



Interim Report
1 January – 31 March 2013

VVO



VVO focuses on growing its housing stock

VVO continues to increase its efforts to renew and grow its housing stock. The Group's goal is to maintain its varied housing stock in a marketable and attractive condition by building new homes, repairing existing apartments, acquiring apartments, and selling old apartments. While VVO is using all of these methods with flexibility and discretion, the most visible of them is the construction of new homes. As our residents' requirements gradually increase, the production of new apartments is facing new challenges. Simply increasing the number of rental homes no longer provides a sufficient answer. As renting becomes an increasingly appreciated choice, the standards expected of rental apartments are rising. Apartments must have good locations with functional plans, sustainable technical solutions, and low building life-cycle costs. VVO's construction of new homes meets these criteria to a high standard.

VVO is about to increase its annual volume of construction of new homes to more than 500 apartments. This will only be possible with an increase in the acquisition of plots and the number of projects. Approximately half of the apartments currently under construction are built on VVO's own plots on the basis of contractors' competitive bidding, while the other half is implemented as joint ventures on plots owned by construction companies.

At the end of the period under review, VVO's rental apartments under construction numbered 645, valued at approximately 127 million euros. Of these, 526 were privately financed and 119 were under the Government's long-term interest subsidy scheme. The regional distribution of apartments under construction reflects VVO's operative priorities: 438 of the apartments were located in the Helsinki Metropolitan Area and the remaining 207 in other Finnish growth centres.

As the need for housing in the Metropolitan Area increases, lack of rental apartments is restricting the free movement of workers and, consequently, the growth opportunities of the Finnish economy as a whole. VVO has responded to this challenge in the Metropolitan Area by actively increasing and further developing its housing stock, soon to exceed 16,000 apartments.

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VVO-group plc's Interim Report

1 January – 31 March 2013

VVO is a Finland-based company specialising in housing rental services. VVO's core business is owning and renting apartments. VVO owns approximately 40,000 rental apartments in 45 municipalities. The company offers a wide range of housing alternatives, both privately financed and state-subsidised.

Our goal is to deliver a good customer experience, involving easy-to-use services. Cost-effective property maintenance and repairs are carried out on our properties, and systematic investment and divestment plans are prepared for development purposes.

VVO employs approximately 340 people, 150 of them in 13 regional offices (called VVO Home Centres).

REVIEW PERIOD 1 JANUARY – 31 MARCH 2013

- Turnover for the period amounted to EUR 85.5 (82.4) million.
- Profit before taxes amounted to EUR 21.2 (15.2) million.
- The Group owned 39,874 (39,726) rental apartments on 31 March 2013. A total of 645 (504) rental homes were under construction.
- The Group's fixed assets investments amounted to EUR 24.0 (16.1) million.
- Financial occupancy rate was 97.5 (98.0) and resident turnover rate 6.1 (6.6) per cent.
- Profit before taxes is expected to improve year-on-year.

JANI NIEMINEN, CEO

Over the last ten years, we have invested more than 600 million euros in repairs. Systematic renovation, and our efforts to ensure that apartments are fit to rent, promote both business stability and safe living. Close cooperation with our residents provides us with valuable information, which we can tap into in order to develop our operations. Our strong performance is based on low resident turnover, high occupancy rate, and low financing costs. Our operating profit and equity ratio are both rising, increasing our solvency. Strengthening our balance sheet in line with our strategy places us in an excellent position to continue our investment, and to adapt to any circumstances where our financing costs could increase. VVO Non-subsidised segment's performance, in particular, clearly exceeded the previous year's result.

As high demand for rental apartments continues, VVO is focusing its investment efforts in the growth centres with a long-term need for rental housing. At the end of the period under review, the number of VVO's rental apartments under construction totalled 645, of which 438 were in the Helsinki Metropolitan Area.

