



ANNUAL REPORT

2021

Avain Yhtiöt



Paperitehtaankatu 24,
Jyväskylä
completed in 2020
right-of-occupancy

Responsible Avain

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Avain Group



Zirkonipolku 2 A and B, Vantaa
completed in 2020
rental apartments

Avain Yhtiöt is a Finnish real estate investment company that specialises in the production, development and construction of apartments and housing services. Our construction value chain is unique – we own the entire value chain of raw land acquisition, housing design, construction and maintenance. Our own land acquisition, construction and contractor organisation, in-house sales and leasing, property management and versatile services, combined with our own housing production, make our operations cost-effective, customer-friendly and agile. This unique value chain, combined with a diverse range of housing, gives us a significant competitive advantage.

The Group has several subsidiaries, all of which have social responsibility and sustainability as an integral part of their business operations.

Vision

Avain Yhtiöt's vision is to be the best provider of housing services in Finland in terms of price-quality ratio. To achieve this goal, we have created a quality and customer-oriented operating model that emphasises genuine interaction with our stakeholders, flexibility, cost-effectiveness and quality.

Strategic focus areas for 2021–2026

Our strategy, updated in 2021, focuses on the following areas:

- Unique value chain
- Profitable growth
- Motivated personnel
- Best customer experience
- Responsible approach

Year 2021 in figures

116

TOTAL REVENUE
(EUR million)

1,485

BALANCE SHEET
(EUR million)

178

INVESTMENTS
(EUR million)

10,197

AVAIN APARTMENTS

Avain Yhtiöt's total revenue in 2021 was EUR 116 million and investments amounted to EUR 177.9 million, of which EUR 138.3 million concerned new construction and EUR 38.5 million modernisation investments. 906 new apartments were completed and the total number of apartments at the end of the year was 10,197.

Appiukontie 5, Jyväskylä
completed 2021
right-of-occupancy



HOUSING AND CONSTRUCTION SERVICES

Right-of-occupancy apartments | We are the third largest owner of right-of-occupancy housing in Finland and play a major role in providing affordable housing services in the country.

Rental Apartments | We build and own high-quality non-subsidised rental housing in and around city centres. All our rental apartments are new or modern and well-equipped homes for different life situations.

Owner-occupied apartments | We design, build and implement high-quality and well-equipped owner-occupied homes in desirable locations.

Assisted living facilities | We provide a high-quality and safe way of living for the elderly, people with reduced mobility and others in need of assisted living. We own the assisted living properties, while the actual resident and care services are provided by a separate operator.

Construction and development | Avain Rakennuttaja specialises in residential construction and project management services. Tencon is a company specialising in new construction, working in close cooperation with Avain Rakennuttaja. The company has overall responsibility for site management and procurement. The company operates in the Helsinki metropolitan area.



CEO'S REVIEW

The year 2021 was a significant year for Avain Yhtiöt in many ways. Although changes were made and our operational structures were further streamlined, we were able to grow as planned and strengthen our market share, especially in growth areas in line with our strategy.

The year got off to an excellent start with the expansion of our ownership base in January 2021, when A. Ahlström Real Estate Ltd, a company valued by our partners and financiers, joined our business with a 25% stake. The partnership with Ahlström has brought with it not only capital but also a wide network of contacts, which is very useful, for example, in land acquisitions. Each year, Avain Yhtiöt acquires more than 100,000 square metres of land, which represents around 7 hectares of housing. Ahlström's professional approach to managing real estate portfolios also provides us with valuable experience through our board work, which will help us to continue our growth in line with our strategy.

Another major structural change at the end of 2021 was the sale of the group company Renevo to a new owner. The sale of Renevo, which focused on the renovation of apartments and real properties, will enable Avain Yhtiöt to focus even more strongly on its core business of growing and renting out its housing stock.

Of course, 2021 has also been a challenging year, especially as the coronavirus pandemic has continued to affect society as a whole, including the construction sector. Various suppliers have reported difficulties in the supply of various building materials and equipment. Construction costs have risen and housing supply is abundant in some

areas. Nevertheless, we have managed to grow as planned and new homes have been completed on time.

The focus of construction has shifted to rental production

Avain's 10,000th apartment was completed in Nokia in October. Our goal is to build 1,000 new apartments each year in Finland's largest growth centres. Our growth rate reached a record high in the summer of 2021, when there were nearly 1,500 apartments under construction. Our focus in new construction is therefore shifting strongly towards rental production – our 10,000th apartment in Nokia's Tokeenkatu was also a rental property.

