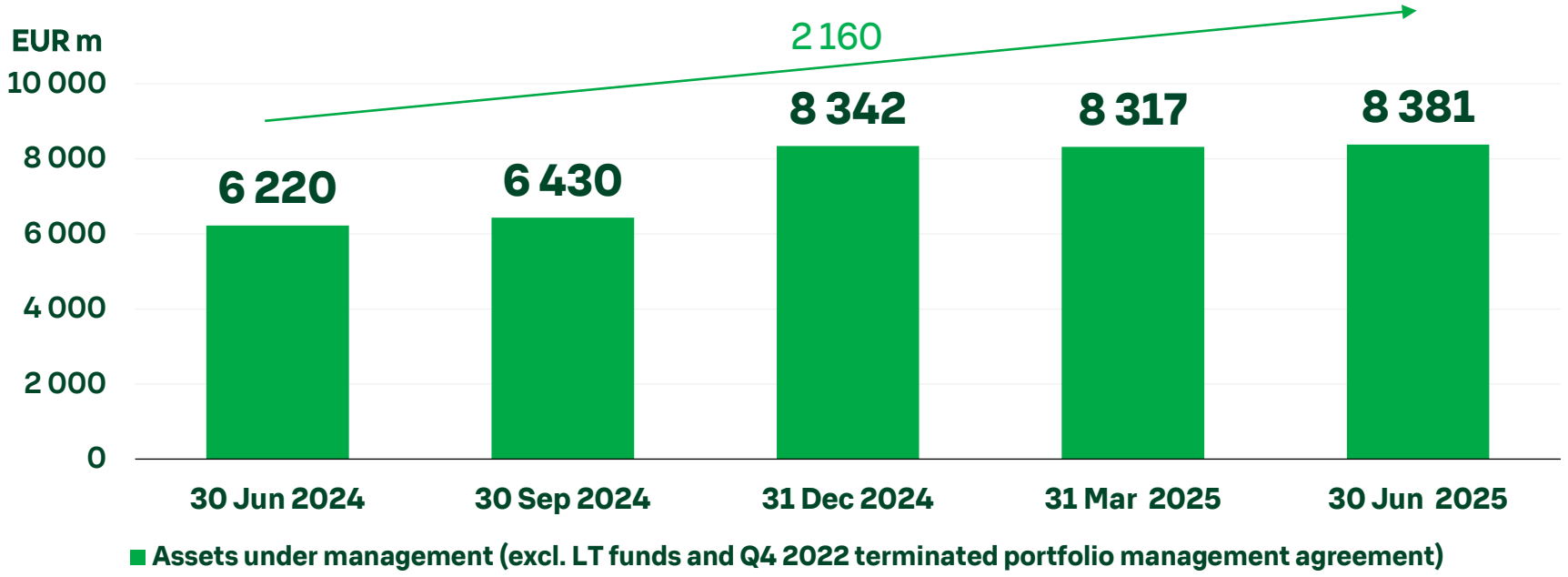
Deposits (EUR m)	30 Jun 2024	31 Dec 2024	30 Jun 2025	YTD-change	12-month change
Household customers	7 723.2	8 729.1	9 177.7	5.1%	18.8%
Corporate customers	598.5	652.4	807.2	23.7%	34.9%
Total	8 321.7	9 381.4	9 985.0	6.4%	20.0%

LENDING UP 34.2%



Lending (EUR m)	30 Jun 2024	31 Dec 2024	30 Jun 2025	YTD-change	12-month change
Household customers	5 786.8	8 247.3	8 157.3	-1.1%	41.0%
Corporate customers	1 215.2	1 219.5	1 238.7	1.6%	1.9%
Total	7 002.0	9 466.8	9 396.0	-0.7%	34.2%

AUM UP 34.7%



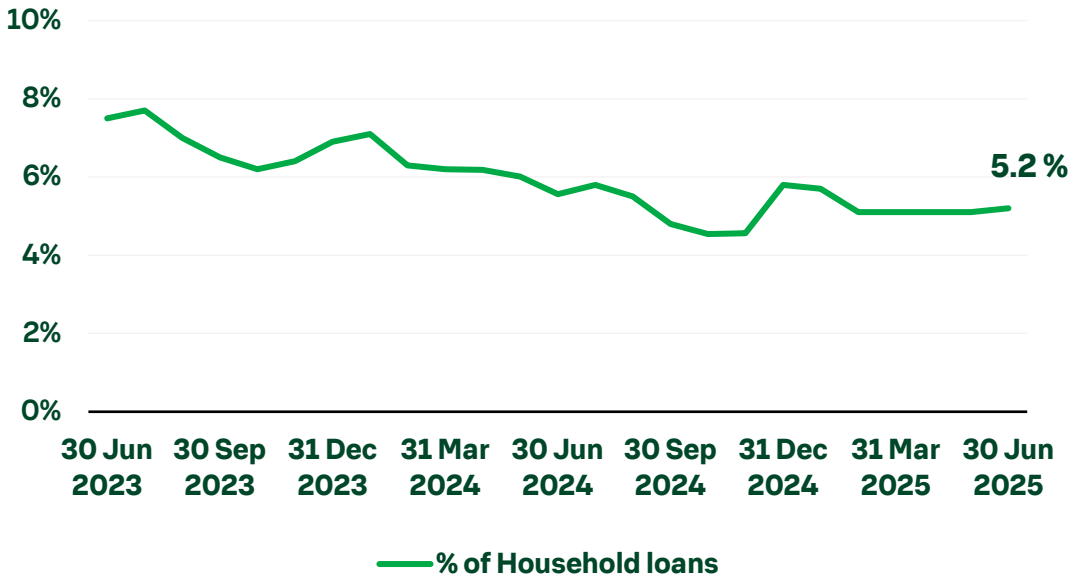
In addition, S-Bank Properties Ltd managed EUR 366.5 million in customer assets, consisting of real estate and joint ventures (379.6).

Net subscriptions to the S-Bank mutual funds amounted to EUR 365.8 million in the review period compared with EUR 70.5 million a year earlier.

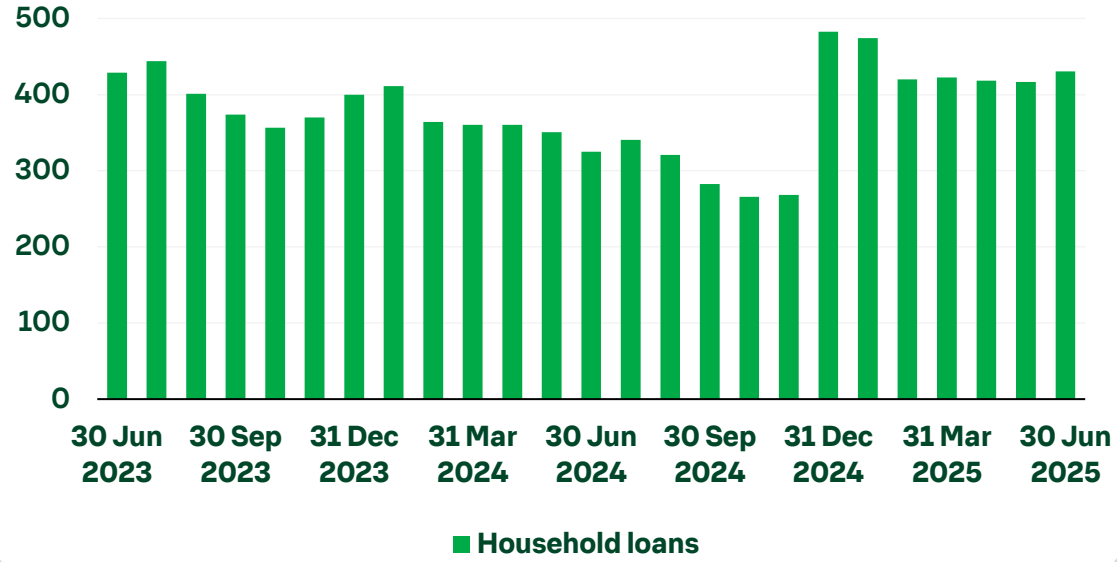
Comparable assets under management (EUR m)	30 Jun 2024	31 Dec 2024	30 Jun 2025	YTD-change	12-month change
Fund capital	4 498.9	4 721.4	5 070.9	7.4%	12.7%
Wealth management	1 721.3	2 711.0	2 461.7	-9.2%	43.0%
Funds issued by other than Group companies		910.0	847.9	-6,8%	100.0%
Total	6 220.2	8 342.3	8 380.6	0.5%	34.7%

