

INTERIM REPORT 1 JANUARY – 31 MARCH 2014

# Q1/2014



vvo

Main » Summary

## Review period january–march 2014

- Turnover for the period amounted to EUR 89.4 (85.5) million, such growth being attributable to revenue from the rental business.
- Profit before taxes amounted to EUR 23.2 (20.6) million. Our favourable profit performance is based on the successful management of maintenance costs, a small tenant turnover rate, a good occupancy rate, and low financial costs.
- On 31 March 2014, the Group owned 40,273 (39,874) rental apartments. A total of 969 (645) rental homes were under construction.
- The Group's gross investments in the period amounted to EUR 32.3 (27.4) million, consisting of investments in new development and renovations.
- On 31 March 2014, the equity ratio at fair value was 40.9 per cent.
- The financial occupancy rate of properties was high, standing at 98.4 (98.2) per cent. Resident turnover was low, at 6.7 (6.1) per cent.

Main » Summary » VVO in brief



## VVO in brief

VVO-group plc is a leading company in Finland specialising in investing in and renting real estate. Established 45 years ago, VVO now has more than 40,000 rental apartments in 43 municipalities. For most of these (around 65 per cent), market-based rents are charged. For the remaining apartments, rents are set in accordance with the cost principle. The fair value of VVO's housing asset is over EUR 3.4 billion.