In the Helsinki Metropolitan Area, one of the most interesting areas in 2021 was the redeveloping Pasila area. Avain's first rental building in Central Pasila was completed in late 2021, and construction will continue in 2022. Pasila has also been a particularly attractive destination for home seekers – the rental homes completed at the end of 2021 were rented out in no time and there were several hundred applicants per apartment. We are delighted to be able to meet the substantial demand for our Avain apartments.

Although non-subsidised rental production is at the heart of our growth, state-subsidised housing production will remain an important part of the Group's activities. State-subsidised housing production includes long-term interest rate subsidies for right-of-occupancy, rental and assisted living homes. A significant proportion of new developments will continue to be state-subsidised housing production.

We are expanding to the Turku region

We actively participate in land competitions, either alone or with our partners, in the main growth centres and their surrounding municipalities. Our active land acquisition is focused on the Helsinki metropolitan area, Tampere and Turku. We have also managed to get good plots in all these areas. Active land acquisition will secure our future growth. For the first time, we are now expanding our operations in the Turku region, as a district in Kaarina is currently being planned. Construction will begin there in the summer of 2022.

Resident satisfaction is the starting point of our operations

Regularly measured resident satisfaction gives us a direction for improving our operations. A customer satisfaction survey conducted in spring 2021 showed that resident satisfaction and willingness to recommend have continued to rise. Avain Asunnot's reputation score was 3.8 on a scale of 1 to 5 and its NPS was 33, an improvement of as much as 10 points from 2019. Of the respondents, 88% would recommend Avain Asunnot to their acquaintances.

We can be very satisfied with these figures, but we will continue to work to improve them – resident satisfaction is the starting point for everything we do.

Sustainable future and responsibility

I am also pleased with the progress we have made in our sustainability work during the year. We have prepared and adopted a sustainability programme based on our strategy, in which our long-term sustainability work is put together into practical objectives and measures. Responsibility and sustainability is a strategic focus for Avain Yhtiöt and part of the everyday work of everyone at Avain Yhtiöt. We have therefore made sustainability the comprehensive theme for 2022. In our sustainability programme 2021–2026, we highlighted four Avain Themes through which we will continue to drive forward our sustainable development, responsibility and strategy.

Our sustainability themes are

1. Responsibility for green economy
2. Responsibility for mitigating climate change
3. Responsibility for our employees, residents and sustainable cities
4. Responsibility for transparent communications and reporting

A big thank you for the past year to our customers and employees for seamless cooperation in the midst of the coronavirus. Many thanks also to Renevo for our journey together over the years. Building sustainable cities continues!

PERTTU LIUKKU

CEO



Ukonhatunkuja 3 and 5, Sarvvik
completed 2021
rental apartments

"The success story
continues."

Rajakallionrinne 6 and 8, Porvoo
completed 2021
right-of-occupancy



CHAIRMAN OF THE BOARD'S REVIEW

I now have one year behind me as Chairman of the Board of Avain Yhtiöt. During this year, I have seen in concrete terms how Avain Yhtiöt has managed to continue to grow and develop even in exceptional circumstances.

During the past year, Avain Yhtiöt has renewed its strategy for 2021–2026. We believe that the trend of urbanisation will continue to be strong and that the popularity of rental housing will continue to grow in the coming years. The demand for new apartments in growth centers is growing and Avain Yhtiöt is strongly involved in this growth.

Megatrends, such as urbanisation, digitalisation and climate change, are drivers for the future. Experts predict major changes in construction, urban planning and energy use, as CO2 emissions need to be reduced and materials used smarter.

Focusing on sustainability is part of being a modern and competitive company – green financing of properties, residents and personnel, transparent management and communication, and ecological requirements in all operations are things in which Avain Yhtiöt is investing and will invest even more.

We are ready for change.

PERTTI HUUSKONEN

**Chairman of the Board
Avain Yhtiöt**

MANAGEMENT TEAM



PERTTU LIUKKU

Avain Yhtiöt, CEO
M.Sc. (Econ.)

2009–2010 Director, CapMan
2002–2009 CEO, Avara Suomi
1999–2002 Deputy Managing Director,
YH-Suomi Osuuskunta



JAN HARTI

Avain Yhtiöt, CFO
M.Sc. (Econ.)

2013–2016 Director,
YIT Group Accounting
2009–2013 CFO,
YIT International Construction
Services



PETER HELLMAN

Avain Yhtiöt,
Business Director, Construction
M.Eng.

2021–2022 Project Development
Director, Avain Rakennuttaja Oy
2017–2021 Development Manager,
Avain Rakennuttaja Oy



ELIAS KIVIRANTA

Avain Yhtiöt,
Sales and Marketing Director
Student of Economics, LKV
(Legalised Real Estate Broker)

2011–2014 Development Manager, YIT
2009–2011 Marketing Manager, YIT
2007–2009 Development Manager,
YIT International Construction Services



JAN BERTILLS

Avain Yhtiöt, Real Estate Director
M.Eng.