REPAYMENT HOLIDAYS

SHARE OF LOANS SUBJECT TO REPAYMENT HOLIDAYS

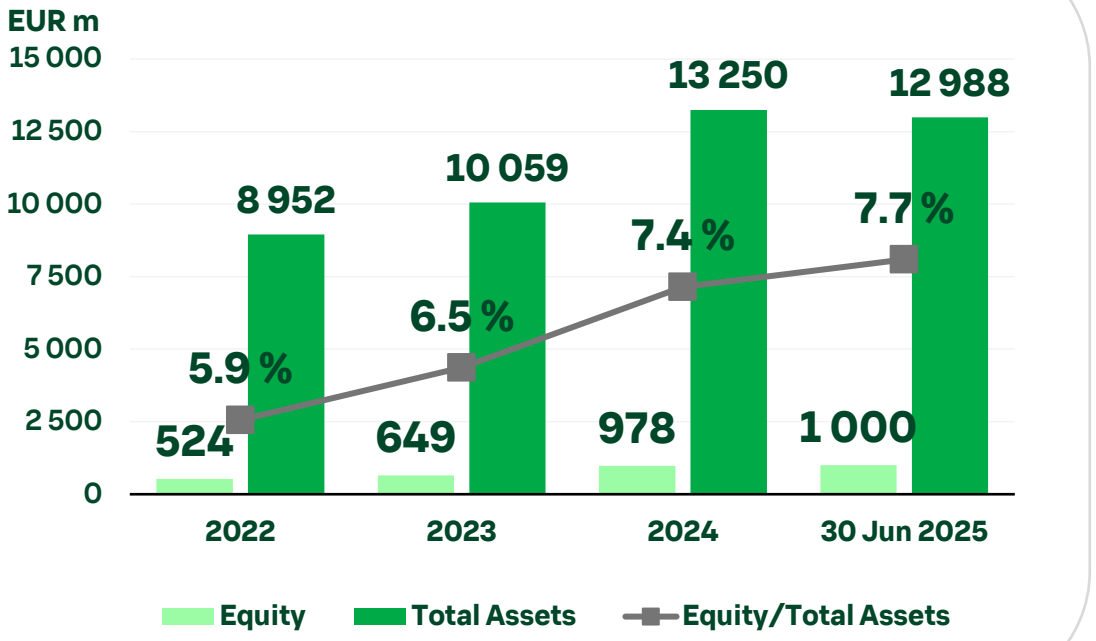


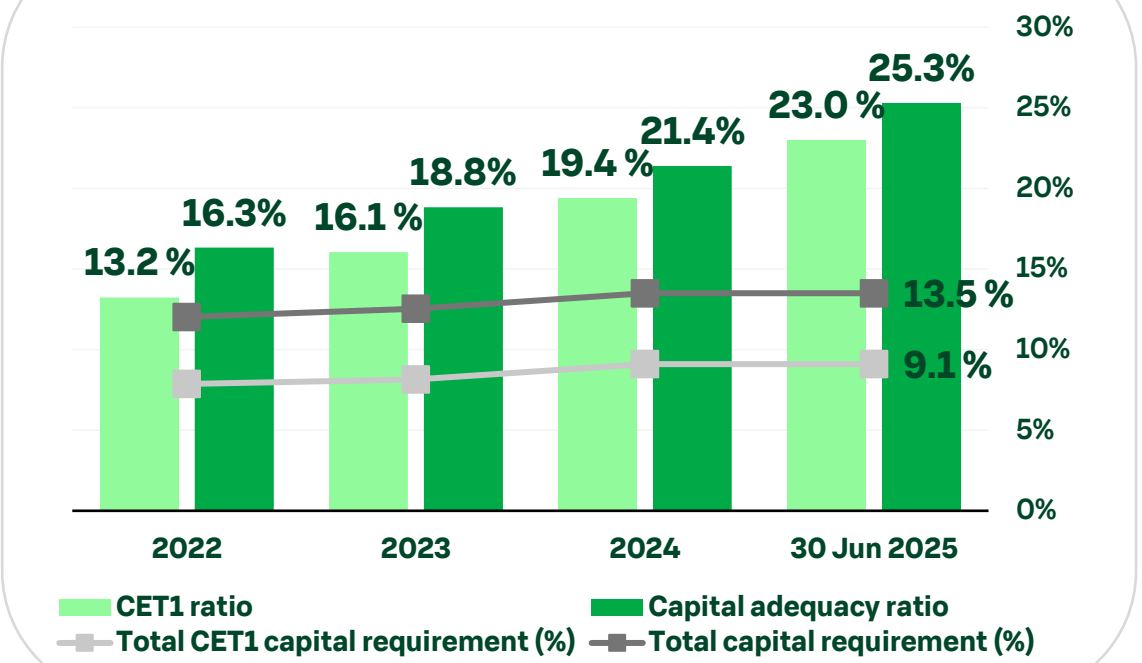
AMOUNT OF LOANS SUBJECT TO REPAYMENT HOLIDAYS (EUR m)



- Household loans subject to repayment holidays remained stable in Q2 2025.
- Repayment holidays deviating from the original payment plan have primarily been granted to household customers.
- The share of loans subject to repayment holidays was 5.2% of total household loans (5.8% on 31 Dec 2024).