In Finland, a vigorous housing policy debate continues and, following the cabinet budget framework session, a new model of interest subsidies is expected to boost ARA state-subsidised housing. Details of the new model are currently under discussion. VVO emphasises the importance of a long-term perspective in providing safe and high-quality rental housing. Even though property lifecycles last for decades, any future repair needs can be predicted at the investment stage. Responsible landlords take these future concerns into account right from the start.

SEGMENT REPORTING

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

The VVO Non-subsidised segment includes privately financed rental housing and state-subsidised housing subject to property-specific limitations, based on the ARAVA Act and state-subsidy extension limitations that will mainly expire in 2014 and by 2025 at the latest. The plot reserve included in inventories and the apartments for sale are also included in the VVO Non-subsidised segment.

The VVO State-subsidised segment includes rental housing that is subject to longer-term property-specific limitations based on the ARAVA Act and interest subsidy legislation. The Group companies VVO Asunnot Oy and VVO Korkotukikiinteistöt Oy, subject to the profit distribution limitation specified in the ARAVA Act,

are part of the VVO State-subsidised segment. These companies can pay their owner an eight per cent return on any own funds invested in them that have been confirmed by the Housing Finance and Development Centre of Finland (ARA). The return payable from the annual profits of the companies within the VVO State-subsidised segment totals approximately EUR 3 million.

TURNOVER AND RESULT

VVO Group's turnover for the period 1 January – 31 March 2013 was EUR 85.5 million (EUR 82.4 million in March 2012). The VVO Non-subsidised segment recorded a turnover of EUR 43.0 (42.3) million, and the VVO State-subsidised segment EUR 45.4 (42.6) million.

The Group posted an operating profit of EUR 30.9 (27.0) million, representing 36.1 (32.7) per cent of turnover. Profit before taxes amounted to EUR 21.2 (15.2)

VVO GROUP KEY INDICATORS

	1.1.–31.3.2013 *)	1.1.–31.3.2012	1.1.–31.12.2012
Turnover, EUR million	85.5	82.4	335.4
Operating profit, EUR million	30.9	27.0	120.4
% of turnover	36.1	32.7	35.9
Profit before taxes, EUR million	21.2	15.2	70.3
Earnings per share, EUR	2.14	1.53	6.98
Balance sheet total, EUR million	2,306.7	2,259.3	2,283.9
Interest-bearing liabilities, EUR million	1,667.3	1,674.6	1,664.3
Cash and cash equivalents, EUR million	140.1	130.5	129.0
Equity ratio, %	19.9	18.5	20.0
Return on equity (ROE), %	13.9	10.9	11.8
Return on investment (ROI), %	6.2	5.4	5.9
Equity per share, EUR	60.12	54.56	59.99
Capital expenditure, EUR million	27.1	18.7	82.6
Employees at end of period	335	336	335

*) The figures in the interim report are unaudited.

million. The result includes EUR 3.0 (1.5) million in sales gains from fixed assets.

Financial income and expenses included in the result totalled EUR -9.7 (-11.8) million. The VVO Non-subsidised segment generated EUR 14.0 (9.6) million in profits and the VVO State-subsidised segment EUR 7.3 (5.6) million.

BALANCE SHEET AND FINANCING

At the end of the review period, the Group's balance sheet total was EUR 2,306.7 (2,259.3) million. Equity totalled EUR 445.1 (403.9) million and equity ratio was 19.9 (18.5) per cent. Return on equity was 13.9 (10.9) per cent and return on investment 6.2 (5.4) per cent.

At the end of September, the Group's liquid assets totalled EUR 140.1 (130.5) million. The Group maintained good liquidity during the period. Credit limits and other loans that ensure liquidity amounted to EUR 2.0 million (6.0) at the end of the period. Of the EUR 80 million commercial paper programme, EUR 41.5 million (36.0) had been issued.

