

**VVO Group plc's
interim report
1 January – 30 September 2010**



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VVO Group plc's interim report

1 January – 30 September 2010

VVO is a housing service company specialised in rental services. VVO develops, markets and manages its own real estates.

VVO has nearly 39,000 rental apartments in approximately 50 towns. VVO's parent company

is VVO Group plc. The business operations are divided into several subsidiaries.

VVO has 13 regional offices called VVO-kotikeskus (home centres) across Finland.

GROUP KEY FIGURES	1.1.-30.9.2010 *)	1.1.-30.9.2009	1.1.-31.12.2009
Gross rental income, EUR m	218,1	210,1	281,8
Turnover, EUR m	246,2	252,3	342,9
Net rental income, EUR m **)	133,3	131,9	173,9
Net rental income, % ***)	10,0	10,1	9,9
Operating result, EUR m	76,9	73,0	98,2
Operating result, %	31,2	28,9	28,6
Profit before tax, EUR m	43,3	28,4	41,0
Earnings per share, EUR	4,6	3,0	4,3
Balance sheet total, EUR m	2 174,3	2 161,3	2 170,6
Interest-bearing debt, EUR m	1 672,9	1 677,9	1 682,9
Liquid assets, EUR m	92,8	103,7	113,2
Gearing, %	16,4	15,1	15,3
Return on equity, %	12,1	8,5	9,2
Return on investment, %	5,2	5,1	5,1
Equity per share, EUR	50,2	46,0	46,9
Capital expenditure, EUR m ****)	102,3	51,0	96,3
Personnel at the end of the period	336	339	332

*) The figures in the interim report are unaudited.
 **) Net rental income from rented apartments is calculated by subtracting the properties administration costs, maintenance costs, rents and condominium charges from the rent income.
 ***) Net rental income percentage is calculated as an average of the initial value of existing real estate during the year, net rental income is proportioned for the entire year.
 ****) Repair and greenfield production investments and transfers from current assets to non-current assets EUR 17 million.

Turnover and result

VVO Group's turnover for 1 January – 30 September 2010 amounted to EUR 246.2 million (EUR 252.3 million in September 2009). 88.3 percent (82.8) of the turnover came from rental housing and 11.7 (17.2) percent from housing construction. Rental income increased by 3.9 (8.1) percent compared to the previous year.

The Group's operating profit was EUR 76.9 million (73.0) representing 31.2 (28.9) percent of turnover. Profit before taxes amounted to EUR 43.3 million (28.4). The result includes EUR 1.0 million (-0.1) in

sales gains and losses on fixed assets and EUR 0.5 million in impairment on fixed assets. VVO Rakennuttaja Oy's result includes EUR 0.7 million in non-recurring costs and EUR 0.0 million (2.6) in impairment on inventories.

The result improvement compared to the previous year is a result of decreased interest expenses and better earnings development in the developer company compared to last year. The result includes EUR 34.7 million (46.8) in interest expenses. The developer company's earnings before non-recurring items was EUR -0.9 million (-9.8).

Balance sheet and financing

The Group's balance sheet total at the end of the review period stood at EUR 2,174.3 million (EUR 2,161.3 million in September 2009). Equity amounted to EUR 344.9 million (315.7) and gearing stood at 16.4 (15.1) percent. Return on equity was 12.1 (8.5) percent and return on investments was 5.2 (5.1) percent.

The Group's liquid assets amounted to EUR 92.8 million (103.7) at the end of September. The Group had good

solvency during the review period. The amount of credit limits and other loans that ensure solvency was EUR 9.0 million (33.0) at the end of the review period. Of the EUR 80 million commercial paper program, EUR 47.0 million (42.1) had been issued.

Interest-bearing debt stood at EUR 1,672.9 million (1,677.9) at the end of the review period. Interest rate levels that had been decreasing for 18 months made a slight upturn during the review period. The average interest rate for the loans on the real estate stock was 2.9 (3.8) percent.