CAPITAL POSITION

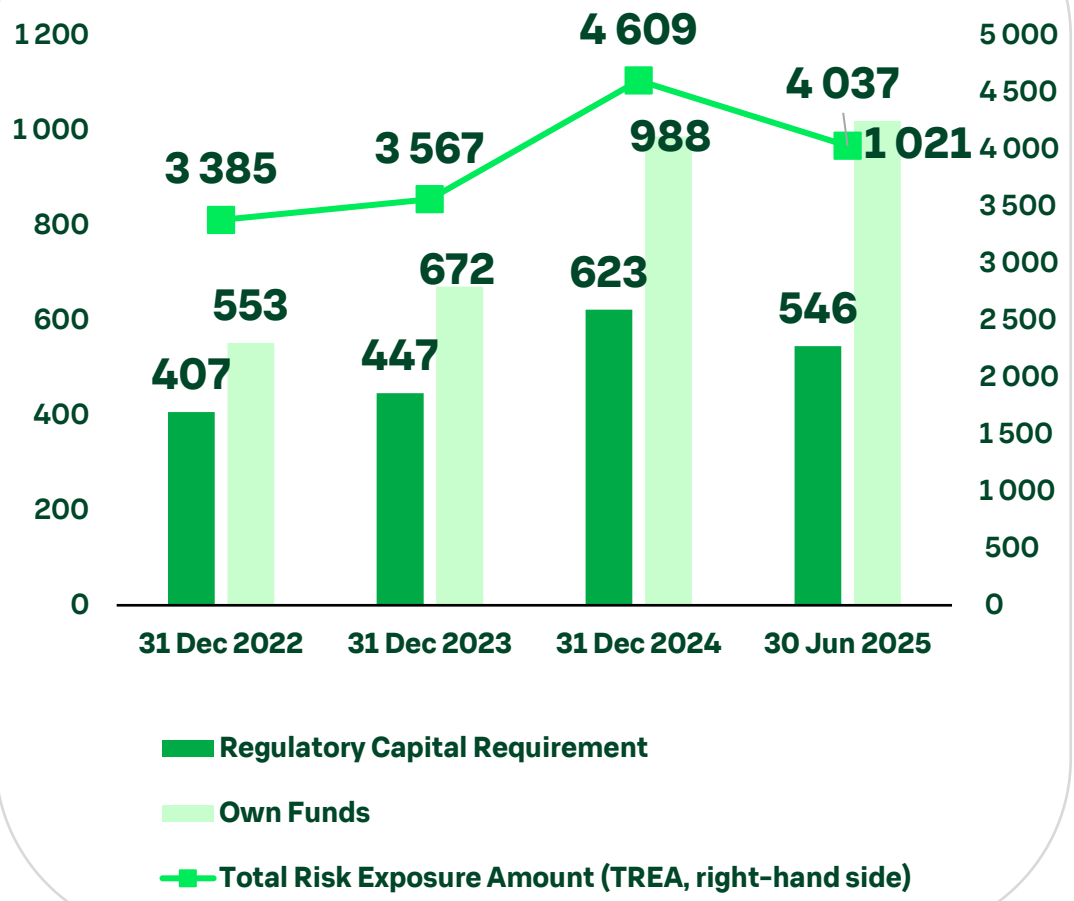




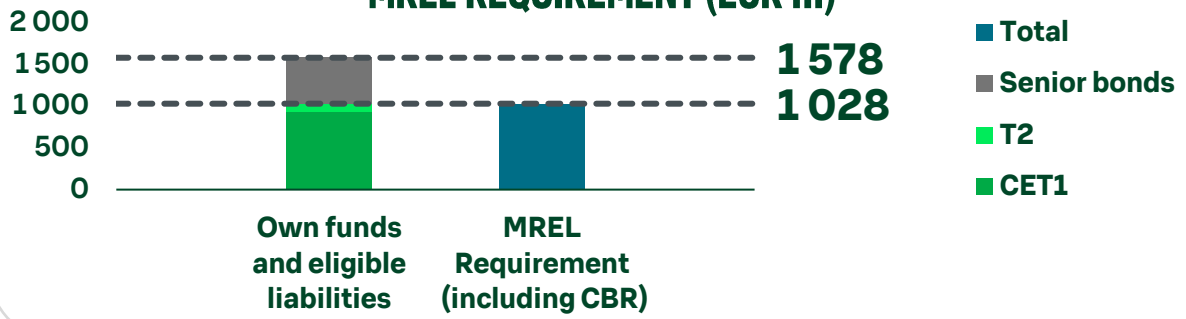
- S-Bank's equity has continuously strengthened during recent years due to strong profit performance and recent EUR 200 million share issue related to the Handelsbanken transaction in 2024. The equity ratio stood at 7.7%
- The changes to the Capital Requirements Regulation (CRR3), which finalised the implementation of Basel III regulation in the EU, had a positive impact on S-Bank's capital position. CET1 ratio stood at 23.0% and capital adequacy ratio at 25.3%.

OWN FUNDS, CAPITAL REQUIREMENTS & MREL

OWN FUNDS AND CAPITAL REQUIREMENTS (EUR m)



MREL REQUIREMENT (EUR m)

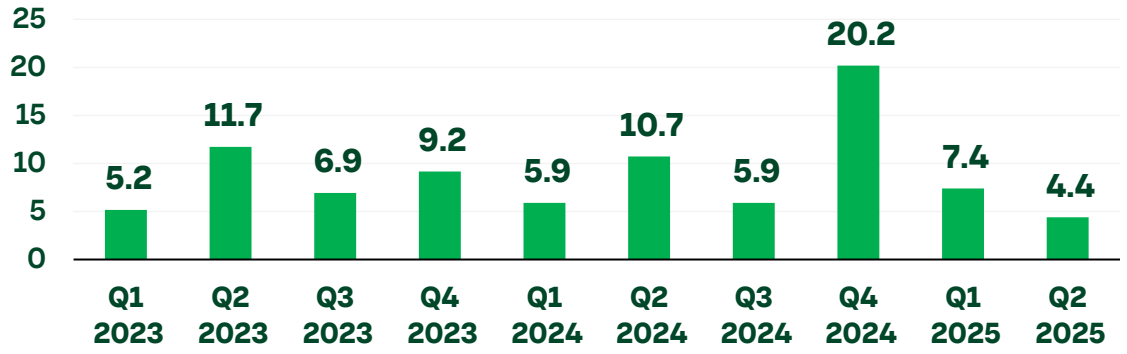


COMMENTARY

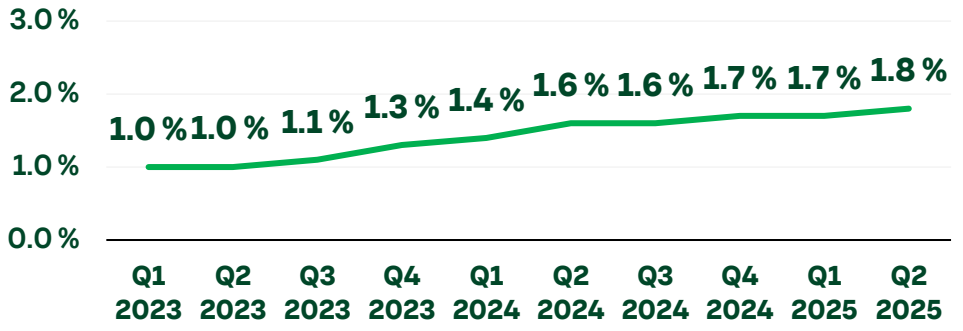
- Own funds increased due to profit performance during January–June 2025. Share issue of EUR 200 million strengthened own funds during 2024.
- S-Bank's risk exposure amount (REA) decreased by EUR 572 million, totaling EUR 4 037 million. The decrease in risk exposure amount of EUR 569 million was due to the entry into force of the CRR3 regulation. During the first half of the year, the risk-weighted assets related to credit risk decreased by EUR 1 million, especially due to a decrease in household customer loans. Simultaneously, the decline in the market values of residential real estate collaterals increased the risk-weighted assets for credit risk. CVA risk decreased by EUR 2 million during the first half of the year.
- S-Bank's own funds and eligible liabilities exceeded both regulatory requirements and internal limits. MREL TREA was at 39.1%, and MREL LRE at 12.0%.
- The latest MREL decision has been given on 25 March 2025. Based on the latest decision, the required MREL TREA was 21.94% (21.91), with a combined buffer requirement of 3.52%, and the MREL LRE requirement was 7.80% (7.75).

CREDIT LOSSES

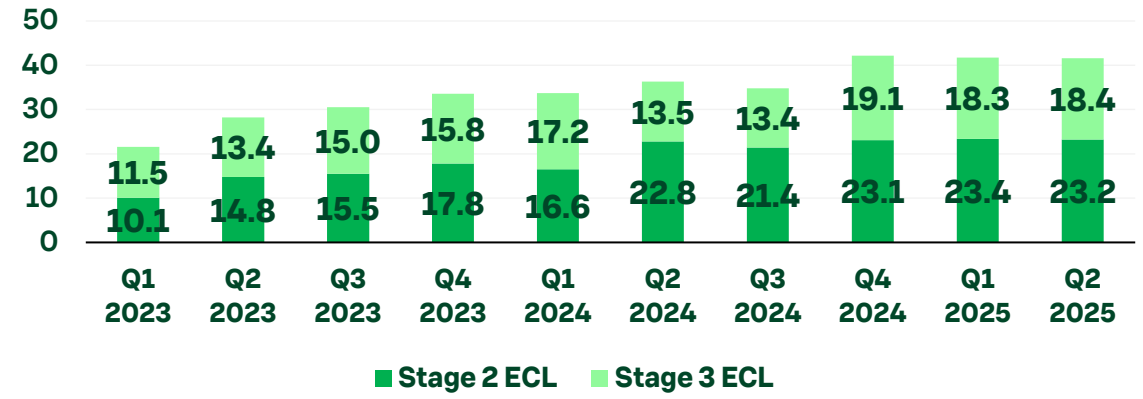
EXPECTED AND FINAL CREDIT LOSSES (EUR m)



NPL RATIO (%)



STAGE 2 AND 3, ECL PROVISION (EUR m)[1]



COMMENTARY

- Net credit losses were EUR 11.8 million (16.6) during January–June 2025.
- ECL provision decreased by EUR 1.7 million to EUR 50.6 million during the first half of the year.
- NPL ratio increased to 1.8%.