Interest-bearing liabilities stood at EUR 1,667.3 (1,674.6) million at the end of the period. The average interest rate cost for the housing stock loans was 2.9 (3.2) per cent. The interest costs from annuity loans for the non-profit housing stock were EUR 3.5 (3.3) million, and the average interest rate rose to 4.4 per cent from the previous year's 3.9 per cent. Meanwhile, the interest costs from market-based loans came to EUR 2.9 (4.2) million, and the average interest rate, without hedging costs, was 1.9 (2.9) per cent. Interest costs from interest subsidy loans amounted to EUR 2.9 (3.7) during the period, and the interest subsidy paid by the State to banks was EUR 0.1 (0.2) million.

FAIR VALUE

The fair value of rental apartments and business premises in the rental apartment buildings owned by the Group are determined every six months, on the basis of the company's own evaluation. An external expert gives a statement on the valuation. The previous determination of fair value was

carried out on the basis of data as of 31 December 2012. Fair value will be determined again on 30 June 2013. The principles of determining fair value can be found in the Notes to the Accounts.

The fair value of rental apartments and business premises in the rental apartment buildings was EUR 3,120 million on 31 December 2012. The difference in values was EUR 1,170 million. Calculated with fair values, equity ratio was 38.9 per cent and equity per share was EUR 179.37.

CUSTOMERS AND RESIDENTIAL LETTINGS

The financial occupancy rate of the properties has remained high, standing at 97.5 (98.0) per cent for the review period. Due to major renovations, there were 258 (264) vacant apartments; this reduced the occupancy rate by 0.7 (0.6) percentage points.

Overall turnover rate was 6.1 (6.6) per cent. Internal exchanges excluded, turnover was 5.1 (5.3) per cent. The average rent per square metre in apartments where rent can be freely determined (the market product group), totalling 23,593 (22,692), was EUR 12.79 (12.18) at the end of the period, and EUR 12.48 (11.83) for the full period. The corresponding figures in apartments leased for cost-price rent (the cost-principle product group), totalling 16,281 (17,034), were EUR 11.97 (11.60) at the end of the period and EUR 11.77 (11.24) for the full period. The annual rent adjustment was carried out at the beginning of March. The average adjustment was 4.0 per cent in the market product group and 2.5 per cent in the cost-principle product group. The length of customer relationships remained unchanged, with the average period of tenancy being 5.8 (5.8) years.

Demand for housing has remained high. At the end of the period, there were 22,843 (23,589) active applications (applications are active for 3 months). The average number of active applications for each vacated apartment was 26.9 (26.0). The increase in demand per vacated apartment was attributable to the large number of applications and a fall in the turnover rate. A total of 18,929 (19,690) new rental housing applications were received during the review period. The number of applications was affected by a year-on-year reduction in new housing production, and the smaller number of vacated apartments resulting from the lower tenant turnover rate.

INVESTMENTS AND PROPERTY MAINTENANCE

On 31 March 2013, the Group owned a total of 39,874 (39,726) rental homes. The VVO Non-subsidised segment accounted for 19,094 (19,218) homes and the VVO State-subsidised segment for 20,780 (20,508). During the period, 105 (78) rental apartments were sold.

During the period under review, VVO completed 28 new privately-financed rental apartments, and made decisions on commencing 122 privately financed apartments. There were 645 (504) apartments under construction at the end of period under review, 119 (225) of which were long-term interest-subsidised apartments, 526 (207) were privately financed and 0 (72) were financed using the so-called intermediate model, i.e. short-term interest subsidy loans.

Of these apartments, 438 were located in the Helsinki Metropolitan Area and the remaining 207 in other Finnish growth centres.

It is estimated that the construction of approximately 450 new apartments will begin during the remaining part of the year. The number of new apartments can be increased if the detailed conditions of the new 20-year interest subsidy model are appropriate.

Of the housing stock, 100 (70) apartments were sold. The number of sold owner-occupied apartments was 5 (8). There were 19 (39) completed unsold apartments at the end of March.