2009–2015 Regional Manager, SATO
2007–2009 Property Manager, SATO
2004–2007 Account Manager,
Olof Granlund



MATIAS MEHTÄTALO

Tencon Oy, CEO
M.Eng.

2020–2021 Production Director,
Tencon Oy
2018–2020 Project Manager,
Avain Rakennuttaja Oy

BOARD OF DIRECTORS



PERTTI HUUSKONEN

Chairman of the Board
since 2021

Aedifica, Member of the Board
A. Ahlström Real Estate Ltd,
Deputy Chairman of the Board
Hoivatilat, Deputy Chairman of the Board



KARI MÄENPÄÄ

Deputy Chairman and Member of
the Board since 2010

Tencon Oy, Chairman of the Board
Avain Rakennuttaja Oy,
Chairman of the Board



PERTTU LIUKKU

Member of the Board since 2010

Avain Yhtiöt Oy, CEO



PIA LINDBORG

Member of the Board since 2021

A. Ahlström Real Estate Ltd, Director



Kankurinkatu 23, Kerava
under construction, estimated completion 10/2022
right-of-occupancy
architect's illustration

Sustainable development and responsibility



Metsäkummuntie 14, Kuopio
completed 2021
right-of-occupancy

KEY TO RESPONSIBLE LIVING

Avain Yhtiöt is one of the fastest growing real estate investment companies in Finland. We produce long-term value for our company, residents, partners, municipalities, cities, the environment and society by maintaining a high level of customer satisfaction, ensuring the efficiency of our operations as well as building and maintaining properties cost-effectively in our operating regions. We build energy-efficient houses with environmental values in mind.

Sustainability as a focus of the Group's strategy shows the way forward and is integrated into all our activities. Our sustainable philosophy goes beyond individual homes and their residents. By designing, building and maintaining sustainable and viable homes and neighbourhoods, we also address societal challenges. We are involved in tackling the challenges of housing shortages, urbanisation, climate change and segregation. We are strengthening the intergenerational sense of community in our neighbourhoods.

Our work is based on our sustainable development and responsibility objectives. For the time being, our sustainability strategy and objectives focus on environmental, social and governance measures. In the coming years, we will focus more on reducing our carbon footprint, improving energy efficiency and making our buildings more resilient to the impacts of climate change.

As a responsible property owner, we are also committed to the principles of sustainable development in the areas of human rights, labour, the environment and anti-corruption.

Principles of sustainability

The principles of sustainable development describe our roles and responsibilities to achieve the goals as a responsible homeowner and a landlord, as a company and an employer, and as a responsible and open partner to our collaborators. The principles are supplemented by the Group's responsibility guidelines and other day-to-day practices at construction sites and offices. These principles apply to all Group companies.

Our sustainability work is guided by the Avain Yhtiöt's strategy, sustainability programme and themes that we have assessed as relevant based on our strategy work. We have chosen our sustainability priorities in line with the objectives of the 2021–2026 strategy.

Themes and objectives of responsibility

For Avain Yhtiöt, responsibility means practical action. We are committed to sustainability and publish an annual sustainability report. We take care of our employees and residents as well as the environment. We communicate transparently about our successes and development targets.

We implement our sustainability goals on the basis of four themes. During the strategic period, we will increasingly integrate our goals into our strategy and daily work, continue to implement our climate responsibility and invest in residential healthiness and communality. Residents are an important part of our ecological responsibility, and our long-term goal is to become carbon neutral by 2035 in terms of the CO2 emissions of the energy use of properties.

Our themes for the coming years are:

Theme 1: Responsibility for green economy

Theme 2: Responsibility for mitigating climate change

Theme 3: Responsibility for our employees, residents and sustainable cities

Theme 4: Responsibility for transparent communications and reporting

EXTRACTS FROM THE MEASURES TAKEN IN 2021

Maintenance of apartments

- Our aim is to become carbon neutral in terms of the CO2 emissions of the energy use of properties by 2035
- We will reduce our water consumption by 35% by the year 2026, compared to the 2018 consumption level
- We will reduce our district heating energy consumption (specific consumption kW/r-m3) by 15% by 2026, compared to the 2015 consumption level
- We will optimise the indoor temperatures and increase the use of AI tenfold to control property temperatures by 2026
- We will cease to use oil and gas as our primary heat sources by 2030
- We will switch to carbon neutral electricity by 2026

- We aim to keep our residents' waste sorting rate at over 80%
- We provide our residents with support and information regarding sustainable daily choices