GROUP LOANS AND INTEREST RATE HEDGING BY LOAN GROUP			
EUR million	30.9.2010	30.9.2009	31.12.2009
Interest subsidy loans	518,3	451,9	472,9
Annuity and mortgage loans	354,6	364,8	364,8
Other real estate loans	641,9	643,2	647,7
Loans for owner-occupied housing production	54,1	121,3	92,0
Capital loans	20,3	20,3	20,3
Credit limits	9,0	30,0	24,0
Commercial papers	47,0	42,1	41,6
Other loans and debts	27,7	4,3	19,6
Total	1 672,9	1 677,9	1 682,9
Market-based loans	617,3	621,8	622,8
With fixed interest	128,2	145,9	130,3
With floating rates	489,1	475,9	492,6
Interest rate derivative agreements	289,5	284,0	294,6
Value of interest rate derivatives	-23,1	-17,4	-17,2
Degree of hedging, %	68	69	68

VVO Group plc has taken out a EUR 18 million loan from its shareholders. The loan period is 30 November 2007 – 30 November 2010. The loan period comprises the right to exchange the debt instruments to a maximum of 540,000 new A series shares. The exchange period ends on 25 November 2010. According to preliminary information a majority of the debt instruments will be exchanged for shares and the effects will improve the Group's equity ratio and lower the net financing costs.

Customer management

The financial utilization rate for the properties was 97.9 (98.3) percent on average during of the period. The utilization rate has remained at a good level. The utilization rate decreased due to properties that had to be emptied for renovations. The amount of rental apartment applicants has increased throughout the year. Growth was particularly strong towards the end of the review period due to seasonal demand. There are regional differences in the demand situation. The biggest demand is for smaller apartments.

The tenant turnover decreased from the beginning of the year and was 15.9 (17.3) percent during the period. The

renewal of the operating model for rental activities has had a positive effect on the length of the customer relationships.

The average rent per square meter was EUR 10.83 (10.54) at the end of the period.

The amount of rent receivables has been increasing throughout the year but the amount of receivables proportioned to the rent cash flow is still low.

Investment and real estate management

On 30 September 2010, the Group owned 38,693 (38,538) rental apartments.

During the accounting year, three new interest subsidy loan financed rental properties were completed with a total of 208 new apartments. The Group is currently building 1,261 (661) new rental apartments. During the rest of the year construction of an estimated 350 new apartments is expected to commence. The final number depends on the number of authorizations granted under the so called intermediate model and the development of contract prices.

During the review period, 33 (2) apartments of the rental housing stock was sold.

The Group's investments in fixed assets amounted to EUR 102.3 (51.0) million during the period. EUR 80.1

million (35.8) of the investments was directed at greenfield production and EUR 22.2 million (15.2) at activated renovation costs. The greenfield investments include EUR 17.0 million in transfers from current assets to non-current assets.

Total renovation costs amounted to EUR 44.1 million (33.6). Renovations with earnings effect amounted to EUR 21.9 million (18.3).

The operating model for apartment renovations was changed from the beginning of June, so that the renovations are carried out based on unit price tender procedures. Maintenance operations have also been made more efficient.

VVO's quality assurance system for building maintenance services, Laaki, was launched during the review period. The system will enable systematic quality assessment and development of purchased services. The system aims at improving customer satisfaction and life span economy, as well as more efficient energy management in properties. VVO's building maintenance agreements will also be renewed in connection with this project.

VVO Rakennuttaja Oy

VVO Rakennuttaja Oy's balance sheet contains the Group's owner-occupied properties available for sale and part of the plot reserve. The decision made by the Board of VVO Group plc in January 2009 to shutdown owner-occupied housing production and adjusting the plot reserve has progressed as planned.

VVO Rakennuttaja Oy's turnover decreased by 34.2 percent compared to the previous year and was EUR 29.1 million (44.2). The company's operating result was EUR 0.8 million (-4.2). A EUR 0.7 million obligatory provision from the decontamination of a polluted land area depresses the result for the period.

During the review period, a total of 95 (162) owner-occupied apartments were sold. There was a total of 115 (257) completed unsold apartments at the end of September, of which 74 (123) were rented.

Personnel

VVO Group's number of personnel at the end of the review period was 336 (339) and 342 (339) on average during the review period.

VVO is part of the Investors in People group development project that is coordinated by Excellence Finland and partially financed by the Finnish Work Environment Fund. The project was launched in June. This project, that lasts one year, aims at improving personnel management, know-how development and wellbeing at work. In addition to VVO, four other organisations participate in the project. During the preliminary study carried out in the summer, VVO's situation in view of the Investors in People standard's requirements was analyzed and the main development objects were defined, the work on these development objects has started.

Changes in Group structure

During the review period, VVO Group plc has carried out two changes to the Group structure.