Three plots were purchased during the period in close proximity to Lahti Railway Station, with building rights for 8,000 floor square metres.

The Group's fixed assets investments in the period amounted to EUR 24.0 (16.1) million. EUR 14.8 (11.6)

VVO GROUP LOANS AND INTEREST RATE HEDGING BY LOAN GROUP

EUR million	31.3.2013	31.3.2012	31.12.2012
Interest subsidy loans	606.3	611.9	607.4
Annuity and mortgage loans	322.4	337.6	325.3
Other real estate loans	648.4	625.0	647.9
Loans for owner-occupied housing production	25.4	27.9	26.0
Capital loans	2.4	2.4	2.4
Credit limits	2.0	6.0	0.0
Commercial papers	41.5	36.0	36.5
Other debts	18.9	27.8	18.8
Total	1,667.3	1,674.6	1,664.3
Market-based loans	666.3	617.0	665.6
With fixed interest	167.1	173.6	176.9
With floating rates	499.2	443.4	488.7
Interest rate derivative agreements	349.1	312.7	352.0
Interest swap options	28.0		28.0
Value of interest rate derivatives	-36.6	-27.0	-39.2
Degree of hedging, %	77	79	80

million of these investments was allocated to new construction and EUR 9.2 (4.5) million to capitalised renovation costs.

Repair costs in all were EUR 15.2 million (10.5), of which EUR 6.0 million (6.1) was for renovations with an effect on earnings. Major renovations were carried out during the period under review in Espoo, Helsinki, Kuopio, Kajaani, Lahti and Vantaa.

The VVO Non-subsidised segment accounted for EUR 20.0 (8.0) million of fixed assets investments, and the VVO State-subsidised segment for EUR 4.0 (8.1) million.

Temperature-corrected consumption of heating energy in VVO's properties decreased by approximately three per cent year on year.

ANNUAL GENERAL MEETING 22 MARCH 2013

VVO-group plc's annual general meeting was held on 22 March 2013. At the meeting, the following members were elected to the Board of Directors:

Riku Aalto, Chairman
Risto Murto, Vice-chairman
Tomi Aimonen, member
Matti Harjuniemi, member
Olli Luukkainen, member
Antti Rinne, member
Jan Saarinen, member
Ann Selin, member

KPMG Oy Ab, an authorised public accounting firm, will continue as the auditor, with APA Kai Salli as the principal auditor.

In line with the Board of Director's proposal, the annual general meeting agreed to pay a dividend of EUR 14.8 million for 2012, representing EUR 2.00 per share. The dividend was paid on 7 April 2013.

PERSONNEL

At the end of the review period, VVO Group employed 335 (336) people, and an average of 334 (338) during the period.

NEAR-TERM RISKS AND UNCERTAINTIES

In terms of financial risks, the situation has not changed dramatically from what was described in the financial statements. There have been no significant changes in the loan portfolio. Uncertainty in the money market continues, and the resulting financial risks are mainly associated with increasing interest margins and the availability of financing for investment activities. The terms of loans offered for financing real estate investments have continued to shorten, which may increase the pressure to raise the share of self-financing.

OUTLOOK

The outlook for the global economy somewhat deteriorated in early 2013. In Finland, the economy is not expected to see an upward turn until towards the end of the year. The level of interest rates is expected to remain exceptionally low. The rising trend of partially replacing bank loans with non-bank finance is anticipated to continue in Finland too.

Demand for rental housing is expected to continue high throughout the year, while rent development should remain at last year's level. It is anticipated that construction companies will become slightly more willing to participate in competitive bidding. However, no changes are expected in the supply of rental housing this year. VVO's occupancy rate should remain at the current high level, while the already low turnover rate could fall even further.

The Group's financial performance is expected to increase year on year, especially in the VVO Non-subsidised business.

VVO-GROUP PLC'S HOLDING

No significant changes occurred in the company's ownership during the review period.