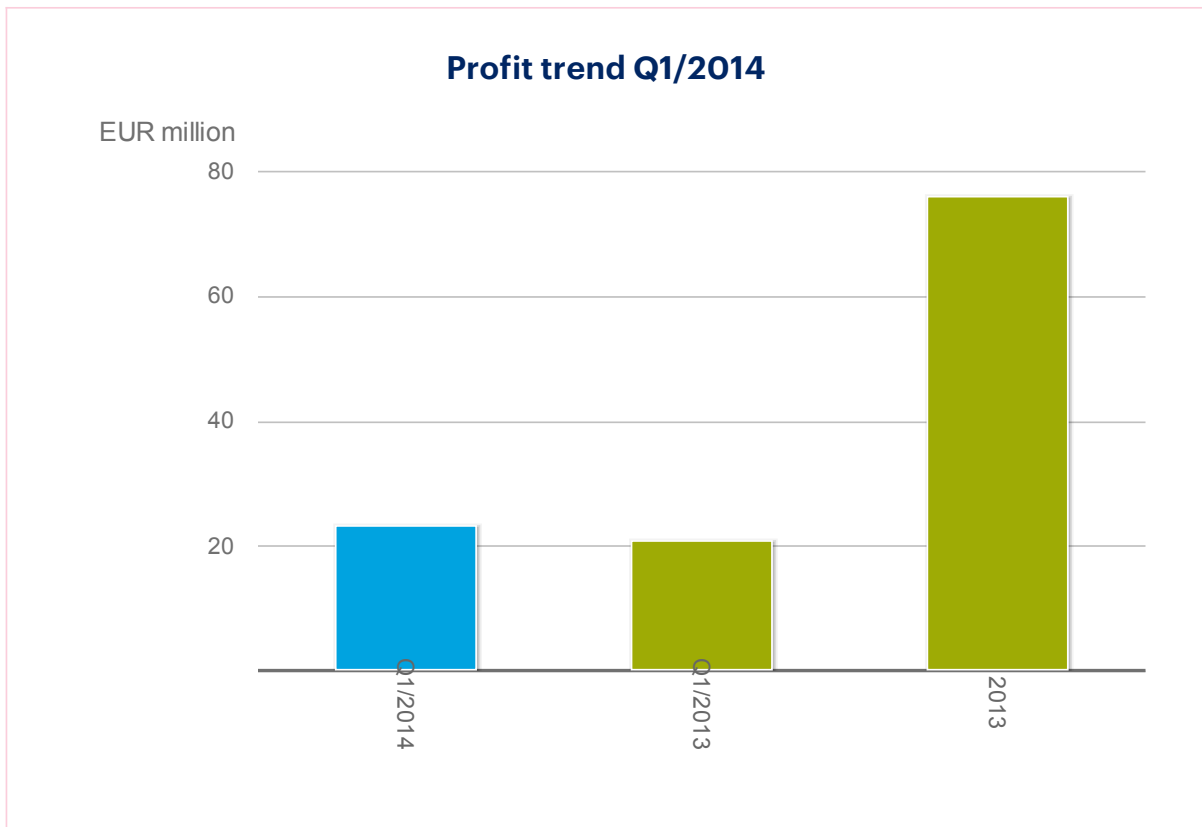
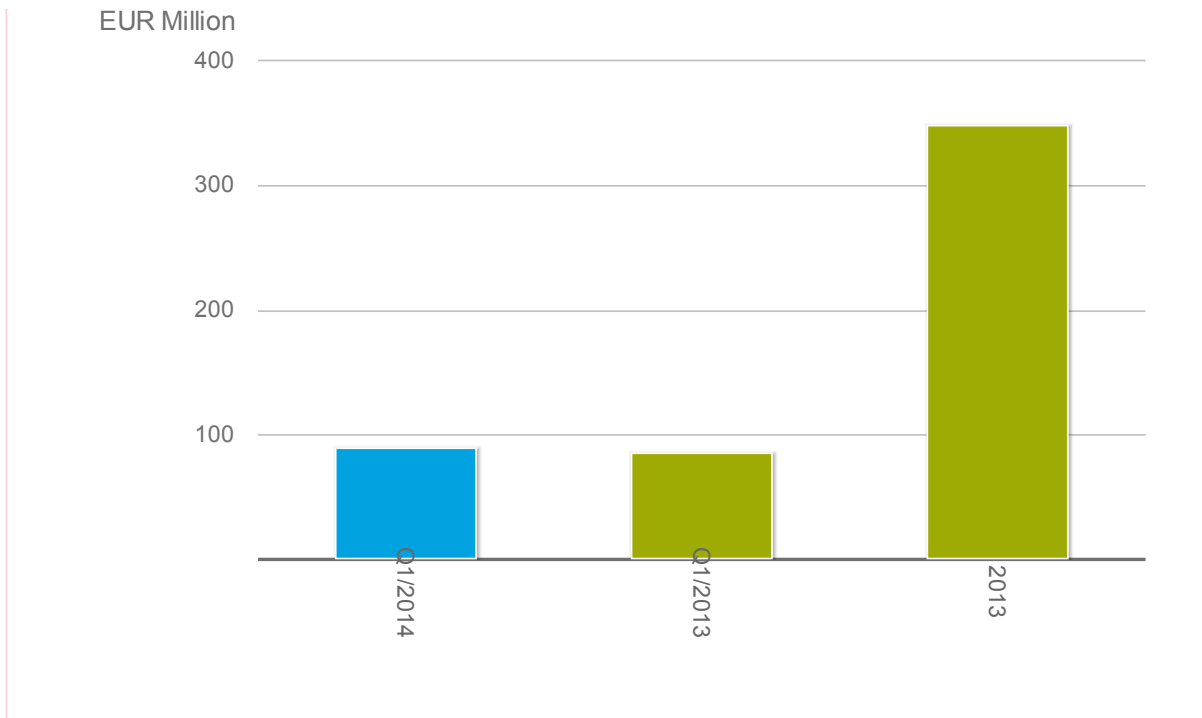
In 2013, VVO invested around EUR 220 million in renovation and new construction of rental apartments. Strong growth was reflected by the fact that we had 1,020 rental apartments under construction at the end of 2013.