New construction

- We design sustainable houses that are inexpensive to maintain and repair
- We design our properties with due consideration for the environmental and health effects of their entire life cycle
- The energy consumption (E rating) of our new constructions is below 82 kWh/m²/year, and our new constructions have an A or B energy class

- Our new constructions always have an indoor air quality of S2
- We aim to implement geothermal heating in all of our new constructions. In addition, some of our new constructions include solar panels
- In our new and renovated sites, we implement an electric car charging option for the building's residents

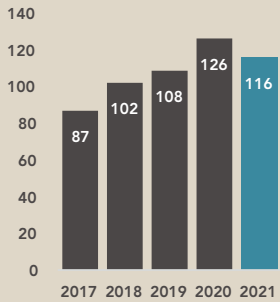
Modernisation investments

- We ensure the longevity of buildings and minimise the need for maintenance and repairs through proactive and timely renovation

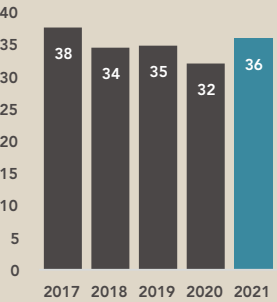
In the basic upgrades:

- We will replace the heat distribution equipment and adjust heating
- We will replace home automation and move to the remote control of home automation
- We will replace the ventilation equipment, clean the ventilation ducts and adjust the air volume
- We will install remotely readable water meters in the homes
- We will add heat insulation to the roofs of buildings
- We will replace the light fixtures in the outdoor areas and communal spaces of the buildings as well as the fixed light fixtures in homes with LED lights
- We will replace kitchens and kitchen appliances with energy-friendly equipment
- We will replace other technical equipment in the building with more energy-efficient models
- We will switch to geothermal heating in oil and natural gas-fired houses in basic renovation
- We will replace the locking system with an electronic access control system
- We will renew or increase roof safety equipment
- We will replace car heating posts with slow charging points for electric cars

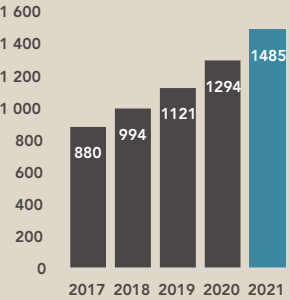
Total revenue (EUR million)



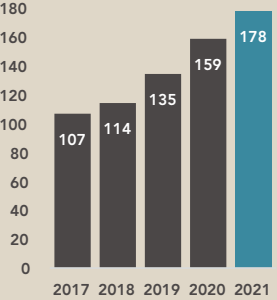
Cash flow from operating activities (EUR million)



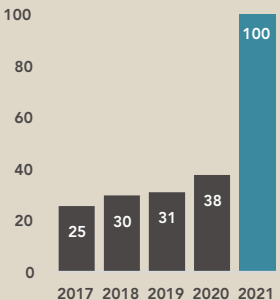
Balance sheet (EUR million)



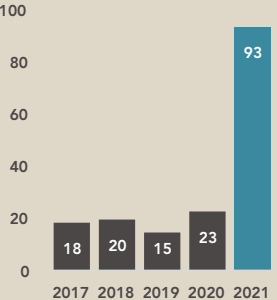
Investments (EUR million)



Operating profit (EUR million)*



Result after financial items (EUR million)**



* Includes fair value measurement of investment properties, which improved operating profit for 2021 by EUR 38.0 million (2020: EUR 6.5 million, 2019: EUR 3.7 million, 2018: EUR 2.5 million and 2017: EUR 4.0 million).

** Includes, in addition to the valuation at fair value of investment property, the change in the fair value of interest rate derivatives taken out for interest rate hedging purposes. This improved the result for 2021 after financial items by EUR 6.3 million (2020: EUR -4.5 million in 2019: EUR -7.2 million, 2018: EUR -2.0 million and 2017: EUR +0.8 million).

Responsibility for our employees, residents and real estate

RESPONSIBILITY FOR OUR EMPLOYEES

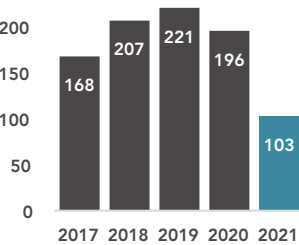
Good customer relationships are built on professional, motivated and well personnel. We support the maintenance of well-being and working capacity through, for example, high-quality and comprehensive occupational health care and by encouraging both individual and collective physical activity by supporting sports clubs and offering our personnel annual sports and cultural vouchers. The low level of sickness absence is proof that we have been successful in our efforts.

We encourage our personnel to take part in training. We organise training courses ourselves and actively share information within the company across departments.