CONSOLIDATED INCOME STATEMENT

EUR 1,000	1.1.–31.3.2013 *)	1.1.–31.3.2012	1.1.–31.12.2012
Turnover	85,548	82,422	335,430
Other operating income	3,957	3,125	7,578
Amortisations and depreciation	-13,127	-12,648	-51,343
Expenses	-45,727	-45,939	-171,220
Share in profits of associated companies	224	0	1
Operating profit	30,876	26,961	120,446
Net financial expenses	-9,701	-11,788	-50,187
Profit before taxes	21,175	15,173	70,259
Income taxes **)	-5,340	-3,846	-18,570
Minority interest	-27	-9	-173
Profit for period	15,809	11,317	51,516

*) The figures in the interim report are unaudited.

**) The income taxes correspond to a proportional share of the estimated taxes for the entire financial year.

CONSOLIDATED BALANCE SHEET

EUR 1,000	31.3.2013 *)	31.3.2012	31.12.2012
ASSETS			
Non-current assets			
Intangible assets	6,336	6,031	6,454
Tangible assets	2,044,935	2,008,858	2,030,670
Investments	23,171	21,743	23,165
	2,074,442	2,036,633	2,060,289
Current assets			
Inventories	40,539	46,852	41,938
Non-current receivables	2,201	783	1,800
Current receivables	14,191	12,717	11,408
Financial securities	35,421	35,520	39,682
Cash and cash equivalents	139,949	126,801	128,747
	232,300	222,672	223,574
Total assets	2,306,741	2,259,305	2,283,863
SHAREHOLDERS' EQUITY AND LIABILITIES			
Equity			
Share capital	58,025	58,025	58,025
Other equity	387,045	345,843	386,042
	445,070	403,868	444,067
Minority interest	12,286	12,097	12,263
Obligatory provisions	1,419	1,881	1,474
Liabilities			
Non-current liabilities	1,671,652	1,675,288	1,677,275
Current liabilities	176,314	166,172	148,784
	1,847,966	1,841,460	1,826,059
Total shareholders' equity and liabilities	2,306,741	2,259,305	2,283,863

*) The figures in the interim report are unaudited.

CONSOLIDATED CASH FLOW STATEMENT

EUR 1,000	1.1.–31.3.2013 *)	1.1.–31.3.2012	1.1.–31.12.2012
Cash flows from operating activities			
Profit before non-recurring items	21,175	15,173	70,259
Adjustments:			
Depreciation according to plan and impairment	13,127	12,648	51,343
Other income and expenses not including payments	-279	-146	-554
Financial income and expenses	9,701	11,788	50,187
Other adjustments	-2,981	-1,460	-5,023
Cash flow before change in working capital	40,743	38,002	166,212
Change in working capital:			
Change in sales receivables and other receivables	-512	-85	-851
Change in inventories	1,399	2,279	7,193
Change in accounts payable and other liabilities	1,687	3,755	-6,451
Change in developer's liability for debts	-567	-823	-2,739
Cash flows from operating activities before financial items, provisions and taxes	42,750	43,128	163,364
Interest paid and payments on other operational financial costs	-14,264	-14,569	-52,125
Financial income from operating activities	264	931	1,870
Direct taxes paid	-1,606	-1,582	-10,784
Cash flows from operating activities (A)	27,145	27,908	102,326
Cash flows from investing activities			
Investments in tangible and intangible assets	-24,373	-18,374	-83,450
Contributions received for investments	54	5	1,244
Capital gains from the disposal of tangible and intangible assets	1,130	889	7,404
Other investments			-104
Capital gains on other investments		4	306
Repayments of long-term loan receivables		3	3
Subsidiary shares acquired (**)	-2,819		
Subsidiary shares divested (**)	-34	1,129	1,110
Participating interests acquired	0	-291	-281
Participating interests divested	30		-1
Interest and dividends received on investments	136	196	668
Cash flows from investing activities (B)	-25,877	-16,439	-73,100
Cash flows from financing activities			
Withdrawals of long-term loans	9,845	12,239	61,438
Repayments of long-term loans	-13,301	-11,243	-54,346
Change in short-term loans	7,000	-9,510	-15,018
Acquired financial securities	-8,991	-3,549	-29,886
Capital gains from financial securities	15,342	4,231	22,571
Dividends paid			-11,844
Cash flows from financing activities (C)	9,895	-7,832	-27,085
Change in cash and cash equivalents (A+B+C)	11,163	3,637	2,140
Cash and cash equivalents at beginning of period	128,963	126,823	126,823
Cash and cash equivalents at end of period	140,127	130,460	128,963