VVO Kiinteistökehitys Oy has, on 1 April 2010, been divided into three new companies. The new companies are VVO Kiinteistöt Oy, VVO Vuokra-asunnot Oy and VVO Vuokratalot Oy.

On 1 June 2010, VVO Group plc transferred its rental service to a newly established company called VVO Kodit Oy, as a business transfer in accordance with Section 52 of the Act on Business Taxation. The Group's entire restriction free property portfolio will be included in this company.

This change increases the efficiency in the management of the property portfolio and ensures optimal usage of the real estate. The change also simplifies the Group structure.

Short term risks and uncertainties

In terms of financial risks the situation has not changed much from what is described in the financial statements. There have been no significant changes to the loan portfolio and no specific risk is attached to interest rate margins. If the money markets would become under stress again the financial risks would be mainly connected to interest rate levels and availability of financing for investments.

Solvency is monitored and reported by segment. As the solvency risk has decreased the amount of limits in use has been decreased. Financing of owner-occupied properties and the plot reserve has been rearranged to lower the solvency risk. The loan periods offered for financing of real estate investments are still partially too short as a result of the financial crisis, but interest rate margins are decreasing.

88.3 percent of turnover derives from rental operations. The cash flow is stable and easy to predict. The prolonged recession, and the high unemployment rate in particular, affects the tenants' liquidity but it is not expected to have an effect on the Group's earnings development. On the other hand, the recession increases the demand for rental homes. During the next year, the capacity utilization rate is expected to increase and tenant turnover to decrease slightly. Shutting down of the developer company has progressed as planned. Inventory liquidation has progressed as expected.

Outlook

The demand for rental apartments will continue as good. A lot of increase pressure is directed at real estate administrative costs, which leads to an increase in rent levels. Thanks to State subsidies, more rental apartments will be completed in 2011 than before, which means that the supply will increase temporarily.

VVO's short term outlook is stable. The full year result is expected to develop positively. The outlook is supported by giving up the owner-occupied housing production, decreased financial costs, increased cost efficiency and growth in the rental business.

VVO Group plc's holding

There have been no considerable changes to the company ownership during the review period.

CONSOLIDATED INCOME STATEMENT			
EUR 1,000	1.1.-30.9.2010 *)	1.1.-30.9.2009	1.1.-31.12.2009
Turnover	246 176	252 333	342 879
Other operating income	3 123	1 740	6 163
Amortizations and depreciations	-35 249	-33 385	-45 050
Costs	-137 328	-147 499	-205 643
Share in profits of associated companies	131	-167	-120
Operating profit	76 853	73 023	98 229
Net financial costs	-33 562	-44 614	-57 264
Profit before tax	43 291	28 408	40 965
Income taxes (**)	-12 013	-8 108	-11 442
Minority interests	-180	-141	-173
Profit for the period	31 098	20 160	29 349

CONSOLIDATED BALANCE SHEET			
EUR 1,000	30.9.2010 *)	30.9.2009	31.12.2009
ASSETS			
NON-CURRENT ASSETS			
Intangible assets	2 191	2 541	2 486
Tangible assets	1 928 747	1 826 190	1 867 460
Investments	17 257	16 333	16 302
	1 948 194	1 845 063	1 886 248
CURRENT ASSETS			
Inventories	88 850	169 596	135 255
Non-current receivables	1 292	628	1 115
Current receivables	15 360	25 682	14 996
Financial securities	29 070	13 889	24 482
Cash and cash equivalents	91 559	106 432	108 465
	226 130	316 227	284 312
TOTAL ASSETS	2 174 325	2 161 290	2 170 560
SHAREHOLDER'S EQUITY AND LIABILITIES			
EQUITY			
Share capital	58 025	58 025	58 025
Other equities	286 870	257 723	264 012
	344 895	315 748	322 037
MINORITY INTERESTS	10 818	10 013	9 508
OBLIGATORY PROVISIONS	1 595	439	1 607
LIABILITIES			
Non-current liabilities	1 629 808	1 639 906	1 618 337
Current liabilities	187 210	195 183	219 071
	1 817 018	1 835 090	1 837 408
TOTAL LIABILITIES	2 174 325	2 161 290	2 170 560

*) The figures in the interim report are unaudited.
**) The income tax is the proportional share of the estimated tax for the full year.