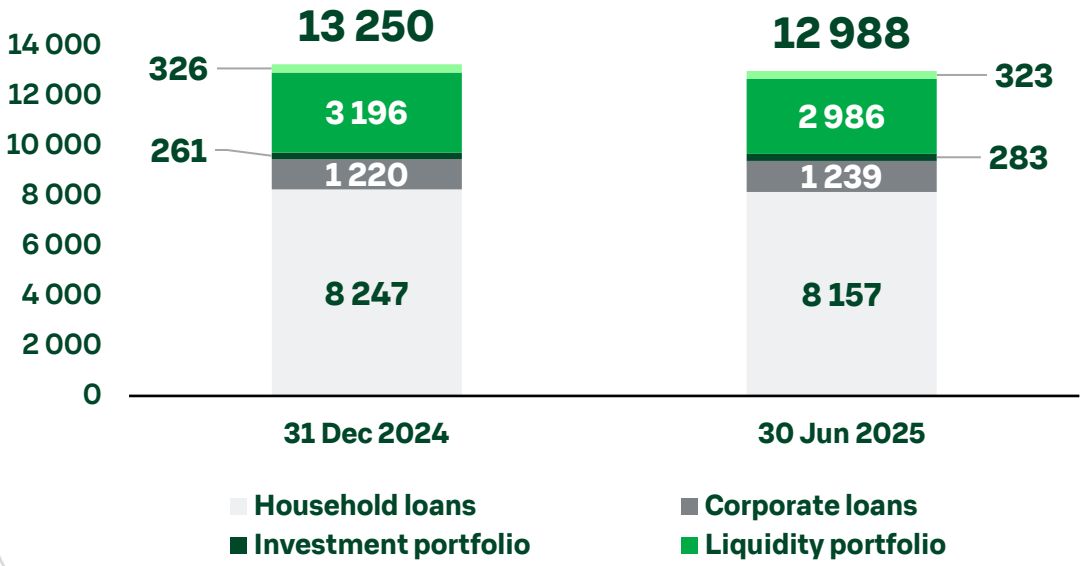
1) Excluding ECL provision for purchased credit impaired (POCI) exposures

FUNDING AND LIQUIDITY

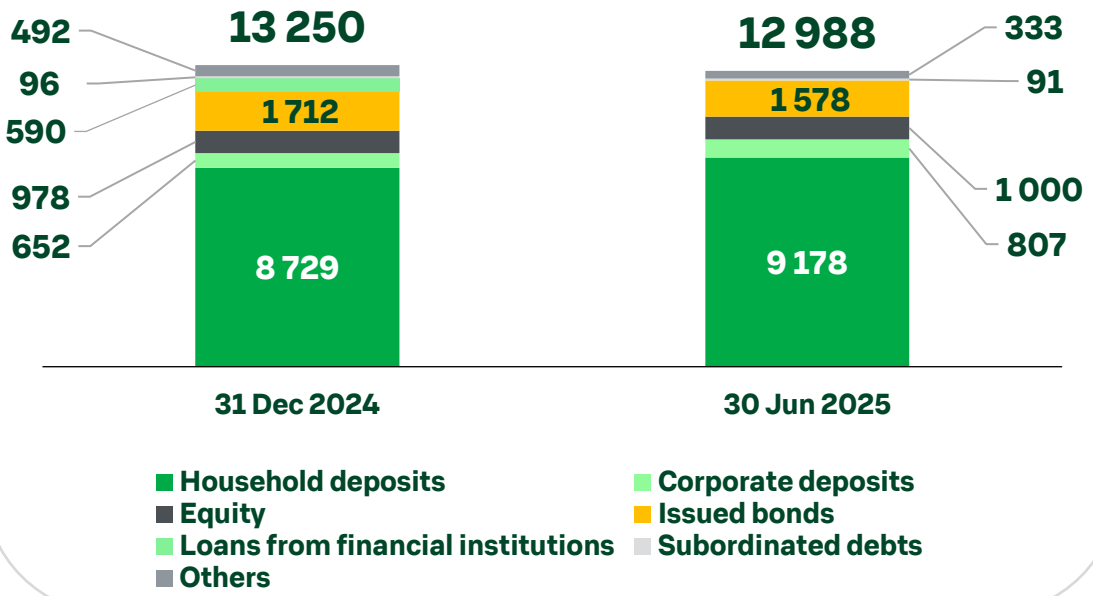
BALANCE SHEET & FUNDING

STRONG FUNDING BASE MADE OF DEPOSITS – HOUSEHOLD LOANS MAKE UP MOST OF THE ASSETS

ASSETS (EUR m)



LIABILITIES AND EQUITY (EUR m)

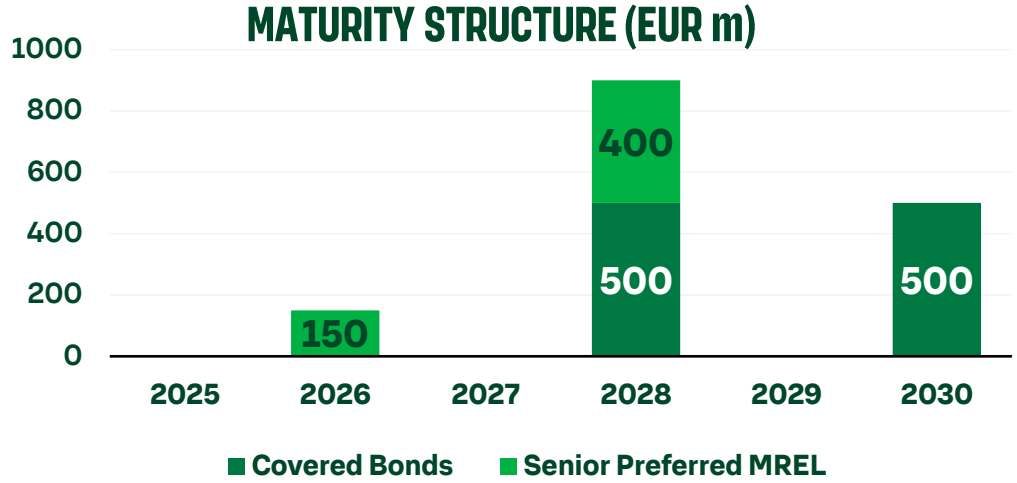


- Lending decreased to EUR 9 396.0 million (9 466.8), due to the decrease in the household loan portfolio. Lending to households accounted for 63% (62) of the total assets.
- Deposits rose to EUR 9 985.0 million (9 381.4), especially due to the increase in the household deposit portfolio. Household and corporate deposits comprised 77% (71) of total liabilities and equity.
- During the review period, the bank paid back the bilateral funding in full, which was raised in November 2024 for total amount of EUR 590.0 million to fund the Handelsbanken transaction. Furthermore, S-Bank settled the remaining purchase price of EUR 148.4 million to Handelsbanken in relation to the business transaction.

DIVERSIFIED LONG-TERM FUNDING PROFILE

S-BANK IS COMMITTED TO MAINTAINING A REGULAR PRESENCE IN EUR FUNDING MARKETS

- Acquisition of Handelsbanken's Finnish private customer, asset management and investment services operations has steered the funding plan. S-Bank has covered the funding gap mainly by issuing Covered Bonds in EUR market.
- Secure access to capital markets is of high importance to the bank as S-Bank aims to continue issuing benchmark-sized Covered Bonds in the future
- S-Bank drew EUR 590m bilateral funding in connection with the Handelsbanken acquisition, which has been paid back in full.
- S-Bank is using Senior Preferred EUR transactions to cover MREL requirements. S-Bank does not have a specific subordination requirement as per the latest decision by FIN-FSA.



BOND ISSUES

October 2021
EUR 220m
3mE+75 Senior Preferred MREL
(tapped June 2022)
Matured 04/2025