Among job seekers, Avain Yhtiöt is perceived as a good and responsible employer. Through successful recruitments, we strengthen the competence and development of both the company and the employees. In a challenging market situation, we have managed to attract new professionals in their respective fields.

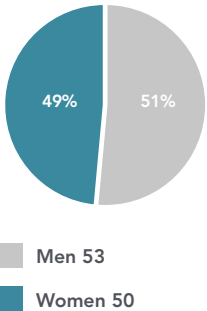
The coronavirus pandemic has also affected our personnel. We have survived the last few years thanks to our energetic personnel. Electronic tools have become familiar and creative solutions have been invented to streamline everyday life in the time of remote work. Good team spirit and the support of colleagues and supervisors help with managing at work.

Number of employees

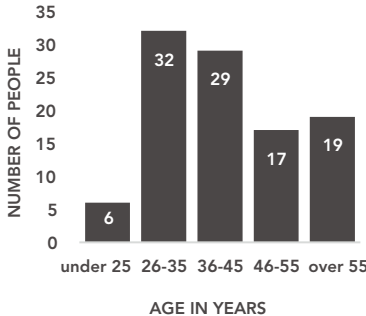


The number of employees decreased in 2021 due to the sale of Renevo Oy.

Gender distribution of personnel



Age distribution of employees





RESPONSIBILITY FOR RESIDENTS

Customer promise and electronic services

Our customer promises are fulfilled, for example, in the way we serve our customers. The personnel of Avain Asunnot know the apartments, the market and the customers. We regularly collect a range of customer feedback and carry out resident surveys, the results of which are regularly used to improve our service and operations.

The development of electronic services is an essential part of effective and modern customer service. The seamless search for apartments on the website, the electronic fault report form, the Avain Resident app, the Avain Resident website and the migration of communication to electronic channels are part of the electronic services designed to make everyday dealings with Avain easier.

Resident administration and residents' possibilities to influence

Avain Yhtiöt is systematically taking the resident administration in right-of-occupancy houses forward. For example, residents have a say in their own house's budget and long-term renovation plans.

Various seminars are organised for residents every year to discuss the development of housing together with other residents and the management. Every two years, we carry out an extensive customer satisfaction survey, the results of which we use to develop our entire business.

**"Active resident participation
increases the flow of information,
community spirit and resident
satisfaction."**



Lusikkakatu 2, Palokka
completed 2021
right-of-occupancy

97.2

FINANCIAL
OCCUPANCY RATE of
right-of-occupancy apartments (%)
(in 2020: 96.6)

93.4

FINANCIAL
OCCUPANCY RATE of
rented apartments (%)
(in 2020: 96.3)

18.3

AVERAGE TENANT TURNOVER of
right-of-occupancy apartments
and rented apartments (%)
(in 2020: 19.8)

21

NEW PROPERTIES
(in 2020: 18)

4,837

NEW AVAIN RESIDENTS
(in 2020: 4,309)

906

NEW APARTMENTS
(in 2020: 826)

RESPONSIBILITY FOR REAL ESTATE

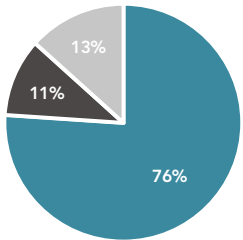
Our customer promises are also delivered in how well we look after our properties. Management and maintenance play an important role in this.

We regularly assess the condition of the homes and the quality of service, for example by means of move-in and move-out surveys for each resident. We also actively monitor the quality of our management and maintenance services and regularly conduct a customer satisfaction survey to identify areas for improvement.

Our rental apartments are new – the oldest are only five years old. We take care of our older building stock through careful maintenance and renovations, which we aim to carry out on around five hundred homes each year. In 2021, a total of EUR 38.5 million was spent on basic renovations, with a further EUR 7.7 million spent on apartment and property renovations.

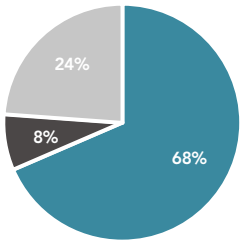
We take sustainability into account in the measures we take in the context of basic renovations, including reducing our carbon footprint and implementing sustainable solutions. To reduce energy consumption, we use modern technology to monitor consumption and conditions in our buildings. We also aim to recycle waste efficiently and raise residents' awareness of sorting and recycling.