*) The figures in the interim report are unaudited.

***) Shares acquired and divested less cash and cash equivalents on acquisition date.

Cash and cash equivalents include bank accounts, liquid deposit notes and certificates of deposit.

CALCULATION FORMULAS FOR INDICATORS

$$\text{Return on equity, \%} = \frac{\text{Profit before non-recurring items} - \text{Taxes}}{\text{Equity} + \text{Minority share, average for the year}} \times 100$$

$$\text{Return on investment, \%} = \frac{\text{Profit before non-recurring items} + \text{Financing expenses}}{\text{Balance sheet total} - \text{Interest free debt, average for the year}} \times 100$$

$$\text{Equity ratio, \%} = \frac{\text{Equity} + \text{Minority share}}{\text{Balance sheet total} - \text{Advances received}} \times 100$$

$$\text{Earnings per share, EUR} = \frac{\text{Profit before non-recurring items} - \text{Taxes}}{\text{Number of shares at the end of the financial year}}$$

$$\text{Equity per share, EUR} = \frac{\text{Equity}}{\text{Number of shares at the end of the financial year}}$$

INCOME STATEMENT BY SEGMENT

EUR 1,000	VVO Non- subsidised 1-3/2013	VVO State- subsidised 1-3/2013	Eliminations and consolida- tion entries	Group *) 1-3/2013
External turnover	40,977	44,562	10	85,548
Internal turnover	2,061	805	-2,866	0
Total turnover	43,038	45,367	-2,856	85,548
Other operating income	3,510	247	200	3,957
Amortisations and depreciation	-6,609	-6,533	14	-13,127
Share in profits of associated companies	4	219	1	224
External operating costs	-23,560	-22,146	-21	-45,727
Internal operating costs	-379	-2,194	2,573	0
Total other operating costs	-23,939	-24,340	2,552	-45,727
Operating profit	16,004	14,960	-89	30,876
External financial income and expenses	-3,366	-6,334	0	-9,701
Internal financial income and expenses	1,392	-1,301	-91	0
Total financial income and expenses	-1,974	-7,635	-91	-9,701
Profit before non-recurring items and taxes	14,030	7,324	-179	21,175

*) The figures in the interim report are unaudited.

VVO Non-subsidised 1–3/2012	VVO State-subsidised 1–3/2012	Eliminations and consolida- tion entries	Group 1–3/2012	VVO Non-subsidised 1–12/2012	VVO State-subsidised 1–12/2012	Eliminations and consolida- tion entries	Group 1–12/2012
40,232	42,191		82,422	161,590	173,807	32	335,430
2,038	368	-2,407	0	7,928	1,475	-9,403	0
42,270	42,559	-2,407	82,422	169,518	175,282	-9,370	335,430
2,680	444		3,125	6,748	830		7,578
-6,407	-6,257	16	-12,648	-25,722	-25,641	20	-51,343
3	-1	-2	0	33	27	-58	1
-24,695	-21,243		-45,939	-90,481	-80,557	-182	-171,220
-395	-2,103	2,498	0	-1,601	-8,211	9,812	0
-25,090	-23,347	2,498	-45,939	-92,082	-88,768	9,629	-171,220
13,456	13,399	106	26,961	58,496	61,730	221	120,446
-5,275	-6,513		-11,788	-23,357	-26,830	0	-50,187
1,405	-1,314	-92	0	5,600	-5,228	-373	0
-3,870	-7,826	-92	-11,788	-17,756	-32,058	-373	-50,187
9,586	5,573	14	15,173	40,739	29,672	-152	70,259