September 2023
EUR 500m
3.750% Covered Bond
Maturity 09/2028

November 2023
EUR 150m
3mE+230 Senior Preferred MREL
Maturity 11/2026

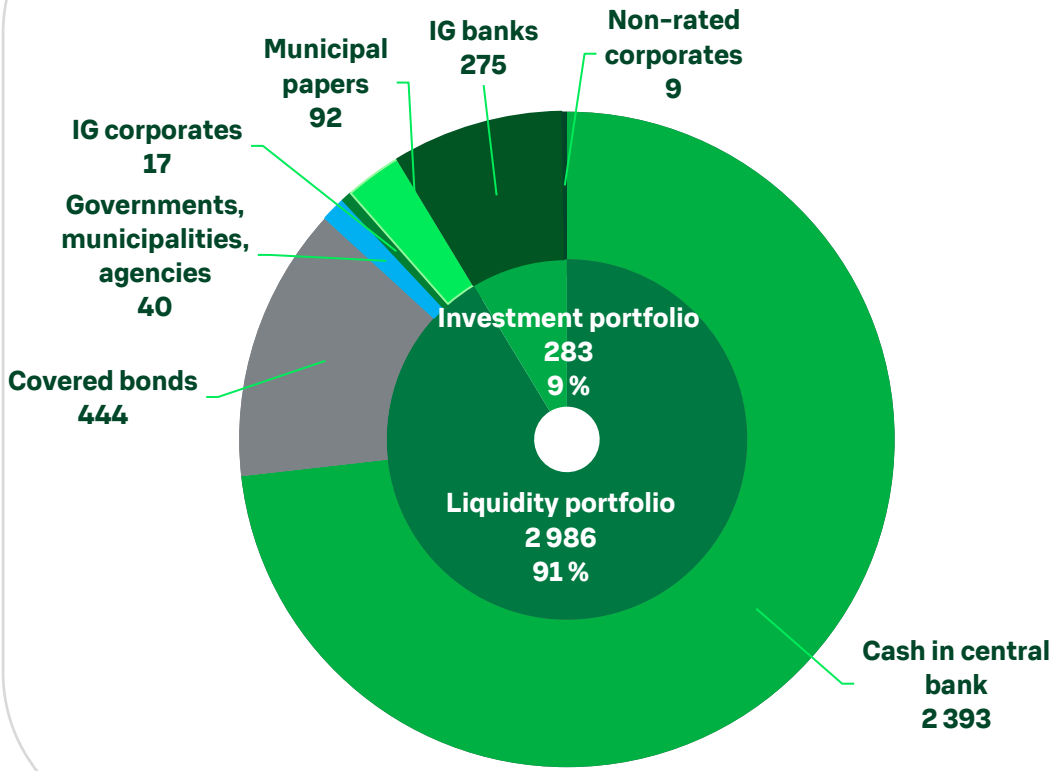
March 2024 **& 100m** Tap
October 2024
EUR 400m
4.875% Senior Preferred MREL
Maturity 03/2028
(Call 03/2027)

April 2024
EUR 500m
3.00% Covered Bond
Maturity 04/2030

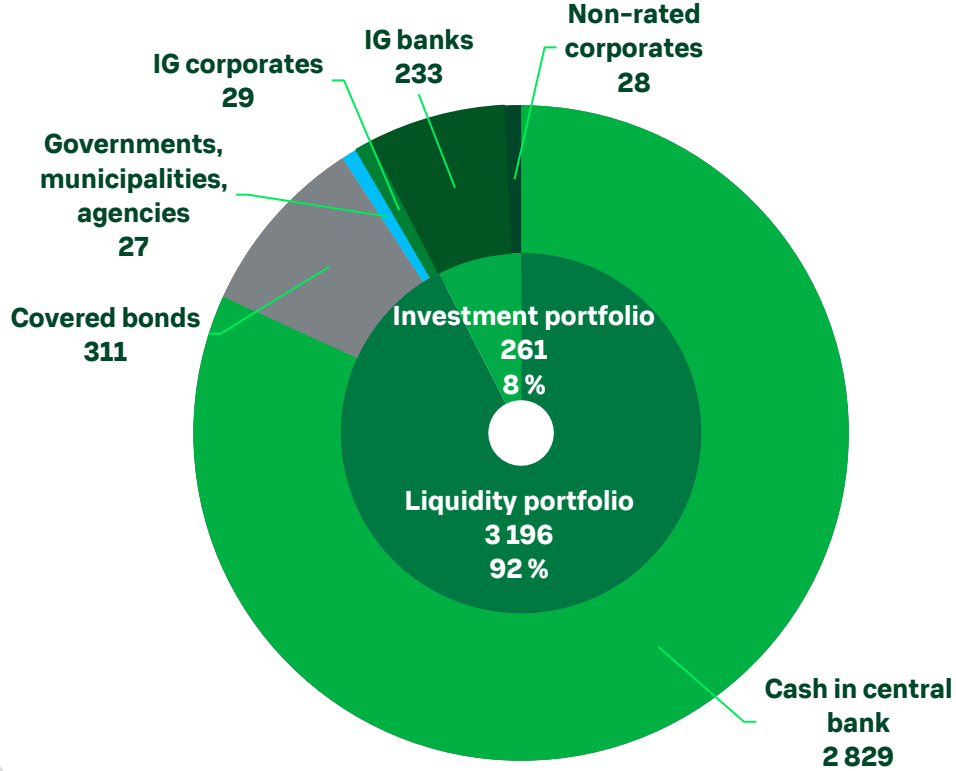
2021 2023 2024

S-BANK'S LIQUIDITY AND INVESTMENT PORTFOLIOS

30 JUN 2025 (EUR 3 269 m)



31 DEC 2024 (EUR 3 457 m)



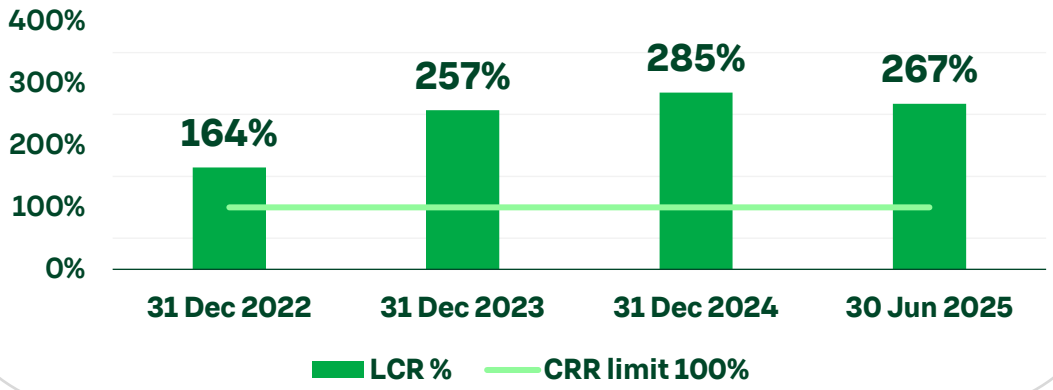
- The Treasury portfolio consists of the liquidity portfolio (LCR liquidity buffer) and the investment portfolio. The total amount of the portfolio decreased and totalled to EUR 3 269.2 million (3 457.3). The decrease in the total portfolio concentrated in the amount of central bank deposit, which was affected by the repayment of funding related to the Handelsbanken transaction.

LIQUIDITY

ROBUST LIQUIDITY POSITION AND EASY ACCESS TO ADDITIONAL FUNDING

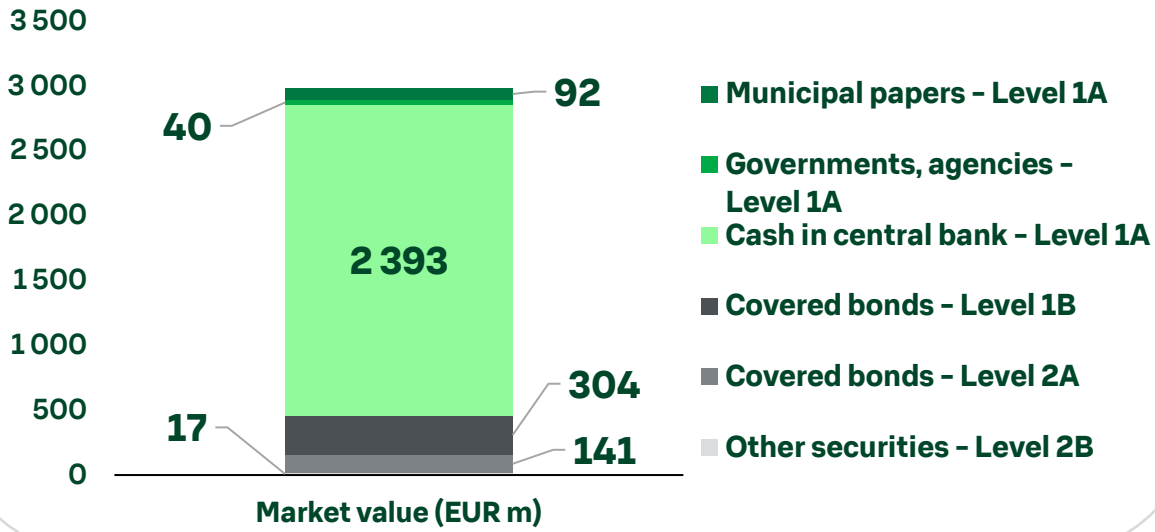
LIQUIDITY OVERVIEW

- S-Bank's liquidity portfolio totalled EUR 2 986 million (3 196)
- Level 1 assets comprise 95% of the portfolio, with the largest allocations in cash at the central bank
- Furthermore, S-Bank has pre-positioned collateral to the Bank of Finland to secure access to additional funding and has a CD-programme for short-term funding needs
- NSFR ratio was 159% (156) with wide headroom over the regulatory requirement of 100%
- LCR was 267% (285) and well above the 100% regulatory requirement