Distribution of completed
apartments



- Right-of-occupancy apartments / 7,756
- Assisted living apartments and long-term subsidised rental apartments / 1,083
- Rental apartments / 1,358

Distribution of balance sheet
value of completed apartments



- Right-of-occupancy apartments / EUR 891 million
- Assisted living apartments and long-term subsidised rental apartments / EUR 99 million
- Rental apartments / EUR 310 million

Finances

FINANCING

Access to funding has remained good as the economy recovers from the coronavirus crisis

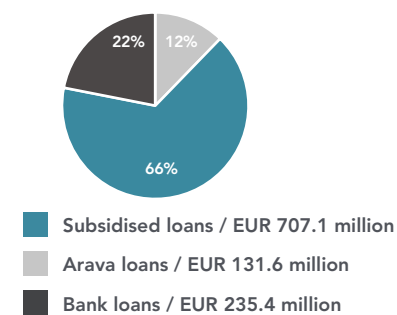
In 2021, the global economy began to recover rapidly from the coronavirus crisis. Finland's GDP exceeded its pre-pandemic level already in early 2021 and the economic growth continued to be strong at the end of 2021. The crisis in Ukraine, which has escalated into war, is having a negative impact on growth figures for the start of the year and creates uncertainty to the economic outlook. However, the availability of funding in the real estate sector has remained good. Our strong financial position has enabled us to achieve our strategic growth, and funding has been available on good terms for both investments in new construction and renovations.

Access to finance will play an important role in achieving the strategic growth objectives for the coming years. We will invest significantly in new non-subsidised rental properties and will explore new sources of finance to finance them. Due to increased regulation, the willingness of commercial banks to finance properties under construction has declined slightly, while completed cash-flow generating housing properties are desired among financiers.

Financial risk management is part of long-term real estate investing. The aim of risk management is to protect the company from adverse market changes and to give the business time to adapt to the changed operating environment. The Group's liquidity risk is managed by diversifying funding sources, balancing the maturity of the loan portfolio and sizing the business according to liquid assets. The Group's liquid assets at the end of the year amounted to EUR 54.3 million. We expect the availability of bank funding to remain good in the first half of the year.

Financial expenses have an impact on the Group's profitability. During the financial year, short-term reference rates in particular remained at their low levels. In 2021, our financing costs excluding the change in the fair value of interest rate hedges amounted to EUR 12.9 million. The rise in long-term interest rates that started in late 2021 has continued in early 2022 due to, among other things, a very rapid economic recovery, high inflation rates and expectations that central banks will tighten monetary policy faster than expected. In addition to long-term interest rates, short-term reference rates have also started to rise this year. Despite the strong economic recovery and the end of direct pandemic action by central banks, the outlook for interest rates remains relatively subdued. Low interest rates will have a positive impact on the group as the relatively high pace of investment continues in the coming years. Interest rate risk is managed by monitoring the fixed-interest period of the loan portfolio. If necessary, new loans can be tied to long interest rates, or by doing new interest rate swap contracts. The Group's interest rate risk is significantly reduced by the fact that the majority of loans are covered by the Government's interest rate subsidy and the Arava scheme. Interest rate swaps taken out to hedge interest rate risk are measured at fair value through profit or loss. In 2021, valuation at fair value reduced financial expenses by EUR 6.3 million (2020: increased financial expenses by EUR 4.5 million).

Loan portfolio structure



Financial key figures

Average loan maturity in years

Year 2020: 23.9

Year 2021: 24.0

Average interest rate on loans

Year 2020: 1.26%

Year 2021: 1.20%

Interest coverage ratio

Year 2020: 4.8

Year 2021: 6.4

Zirkonipolku 2 A and B, Vantaa
completed in 2020
rental apartments

Avain Yhtiöt's tax footprint in 2021



Direct

Income taxes	EUR 1.2 million
Property taxes	EUR 3.3 million
Transfer tax of investments	EUR 0.5 million
Employer contributions	EUR 2.1 million
in total	EUR 7.1 million

Indirect

Included in the investments non-deducted VAT	EUR 29.6 million
Included in the purchases non-deducted VAT	EUR 6.9 million
Other indirect	EUR 0.0 million
in total	EUR 36.5 million

Payable tax for the financial period

Withholding (tax)	EUR 2.8 million
Payable net VAT	EUR 15.4 million
in total	EUR 18.3 million

Total taxes EUR 62 million

Avain Yhtiöt paid
EUR 62 million in tax.



54,400

62 million covers the child benefits of 54,400 children for one year.



1,300

62 million pays for the salaries of 1,300 nurses for one year.



7,800

62 million covers the upper secondary school education of 7,800 students for one year.