BALANCE SHEET BY SEGMENT

EUR 1,000	VVO Non- subsidiised	VVO State- subsidiised	Group consolidation measures	Group *) 31.3.2013
Non-current assets				
Intangible assets	1,938	4,397		6,336
Tangible assets	939,739	1,101,121	4,075	2,044,935
Equity investments	18,348	14,126	-9,303	23,171
	960,025	1,119,644	-5,228	2,074,442
Current assets				
Inventories and advance payments	40,539			40,539
Receivables	86,004	5,770	-75,384	16,391
Other liquid assets	11,862	23,381		35,243
Liquid assets	85,310	54,791	25	140,127
	223,715	83,943	-75,358	232,300
Total assets	1,183,741	1,203,587	-80,586	2,306,741
Equity				
Equity and funds	113,799	2,859	-3,374	113,284
Retained earnings	189,438	142,646	-297	331,786
	303,237	145,505	-3,671	445,070
Minority interest				
Minority interest	4,867	9,419	-1,999	12,286
Liabilities				
Interest-free liabilities	112,614	69,516	-85	182,045
Interest-bearing liabilities				
Non-current	671,324	952,201	-69,117	1,554,409
Current, loan repayments	29,289	26,946	-5,714	50,520
Current, other	62,411			62,411
	763,024	979,147	-74,831	1,667,340
	875,637	1,048,663	-74,916	1,849,385
Total equity and liabilities	1,183,741	1,203,587	-80,586	2,306,741

*) The figures in the interim report are unaudited.

VVO Non-subsidised	VVO State-subsidised	Group consolidation measures	Group 31.3.2012	VVO Non-subsidised	VVO State-subsidised	Group consolidation measures	Group 31.12.2012
1,326	4,705		6,031	1,944	4,510		6,454
903,035	1,103,873	1,950	2,008,858	926,096	1,100,273	4,301	2,030,670
18,578	12,427	-9,262	21,743	18,453	14,016	-9,304	23,165
922,940	1,121,005	-7,312	2,036,633	946,493	1,118,799	-5,003	2,060,289
46,852			46,852	41,938			41,938
84,007	3,298	-73,805	13,500	87,490	6,048	-80,330	13,207
17,723	14,137		31,860	19,584	19,881		39,465
66,729	63,731		130,460	69,297	59,636	31	128,963
215,311	81,166	-73,805	222,672	218,309	85,565	-80,299	223,574
1,138,250	1,202,171	-81,116	2,259,305	1,164,802	1,204,363	-85,303	2,283,863
116,331	2,859	-5,906	113,284	113,799	2,859	-3,374	113,284
167,482	122,979	123	290,584	193,789	137,151	-157	330,783
283,813	125,838	-5,784	403,868	307,588	140,010	-3,531	444,067
4,665	9,424	-1,993	12,097	4,832	9,436	-2,005	12,263
106,126	62,384	256	168,766	96,924	71,226	-4,877	163,272
648,499	977,948	-67,881	1,558,566	670,696	958,297	-69,175	1,559,819
25,344	26,576	-5,714	46,205	29,453	25,394	-5,714	49,133
69,803			69,803	55,310			55,310
743,646	1,004,524	-73,595	1,674,574	755,459	983,692	-74,889	1,664,261
849,772	1,066,908	-73,340	1,843,340	852,382	1,054,917	-79,766	1,827,533
1,138,250	1,202,171	-81,116	2,259,305	1,164,802	1,204,363	-85,303	2,283,863



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