LIQUIDITY PORTFOLIO, 30 JUN 2025

EUR m	Level 1A	Level 1B	Level 2A	Level 2B	Total
Amount held (% of total market value)	2 525 (84.6%)	304 (10.2%)	141 (4.7%)	17 (0.6%)	2 986



COVER POOL

S-BANK AS A COVERED BOND ISSUER

S-BANK IS COMMITTED TO BUILDING A PRESENCE AS A REGULAR COVERED BOND ISSUER

- S-Bank has a EUR **3 000 million** programme for the Issuance of Senior Preferred MREL Eligible Notes, Covered Bonds and Additional Tier 1 Capital Notes
- All Covered Bonds issued by S-Bank are in accordance with the Finnish Covered Bond legislation (Act on Mortgage Banks and Covered Bonds 151/2022) entered into force on 8 July 2022
- S-Bank is a regular issuer of benchmark sized EUR Covered Bonds. Secure access to Capital Markets is of high importance to the bank.
- Member of European Covered Bond Council (ECBC)
- All Covered Bonds issued by S-Bank will meet the European Covered Bond Label (Premium) requirements
- S&P has assigned **AAA** ratings to the Covered Bonds of S-Bank

STRONG ASSET QUALITY IN COVER POOL

- Covered Bonds 100% secured by high-quality Finnish residential mortgages – no Commercial Real Estate exposure in the cover pool
- Collaterals located in Finland, strong presence in growth areas of the country
- Prudent underwriting standards, including stress testing of payment capacity
- No arrears (< 60 days past due) or negative payment remarks
- Collaterals valued monthly

S-BANK COVER POOL CHARACTERISTICS

KEY CHARACTERISTICS OF THE COVER POOL ON 30 JUNE 2025

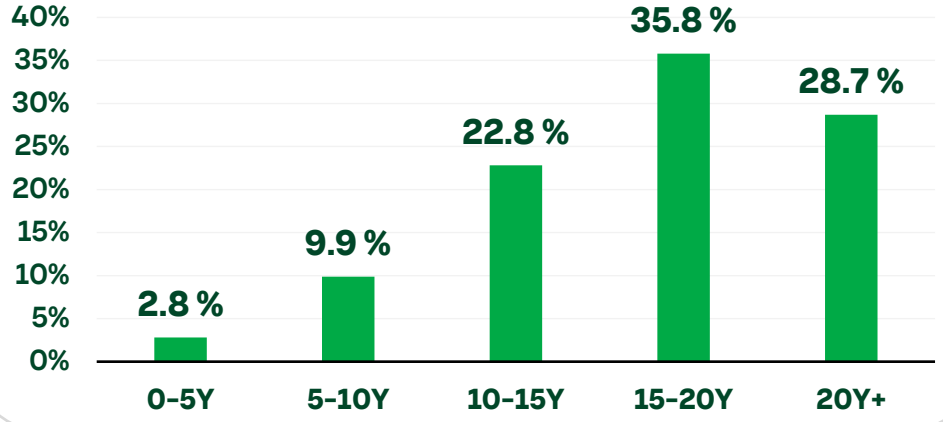
SIZE OF THE POOL	EUR 3 125.30 million (nominal)
ISSUED COVERED BONDS	1 000 million
COLLATERAL TYPE	100% Finnish residential mortgages
NUMBER OF LOANS	37 744
AVERAGE LOAN SIZE	EUR 82 802
WALTV**	67.10%
WEIGHTED AVERAGE LOAN SEASONING	54.00 months
NONPERFORMING LOANS	0%
INTEREST RATE BASE	97.20% floating / 2.80% fixed
OVER-COLLATERALISATION	212.53%
APPLICABLE LAW	Finnish Act on Mortgage Credit Banks and Covered Bonds (151/2022)

* Cover Pool does not include any assets acquired through SHB transaction

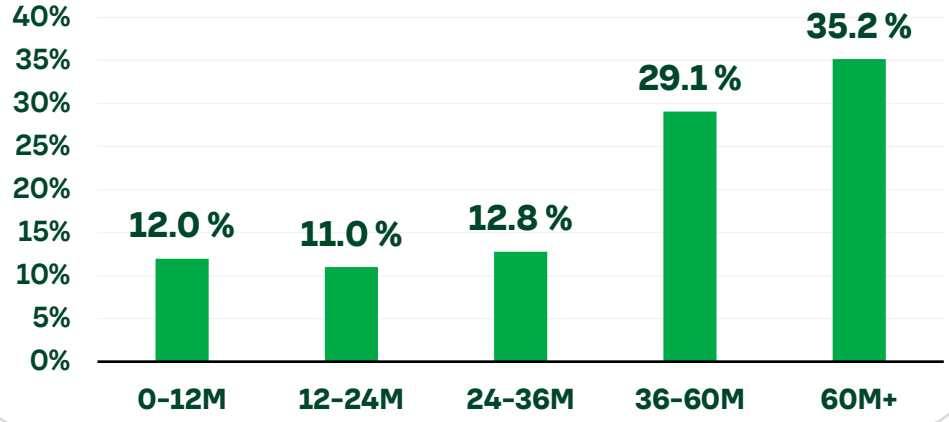
** Weighted Average Loan-to-Value based on current loan and collateral values

DETAILS OF THE COVER POOL, 30 JUNE 2025

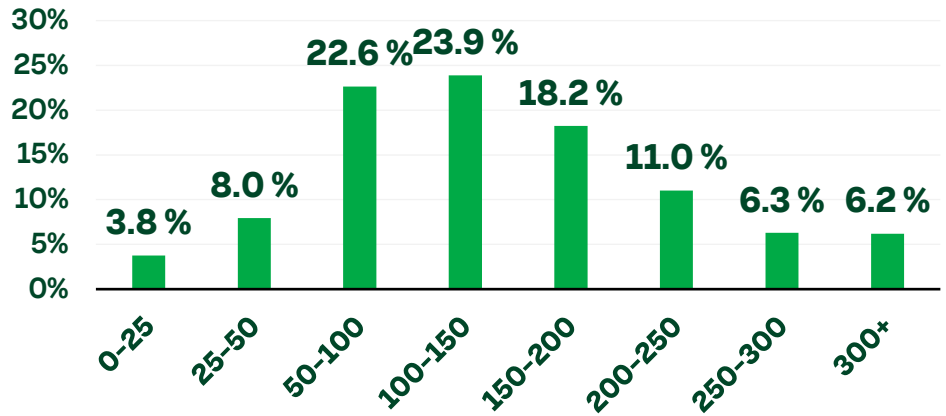
REMAINING MATURITY



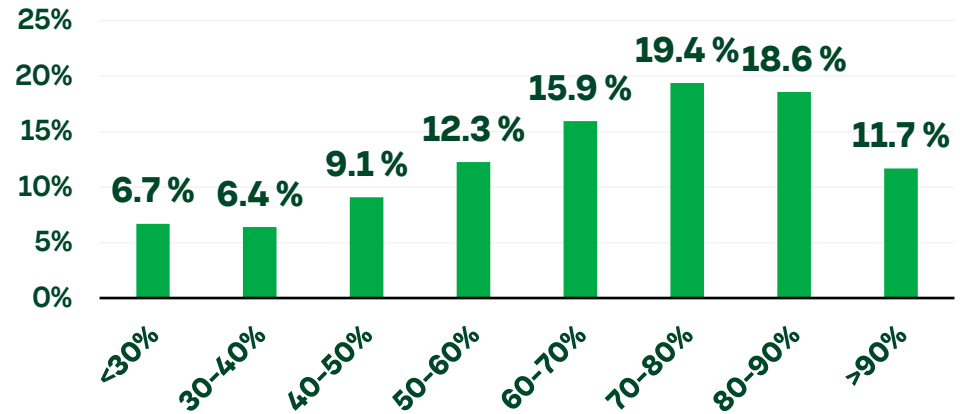
LOAN SEASONING



LOAN VOLUME (EUR T)