CONSOLIDATED FINANCIAL STATEMENTS 2021

Consolidated income statement

EUR

	1 January–31 December 2021	1 January–31 December 2020
TOTAL REVENUE	115,727,962	126,097,255
Change in inventories of work in progress	-1,325,312	-5,237,762
Other operating income	35,243,576	1,705,622
Manufacture for own use	54,692,403	47,063,962
Change in the fair value of investment properties	37,971,920	6,519,537
Materials and services	-66,699,632	-70,585,505
Personnel expenses	-12,879,561	-12,893,645
Depreciation, amortisation and impairment	-20,236,005	-18,261,784
Other operating income	-42,475,293	-36,890,340
OPERATING PROFIT	100,020,059	37,517,340
Other interest and financial income from others	14,754	24,760
Interest expenses and other financial expenses to others	-12,891,305	-10,377,444
Change in the fair value of derivatives	6,304,697	-4,480,234
Financial income and expenses in total	-6,571,854	-14,832,917
PROFIT BEFORE TAXES	93,448,205	22,684,422
Income taxes	-13,061,207	-4,428,810
Minority interests	-9,143,482	-7,474,088
PROFIT FOR THE FINANCIAL PERIOD	71,243,516	10,781,524

Consolidated balance sheet / Assets

EUR

	31 December 2021	31 December 2020
NON-CURRENT ASSETS		
Intangible assets	689,931	918,165
Tangible assets		
Land and water areas	79,133,165	72,904,082
Buildings and constructions	957,803,831	880,262,785
Machinery and equipment	776,780	1,140,375
Other tangible assets	30,873	30,873
Prepayments and work in progress	2,585,015	1,956,937
	1,040,329,666	956,295,051
Capital expenditures		
Other shares and interests	8,040,503	8,040,098
Investment properties	360,440,437	243,287,958
	368,480,940	251,328,056
TOTAL NON-CURRENT ASSETS	1,409,500,537	1,208,541,273
CURRENT ASSETS		
Inventories	0	1,466,647
Long-term receivables		
Loan receivables	435,912	611,662
Other receivables	10,864,321	7,727,400
Accrued income	10,164	10,164
Deferred tax receivables	3,304,112	2,601,396
	14,614,509	10,950,622
Short-term receivables		
Trade receivables	523,970	2,596,250
Loan receivables	0	6,500
Other receivables	2,247,433	28,262,455
Accrued income	3,517,403	421,827
	6,288,806	31,287,032
Cash and cash equivalents	54,337,934	41,761,783
TOTAL CURRENT ASSETS	75,241,249	85,466,084
TOTAL ASSETS	1,484,741,786	1,294,007,357

Consolidated balance sheet / Liabilities

EUR

	31 December 2021	31 December 2020
EQUITY		
Share capital	2,500	2,500
Reserve for invested unrestricted equity	26,002,800	26,002,800
Profit for previous financial periods	31,047,145	23,532,283
Profit for the financial period	71,243,516	10,781,524
	128,295,961	60,319,107
MINORITY INTEREST		
Right-of-occupancy fund	137,013,985	127,659,459
Right-of-occupancy redemption fund	43,486	43,486
Minority interest	65,863,589	58,003,218
	202,921,060	185,706,163
LIABILITIES		
Long-term		
Loans from financial institutions	1,043,977 519	944,947,924
Trade payables	53,770	53,770
Derivative liabilities	9,574,016	15,878,713
Deferred tax liability	29,954,535	17,371,753
Other liabilities	4,813,397	5,516,561
	1,088,373,237	983,768,722
Short-term		
Loans from financial institutions	30,060,382	30,829,329
Advance payments	5,117,378	4,478,948
Trade payables	13,321,323	11,698,040
Other liabilities	8,913,853	9,553,601
Accruals and deferred income	7,738,592	7,653,447
	65,151,528	64,213,364
TOTAL LIABILITIES	1,153,524,765	1,047,982,086
TOTAL EQUITY AND LIABILITIES	1,484,741,786	1,294,007,357