Main » Summary » Key indicators

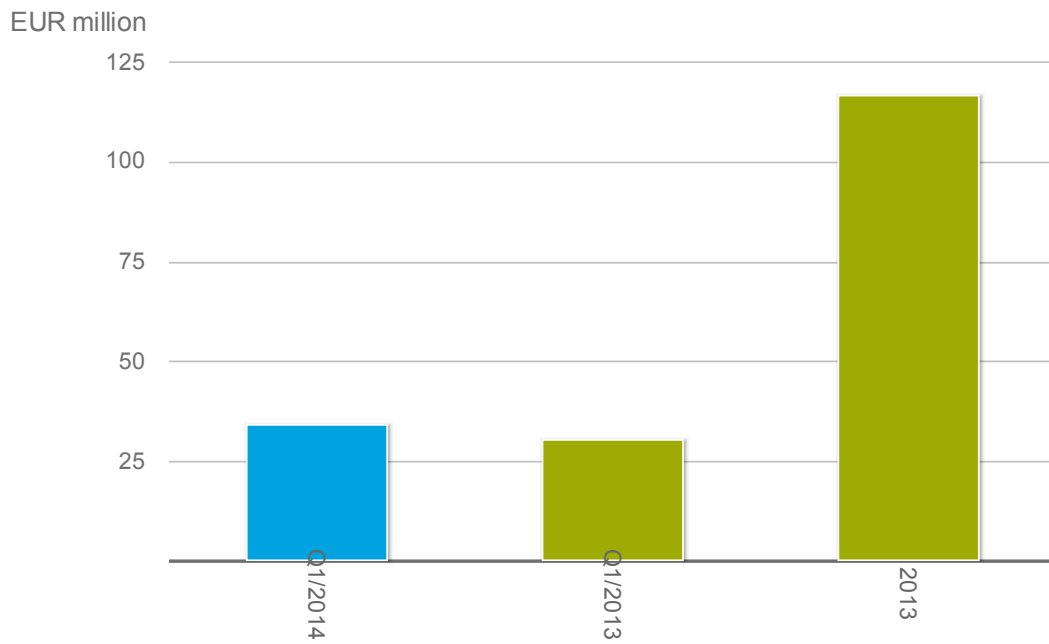
## Key indicators

<b>VVO Group</b>	<b>1 Jan - 31 March 2014</b>	<b>1 Jan - 31 March 2013</b>	<b>1 Jan - 31 Dec 2013</b>
Turnover, EUR million	89.4	85.5	346.6
Operating profit, EUR million	34.0	30.3	116.2
% of turnover	38.0	35.4	33.5
Profit before appropriations and taxes, EUR million	23.2	20.6	75.9
% of turnover	26.0	24.0	21.9
Earnings per share, EUR	2.50	2.08	10.07
Balance sheet total, EUR million	2,522.1	2,298.4	2,468.5
Return on equity, % (ROE)	14.5	13.6	15.5
Return on investment, % (ROI)	6.0	6.1	5.5
Equity ratio, at book value, %	20.3	19.7	20.7
Equity ratio, fair value, %	40.9	38.8	41.3
Apartments and commercial premises, fair value, € million	3,378.5	3,149.5	3,351.1
Equity per share, fair value, EUR	211.09	181.27	209.16
Gross investments, EUR million	32.3	27.4	223.2
Interest-bearing liabilities, EUR million	1,831.5	1,667.3	1,795.1
Cash and cash equivalents, EUR million	179.3	140.1	142.3
Employees at end of period	323	335	324