LOAN-TO-VALUE

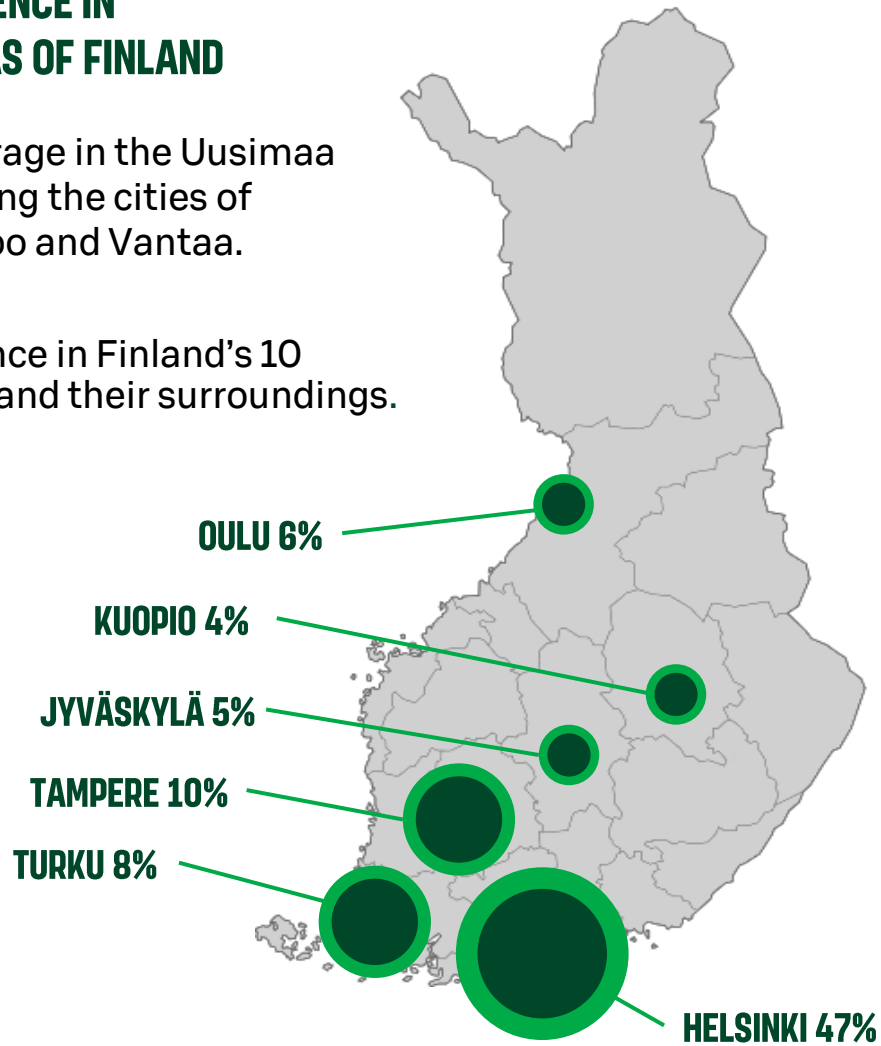


GEOGRAPHIC BREAKDOWN OF THE COVER POOL, 30 JUNE 2025

STRONG PRESENCE IN GROWTH AREAS OF FINLAND

Highest coverage in the Uusimaa region, covering the cities of Helsinki, Espoo and Vantaa.

Strong presence in Finland's 10 largest cities and their surroundings.



Region	Major city	Population (m)	Volume (EUR m)	Volume of Cover Pool (%)
Uusimaa	Helsinki	1.78	1 482	47.4%
Pirkanmaa	Tampere	0.55	311	10.0%
Southwest Finland	Turku	0.49	254	8.1%
North Ostrobothnia	Oulu	0.42	191	6.1%
Central Finland	Jyväskylä	0.27	153	4.9%
North Savo	Kuopio	0.25	123	3.9%
Päijät-Häme	Lahti	0.20	89	2.8%
Lapland	Rovaniemi	0.18	78	2.5%
Kanta-Häme	Hämeenlinna	0.17	68	2.2%
Other		1.33	377	12.1%
Total		**5.64**	**3 125**	**100%**