CONSOLIDATED CASH FLOW STATEMENT			
EUR 1,000	1.1.-30.9.2010 *)	1.1.-30.9.2009	1.1.-31.12.2009
Cash flows from operating activities			
Profit before non-recurring items	43 291	28 408	40 965
Adjustments:			
Depreciation according to plan and impairment	35 249	33 385	45 050
Other income and expenses not including payments	-201	-1 388	-470
Financial income and expenses	33 620	45 964	58 816
Other adjustments	-964	83	-3 054
Cash flow before change in working capital	110 995	106 452	141 308
Change in working capital:			
Change in sales receivables and other receivables	3 359	1 102	7 308
Change in inventories	29 450	23 335	57 676
Change in accounts payable and other liabilities	-15 901	-23 271	-30 388
Change in developer's liability for debts	-19 187	-389	-21 454
Cash flows from operating activities before financial items, provisions and taxes	108 716	107 229	154 450
Interest paid and payments on other operational financial costs	-37 865	-51 858	-64 669
Financial income from operating activities	548	1 461	2 689
Direct taxes paid	-2 657	-2 840	-3 866
Cash flows from operating activities (A)	68 742	53 993	88 603
Cash flows from investing activities			
Investments in non-current assets	-82 784	-51 926	-106 284
Capital gains on non-current assets	4 852	1 631	6 646
Granted long-term loans		-13	-13
Repayments of loans receivable	6	450	450
Other changes in liability for debts		856	856
Interest and dividends received on investments	458	599	658
Cash flows from investing activities (B)	-77 468	-48 403	-97 688
Cash flows from financing activities			
Repayment of capital loans		-10 000	-10 000
Withdrawals of long-term loans	66 901	54 214	85 624
Repayments of long-term loans	-45 766	-27 421	-38 355
Change in short-term loans	-16 587	-8 096	662
Acquired financial securities	-16 286	-439	-7 698
Capital gains from financial securities	8 385	1 875	4 047
Dividends paid	-8 241	-4 120	-4 120
Cash flows from financing activities (C)	-11 594	6 014	30 159
Change in cash and cash equivalents (A+B+C)	-20 320	11 604	21 075
Cash and cash equivalents at beginning of period	113 169	92 094	92 094
Cash and cash equivalents at end of period	92 849	103 698	113 169
*) The figures in the interim report are unaudited.			

Calculation formulas for key figures	
Return on equity, % =	$\frac{\text{Profit before non-recurring items - Taxes}}{\text{Equity + Minority share, average for the year}} \times 100$
Return on investments, % =	$\frac{\text{Profit before non-recurring items + Financial expenses}}{\text{Balance sheet total - Interest free debt, average for the year}} \times 100$
Gearing, % =	$\frac{\text{Equity + Minority interest}}{\text{Balance sheet total - advances received}} \times 100$
Earnings per share, EUR =	$\frac{\text{Profit before non-recurring items - Taxes}}{\text{Number of shares at the end of the financial year}}$

The loans from financial institutions for construction projects are treated as interest-bearing debt when calculating the key indicators. The interest expenses of these loans are mainly included in financial expenses.
Share specific indicators are calculated based on the number of shares during each year.

VVO is Finland's largest housing rental company that owns nearly 39,000 rental apartments in some 50 towns. VVO develops, markets and manages its apartments through 13 regional offices, VVO-kotikeskus, across Finland.

In accordance with its basic strategy, VVO is client-oriented but operationally efficient. The apartment stock meets the needs of selected customer groups and the services are provided at competitive prices. In accordance with its vision, VVO will be the most desired and efficient lessor in Finland by 2020.

VVO is a publicly traded company owned by several trade unions and pension insurance companies. VVO Group plc's turnover in 2009 amounted to EUR 342.9 million and the profit before tax was EUR 41.0 million.



Segment reporting

The financial entity that VVO Group forms is reported in two segments. The basis for the segment division is the profit distribution limitation defined by the Act on State-subsidized Housing Loans (ARAVA Act).

VVO Non-subsidized segment includes privately financed rental housing and the state subsidized housing that are subject to property specific limitations based on the ARAVA

Act and ARAVA extension limitations that will mainly end in 2014 and by 2025 at the latest. The plot reserve included in inventories and the apartments for sale are included in VVO Non-subsidized segment.

VVO State-subsidized (ARAVA) segment will include rental housing that is subject to more long-term property specific limitation based on the ARAVA Act and interest subsidy legislation.