Consolidated financial statement

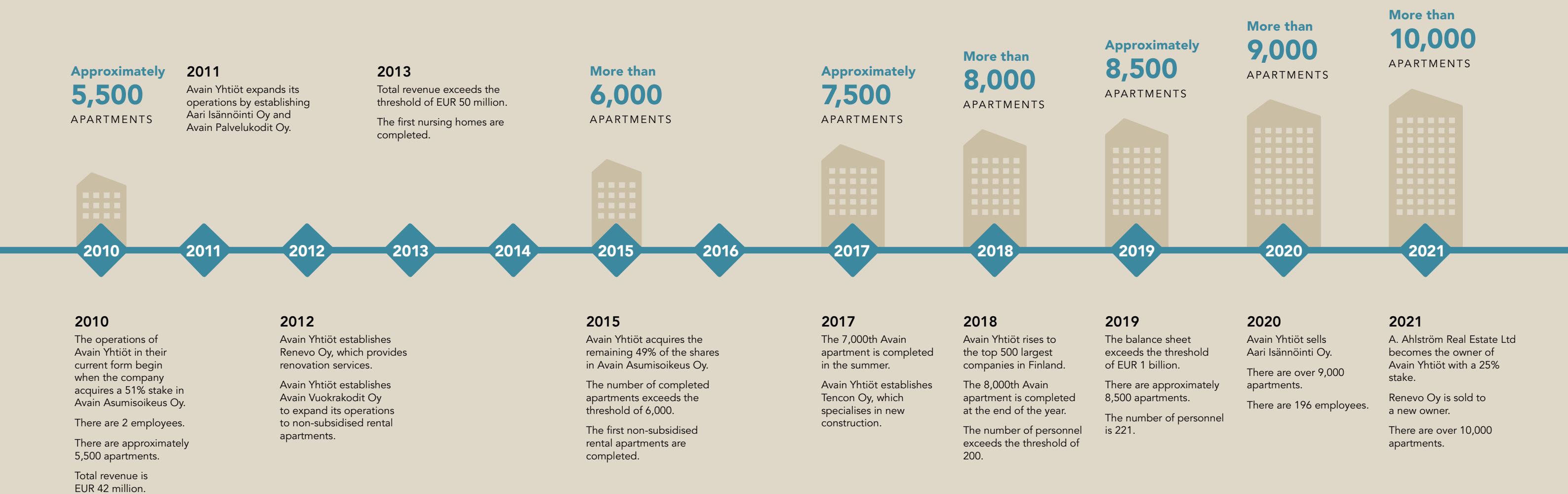
EUR

	1 January–31 December 2021	1 January–31 December 2020
CASH FLOW FROM OPERATING ACTIVITIES		
Profit for the financial period	71,243,516	10,781,524
Adjustments		
Depreciation, amortisation and impairment	20,236,005	18,261,784
Minority interests	9,143,482	7,474,088
Gains and losses on sales of non-current assets	-35,135,302	-1,390,563
Income taxes	13,061,207	4,428,810
Other adjustments	5,475,528	130,562
Change in the fair value of investment properties	-37,971,920	-6,519,537
Financial income and expenses	6,571,854	14,832,917
Cash flow from operating activities before change in working capital	52,624,369	47,999,585
Change in working capital		
Change in current non-interest-bearing receivables	1,746,117	-8,023,600
Change in inventories	1,385,093	5,251,805
Change in current non-interest-bearing liabilities	-6,028,830	91,890
Cash flow from operating activities before financial items and taxes	49,726,749	45,319,680
Paid interests and other financial expenses	-12,513,792	-9,954,294
Received interest and other financial income	14,754	39,692
Paid taxes	-1,321,195	-291,202
Loans granted	0	-25,000
Loan receivables and repayments	5,500	5,000
Cash flow from operating activities (A)	35,912,018	35,093,877
CASH FLOW FROM INVESTING ACTIVITIES		
Investments in tangible and intangible assets	-104,748,993	-89,140,639
Investments in investment properties	-73,166,873	-71,737,332
Investments in non-current asset investments	-405	-273,000
Investments in subsidiary shares	0	-178,891
Proceeds from the sale of fixed assets	256,869	407,159
Sold shares in subsidiaries	20,456,249	932,971
Investment grants received	0	2,585,946
Loans granted/loan repayments	156,750	376,000
Cash flow from investing activities (B)	-157,046,404	-157,027,786
CASH FLOW FROM FINANCING ACTIVITIES		
Paid share issue	26,002,800	0
Right-of-occupancy payments	9,354,526	12,252,021
Withdrawals of long-term loans	129,537,277	143,848,794
Repayment of long-term loans	-30,116,675	-27,218,739
Withdrawals of short-term loans	0	963,480
Repayment of short-term loans	-963,480	0
Collateral provided	3,472,100	-3,583,900
Dividends paid	-3,671,492	-2,591,011
Change in security deposits	95,482	-61,412
Cash flow from financing activities (C)	133,710,538	123,609,232
Change in cash and cash equivalents (A+B+C)	12,576,152	1,675,323
Cash and cash equivalents, opening balance 1 January	41,761,783	40,086,460
Cash and cash equivalents, closing 31 December	54,337,934	41,761,783
Change in cash and cash equivalents	12,576,152	1,675,323



Rykmentintie 8 D, Tuusula
completed in 2021
right-of-occupancy

Responsible construction from 2010





Avain Yhtiöt is a Finnish real estate investment company that specialises in the production, development and construction of apartments and housing services. Our goal is to build and maintain a functional, safe and environmentally friendly living environment, as well as to develop the overall quality of housing and construction.

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