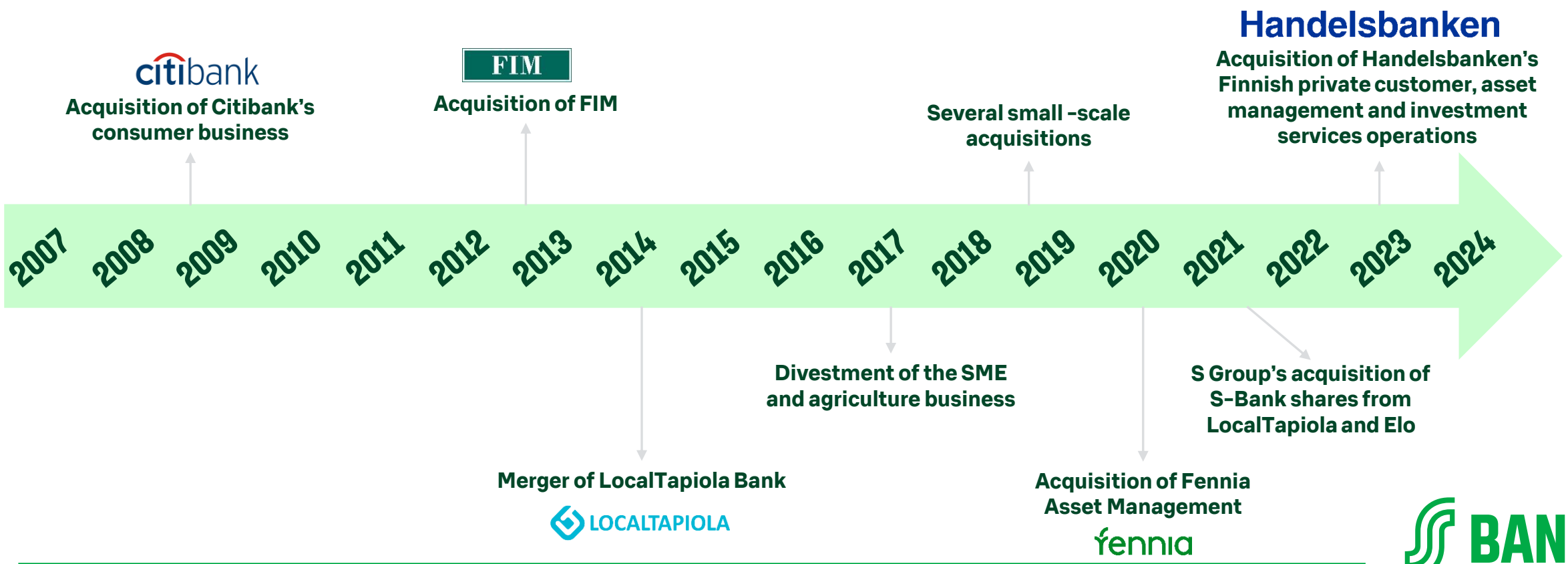
APPENDIX

HISTORY OF S-BANK

ESTABLISHMENT OF S-BANK

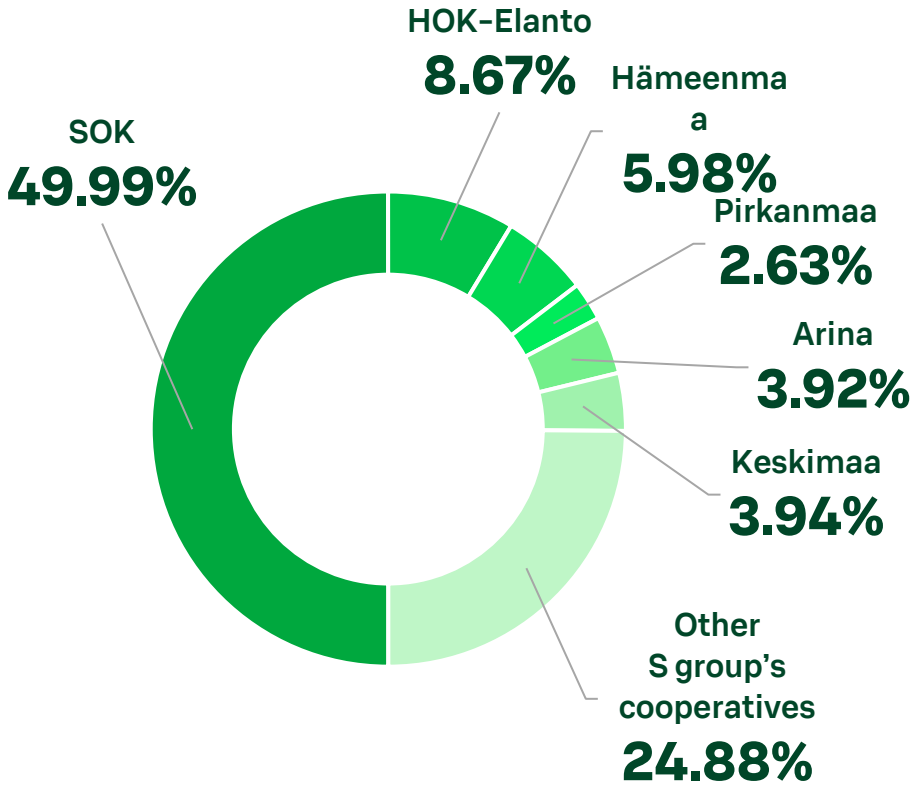
GROWTH THROUGH ACQUISITIONS, INVESTMENT IN INTEGRATION

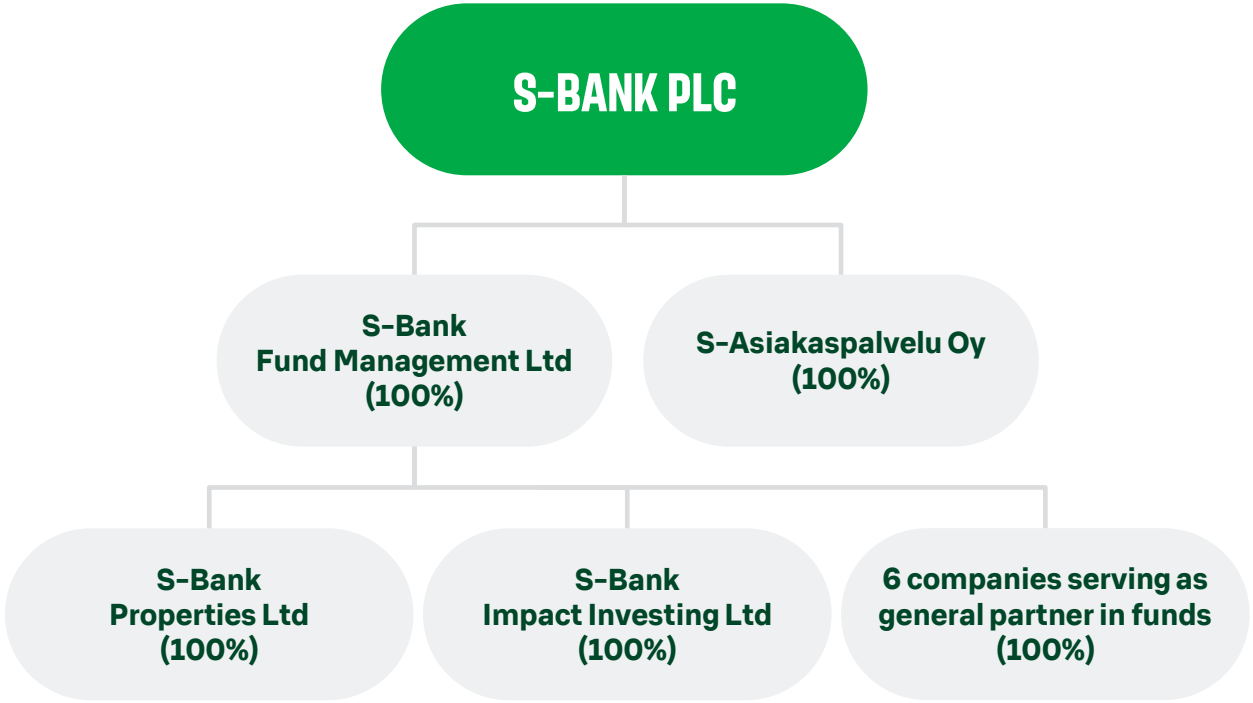
EXPANSION AND FOCUS ON CORE BUSINESS AND EFFICIENCY IMPROVEMENT



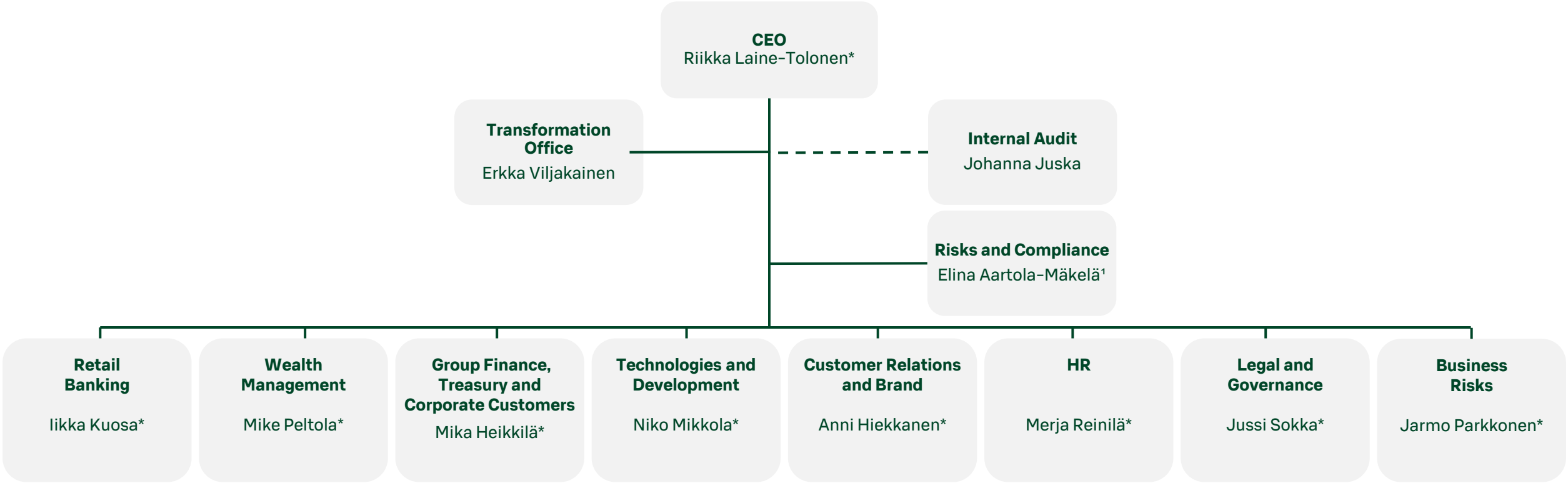
COMPANY OWNERSHIP AND STRUCTURE

S-BANK IS OWNED BY SOK (A CENTRAL COOPERATIVE) AND 19 REGIONAL COOPERATIVES





S-BANK ORGANISATION



*) Member of S-Bank's Group Management Team

GROUP MANAGEMENT TEAM OF S-BANK

RIIKKA LAINE-TOLONEN

CEO

MIKA HEIKKILÄ

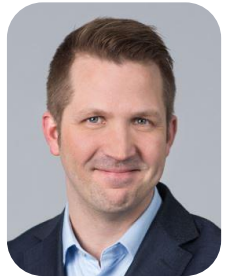
CFO and EVP

Group Finance, Treasury and Corporate Customers

ANNI HIEKKANEN

EVP

Customer Relations and Brand



IIKKA KUOSA

EVP

Retail Banking

NIKO MIKKOLA

CTO

Technologies and Development

JARMO PARKKONEN

BRO

Business Risks

MIKE PELTOLA

EVP

Wealth Management

MERJA REINILÄ

EVP

HR

JUSSI SOKKA

EVP

Legal and Governance

ELINA AARTOLA-MÄKELÄ

CRO

Risks and Compliance

FUTURE OF SUSTAINABILITY IN S-BANK

- S-Bank published its first Sustainability Report in accordance with the CSRD directive and ESRS standards as part of Annual Report 2024
- Stepping up from regulation-oriented development towards strategy-based targets.
- Ambition in 2025 include:
  - Development of S-Bank's Sustainability Programme
    - Strategy-based actions and targets for sustainability
  - Implementation of S-Bank's Climate Roadmap
    - Enhanced risk management processes for climate and environmental risks in accordance with ECB/EBA Guidelines