KEY INDICATORS FOR VVO NON-SUBSIDIZED SEGMENT			
	1.1.-30.9.2010 *)	1.1.-30.9.2009	1.1.-31.12.2009
Number of apartments	18 846	18 937	18 880
Turnover, EUR m	138,8	150,2	206,0
Operating result, EUR m	38,2	32,5	46,3
Operating result, %	27,5	21,7	22,5
Profit before tax, EUR m	25,1	13,8	26,9
Balance sheet total, EUR m	1 126,7	1 170,6	1 157,3
Interest-bearing debt, EUR m	778,8	820,3	804,6
Capital expenditure, EUR m **)	51,6	15,8	32,6
Gearing, %	22,2	19,9	20,7
Return on equity, %	9,6	5,5	6,4
Return on investment, %	5,4	4,7	5,0
Equity per share, EUR	36,6	34,3	35,2

KEY INDICATORS FOR VVO STATE-SUBSIDIZED (ARAVA) SEGMENT			
	1.1.-30.9.2010 *)	1.1.-30.9.2009	1.1.-31.12.2009
Number of apartments	19 847	19 601	19 639
Turnover, EUR m	115,7	110,2	148,1
Operating result, EUR m	38,6	40,2	51,6
Operating result, %	33,3	36,4	34,8
Profit before tax, EUR m	18,4	14,6	14,1
Balance sheet total, EUR m	1 128,1	1 073,4	1 097,3
Interest-bearing debt, EUR m	966,3	923,5	948,1
Capital expenditure, EUR m **)	50,8	35,2	63,8
Gearing, %	9,5	8,8	8,5
Return on equity, %	17,7	16,0	16,0
Return on investment, %	4,9	5,5	5,2
Equity per share, EUR	13,6	11,7	11,7

*) The figures in the interim report are unaudited.
 **) Repair and greenfield production investments and transfers from current assets to non-current assets.

INCOME STATEMENT BY SEGMENT								
EUR 1,000	VVO Non-subsidized 1-9/2010	VVO State-subsidized 1-9/2010	Eliminations and group items	Group 1-9/2010	VVO Non-subsidized 1-9/2009	VVO State-subsidized 1-9/2009	Eliminations and group items	Group 1-9/2009
External turnover	132 264	113 913		246 176	143 731	108 601		252 333
Internal turnover	6 510	1 800	-8 310		6 518	1 628	-8 146	
Total turnover	138 773	115 712	-8 310	246 176	150 249	110 230	-8 146	252 333
Other operating income	2 777	361	-15	3 123	1 310	431		1 740
Amortizations and depreciations	-17 972	-17 307	31	-35 249	-17 689	-15 738	42	-33 385
Share in profits of associated companies	-22	136	17	131	-187	12	8	-167
Other external operating costs	-83 394	-53 934		-137 328	-98 373	-49 126		-147 499
Internal operating costs	-1 979	-6 411	8 390		-2 762	-5 647	8 409	
Total other operating costs	-85 373	-60 345	8 390	-137 328	-101 135	-54 773	8 409	-147 499
Operating profit	38 183	38 557	113	76 853	32 548	40 162	313	73 023
External financial income and expenses	-17 031	-16 531		-33 562	-22 393	-22 222		-44 614
Internal financial income and expenses	3 898	-3 628	-269		3 643	-3 349	-294	
Financial income and expenses	-13 134	-20 159	-269	-33 562	-18 750	-25 570	-294	-44 614
Profit before non-recurring items and taxes	25 050	18 398	-156	43 291	13 798	14 591	19	28 408

