

Sampo Housing Loan Bank PLC
7.8.2008

INTERIM REPORT 1.1.-30.6.2008

SAMPO HOUSING LOAN BANK PLC IN JANUARY- JUNE 2008

Sampo Housing Loan Bank's profit for the period decreased to EUR 4.7 million (5.1).

Result

The profit before taxes for the review period was EUR 6.4 million. The comparison period of 2007 recorded a EUR 6.9 million profit.

Balance sheet

The balance sheet decreased to EUR 2,284.4 million (2,305.5). The loan portfolio at the end of the review period was EUR 1,988.4 million (2,219.0). The company purchases mortgages from Sampo Bank to secure the covered bonds. During the review period purchases substituting repaid loans totalled EUR 193.6 million.

Non-performing loans increased to EUR 7.1 million, while at 31 December the figure was EUR 0,9 million. During the review period no impairment losses were recognised.

The carrying amount of the covered bonds was EUR 1,937.1 million and nominal values EUR 2,000 million. Moody's Investors Service Ltd has confirmed the bond an Aaa credit rating. The covered bonds were secured by mortgage totalling EUR 1,976.5 million and a supplementary collateral with nominal value of EUR 265 million. The mortgages covered the nominal value of the bonds by 112.08 per cent.

Capital adequacy

Sampo Housing Loan Bank's capital adequacy ratio was 18.5 per cent (10.9) and the Tier 1 ratio was 13.3 per cent (7.5). The total capital included in capital adequacy calculations amounted to EUR 141.9 million at the end of June (127.6). The Bank's risk-weighted assets totalled EUR 767.9 million (1,174.1). From beginning of 2008 Sampo Housing Loan Bank calculates risk-weighted assets for operational and credit risk according to Basel II standard method.

The Tier 1 does not include the profit accumulated during the annual period.

Administration

The Annual General Meeting on 31 March 2008 elected the following as members of the Board of Directors: Aki Palo, Kirsi Autiosalo and Jukka Huotari. Aki Palo serves as Chairman of the Board. Jari Raassina serves as the company's Managing Director.

Ernst & Young Oy, Authorised Public Accountants, with principal responsibility Kunto Pekkala, APA and Tomi Englund, APA were elected as auditors.

During the review period Sampo Housing Loan Bank had no employees. The company purchases administrative services from Sampo Bank.

Outlook

Because of the raising interest rates and weakened economic trend, the mortgage markets are expected to grow steadily slowing to the end of the year. The result is expected to remain good in 2008. Sampo Housing

Loan Bank is going to continue to buy mortgages from Sampo Bank to replace repaid loans. Sampo Housing Loan Bank is not planning to issue new mortgage bonds.

Sampo Housing Loan Bank plc publishes one interim report during the financial year.

Helsinki, 7 August 2008

Sampo Housing Loan Bank plc
Board of Directors

SAMPO HOUSING LOAN BANK PLC - FINANCIAL HIGHLIGHTS

		1-6/2008	1-6/2007
Total income	1000 EUR	8 877	9 434
Total operating expenses	1000 EUR	-2 499	-2 513
Profit before taxes	1000 EUR	6 378	6 921
Cost to income ratio	%	28,2	26,6
Total assets	1000 EUR	2 284 361	2 343 734
Equity	1000 EUR	101 949	92 749
Return on equity before taxes	%	9,5	11,4
Capital adequacy	%	18,5	10,9

SAMPO HOUSING LOAN BANK PLC - INCOME STATEMENT

1000 EUR	Note	1-6/2008	1-6/2007	Change
Interest income		52 365	50 445	1 920
Interest expense		-43 071	-42 201	-869
Net trading income		-657	417	-1 074
Fee income		239	269	-30
Fee expenses		0	-21	21
Net income from investments		-	526	-526
Total operating income		8 877	9 434	-557
Other operating expenses		-2 499	-2 513	14
Total operating expenses		-2 499	-2 513	14
Profit before taxes		6 378	6 921	-543
Taxes		-1 658	-1 799	141
Profit for the period		4 719	5 122	-402

SAMPO HOUSING LOAN BANK PLC - BALANCE SHEET

1000 EUR

	Note	6/2008	12/2007
Assets			
Trading portfolio assets		271 506	4 753
Loans and receivables	1	2 007 446	2 280 268
Other assets		5 372	20 515
Deferred tax assets		38	6
Total assets		2 284 361	2 305 542
Liabilities			
Trading portfolio liabilities		60 712	66 878
Amounts owed to credit institutions and customers		135 802	149 000
Other liabilities		1 937 123	1 963 205
Tax liabilities		48 775	29 228
Total liabilities		2 182 412	2 208 312
Equity			
Share capital		41 050	41 050
Reserves		35 000	35 000
Retained earnings		25 899	21 180
Total equity		101 949	97 230
Total equity and liabilities		2 284 361	2 305 542

SAMPO HOUSING LOAN BANK PLC - STATEMENT OF CHANGES IN EQUITY

1 000 EUR	Share capital	Share premium account	Fair value reserve	Retained earnings	Total
Equity at 1 Jan. 2007	41 050	35 000	-32	11 577	87 595
Financial assets available-for-sale					
- Recognised in p/l			32		32
Profit for the period				5 122	5 122
Equity at 30 June 2007	41 050	35 000	-	16 699	92 749
Equity at 1 July 2007	41 050	35 000	-	16 699	92 749
Profit for the period				4 481	4 481
Equity at 31 Dec. 2007	41 050	35 000	-	21 180	97 230
Equity at 1 Jan. 2008	41 050	35 000	-	21 180	97 230
Profit for the period				4 719	4 719
Equity at 30 June 2008	41 050	35 000	-	25 899	101 949

SAMPO HOUSING LOAN BANK PLC - CASH FLOW STATEMENT

1000 EUR	1-6/2008	1-6/2007
Cash and cash equivalent at the beginning of the period	44 563	27 910
Cash flows from/used in operating activities	-25 545	-20 184
Cash flows from/used in financing activities	0	1 621
Cash and cash equivalent at the end of the period	19 018	9 347

The cash flow statement reports cash flows during the period classified by operating and financing activities. Cash flows are reported by using the indirect method. Cash flows from operating activities derive primarily from the principal revenue-producing activities. Financing activities include cash flows resulting from changes in equity and borrowings in order to conduct the business. Cash and cash equivalents consist of cash at bank and in hand, balances with central banks, loans and advances to credit institutions repayable on demand and short-term deposits (under 3 months).

NOTES**ACCOUNTING POLICIES**

Sampo Housing Loan Bank is part of the Danske Bank Group. The Danske Bank Group presents its consolidated accounts in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and approved by the EU and with relevant interpretations issued by the International Financial Reporting Interpretation Committee (IFRIC).

The interim report has not been audited.

The interim report is available on Sampo Bank's web site <http://sampobank.com>.

The notes are in thousand of euros.

1 LOANS AND RECEIVABLES

	6/2008	12/2007
Loans and advances to credit institutions		
By type of loan		
Deposits	19 018	61 259
Total	19 018	61 259
Loans and advances to customers		
By type of loan		
Home loans	1 814 366	1 993 036
Consumer loans	103 134	138 320
Other consumer loans	70 759	87 444
Other commercial loans	170	208
Total	1 988 428	2 219 008
Total loans and receivables	2 007 446	2 280 268