BALANCE SHEET BY SEGMENT								
EUR 1,000	VVO Non-subsidized	VVO State-subsidized	Eliminations	Group 30.9.2010	VVO Non-subsidized	VVO State-subsidized	Eliminations	Group 30.9.2009
NON-CURRENT ASSETS								
Intangible assets	830	1 361		2 191	1 502	1 039		2 541
Tangible assets	864 157	1 062 738	1 851	1 928 747	813 338	1 010 841	2 011	1 826 190
Equity investments	18 217	8 218	-9 179	17 257	18 485	8 087	-10 239	16 333
	883 204	1 072 318	-7 327	1 948 194	833 325	1 019 967	-8 228	1 845 063
CURRENT ASSETS								
Inventories and advance payments	88 850			88 850	169 596			169 596
Receivables	85 604	4 190	-73 143	16 652	98 010	2 748	-74 448	26 310
Other liquid assets	17 875	9 905		27 780	12 587	4 036		16 623
Liquid assets	51 124	41 725		92 849	57 048	46 649		103 698
	243 454	55 820	-73 143	226 130	337 242	53 433	-74 448	316 227
TOTAL ASSETS	1 126 657	1 128 138	-80 470	2 174 325	1 170 567	1 073 400	-82 676	2 161 290
EQUITY								
Equity and funds	98 493	2 859	-5 938	95 414	98 493	2 859	-5 938	95 414
Retained earnings	152 935	96 543	3	249 481	136 767	83 540	27	220 334
	251 428	99 402	-5 935	344 895	235 260	86 399	-5 911	315 748
MINORITY INTERESTS								
Minority interest	5 329	7 452	-1 964	10 818	5 618	7 358	-2 963	10 013
LIABILITIES								
Interest free liabilities	91 083	54 991	-400	145 674	109 395	56 161	-7 880	157 676
Interest-bearing liabilities								
Non-current	650 488	941 102	-69 586	1 522 003	698 886	896 801	-64 073	1 531 614
Current, loan repayments	44 646	23 499	-892	67 253	45 025	25 055	-223	69 857
Current, other	83 682	1 692	-1 692	83 682	76 382	1 625	-1 625	76 382
	778 816	966 293	-72 171	1 672 938	820 293	923 481	-65 922	1 677 853
	869 899	1 021 284	-72 571	1 818 612	929 688	979 642	-73 802	1 835 529
TOTAL LIABILITIES	1 126 657	1 128 138	-80 470	2 174 325	1 170 567	1 073 400	-82 676	2 161 290

Income statement by segment

EUR 1,000	VVO Non-subsidized 1-12/2009	VVO State-subsidized 1-12/2009	Eliminations and group items	Group 1-12/2009
External turnover	197 299	145 580		342 879
Internal turnover	8 703	2 481	-11 184	
Total turnover	206 002	148 061	-11 184	342 879
Other operating income	5 670	547	-55	6 163
Amortizations and depreciations	-23 916	-21 191	56	-45 050
Share in profits of associated companies	-136	2	14	-120
Other external operating costs	-137 876	-67 767		-205 643
Internal operating costs	-3 494	-8 103	11 598	
Total other operating costs	-141 370	-75 870	11 598	-205 643
Operating profit	46 250	51 550	429	98 229
External financial income and expenses	-28 108	-29 156		-57 264
Internal financial income and expenses	4 904	-4 514	-390	
Financial income and expenses	-23 204	-33 670	-390	-57 264
Profit before non-recurring items and taxes	23 046	17 880	39	40 965

Balance sheet by segment

EUR 1,000	VVO Non-subsidized	VVO State-subsidized	Eliminations	Group 31.12.2009
NON-CURRENT ASSETS				
Intangible assets	1 274	1 212		2 486
Tangible assets	833 551	1 031 884	2 025	1 867 460
Equity investments	18 458	8 076	-10 233	16 302
	853 284	1 041 172	-8 208	1 886 248
CURRENT ASSETS				
Inventories and advance payments	135 255			135 255
Receivables	89 497	2 454	-75 840	16 111
Other liquid assets	18 752	5 026		23 778
Liquid assets	60 505	48 664		109 169
	304 009	56 144	-75 840	284 312
TOTAL ASSETS	1 157 293	1 097 316	-84 049	2 170 560
EQUITY				
Equity and funds	98 493	2 859	-5 938	95 414
Retained earnings	143 258	83 271	95	226 623
	241 751	86 130	-5 843	322 037
MINORITY INTERESTS				
Minority interest	5 153	7 336	-2 980	9 508
LIABILITIES				
Interest free liabilities	105 797	55 752	-5 439	156 110
Interest-bearing liabilities				
Non-current	668 346	917 113	-67 922	1 517 537
Current, loan repayments	51 025	29 339	-218	80 147
Current, other	85 221	1 646	-1 646	85 221
	804 593	948 098	-69 786	1 682 905
	910 389	1 003 851	-75 225	1 839 015
TOTAL LIABILITIES	1 157 293	1 097 316	-84 049	2 170 560

VVO HOME CENTRES

Open Mon-Fri 8.30 am to 3.30 pm

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Mon-Fri 9.00 am to 4.00 pm

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VVO'S OWNER-OCCUPIED HOME SALES

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KEY TENANT SERVICE

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RENT CONTROL

Open Mon-Fri 8.30 am to 3.30 pm
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Sata syytä asua

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