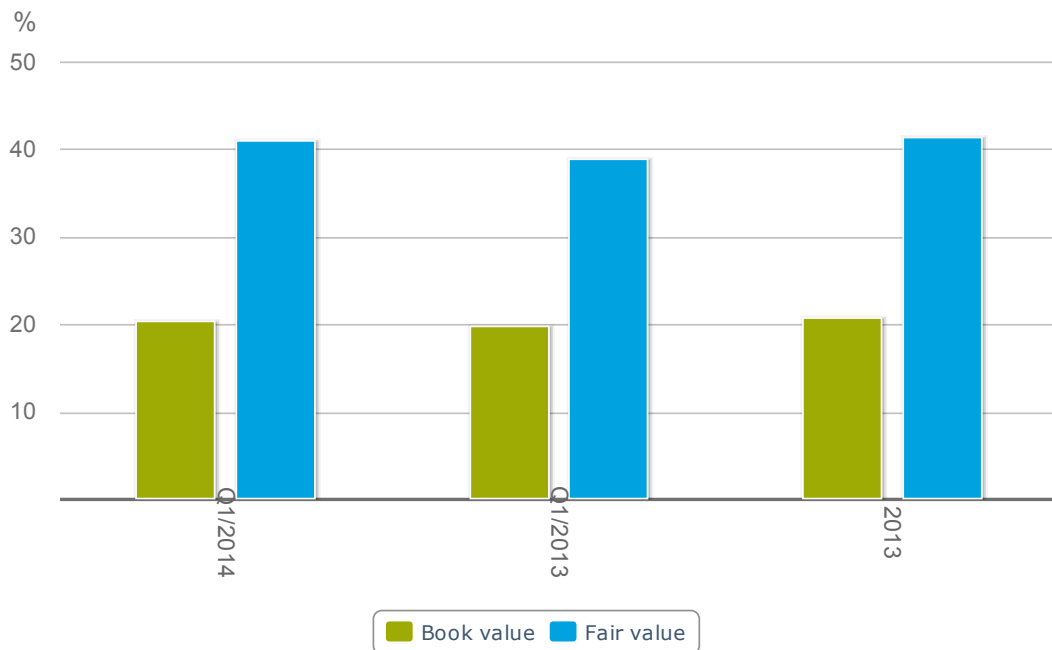
### Turnover Q1/2014



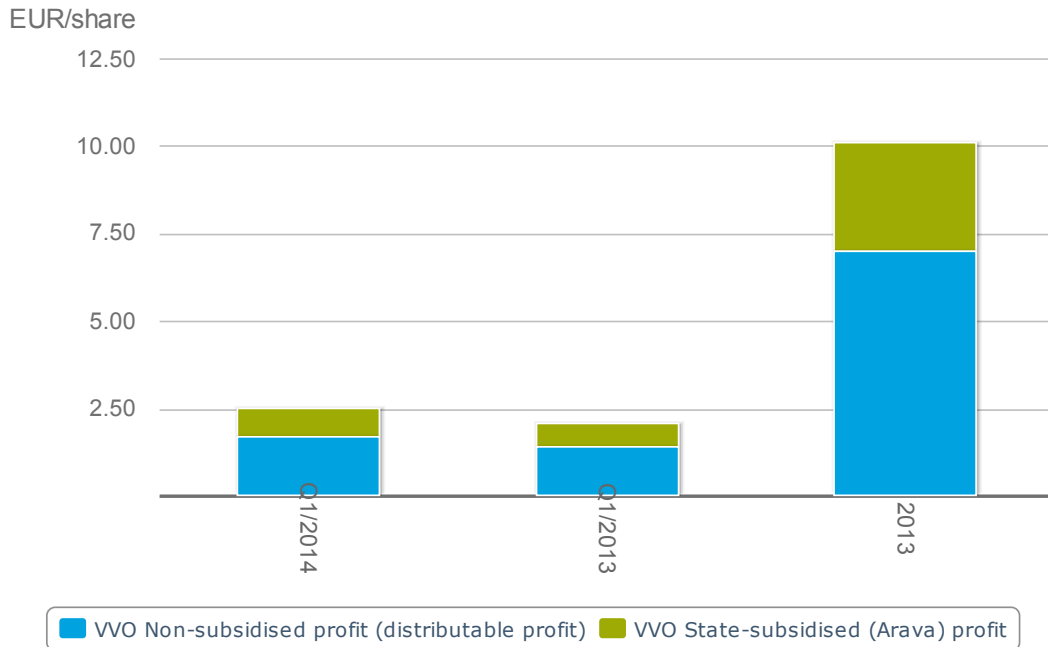
### Operating profit Q1/2014



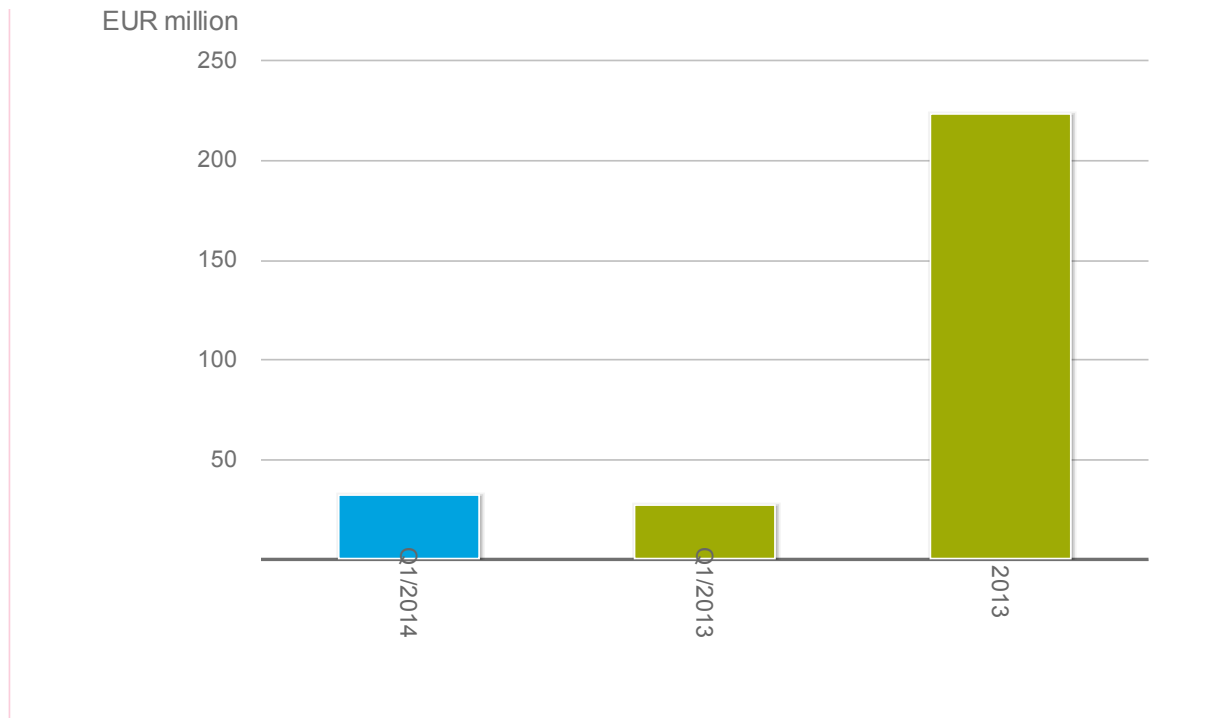
### Equity ratio Q1/2014



### Key ratios per share Q1/2014



### Gross investments Q1/2014







Main » CEO's review



## Housing production in growth centres and smoothly run rental services

This year, we will continue our investment efforts and further improve our services. We aim to continue investment aimed at increasing the number of rental apartments, particularly in growth centres.

During the review period, VVO invited construction companies to bid for rental apartment construction projects worth a hundred million euros. This bears witness to how willing we are to increase the rental apartment supply, particularly in the Helsinki Metropolitan Area but also in other growth centres. We also want to make our voice heard in the debate on town planning and, should the construction projects materialise, aim to have an impact on Finland's employment rates in the current economic environment.

VVO celebrated its 45th anniversary on 29 January 2014. During the years since our establishment, we have promoted housing innovations, developed various types of accommodation and influenced the debate on rental housing. Established in 1969, VVO developed its first rental homes in Malminiitty, Vantaa. By 1974, VVO had expanded to 20 municipalities. Now, in early 2014, we own 40,273 homes in 43 municipalities. During this review period, we signed agreements on developing rental apartments in Helsinki's Kalasatama and in Lappeenranta.

We also signed contracts to supply our customers with broadband and television services provide by two operators, DNA and Elisa. Entering into force at the beginning of 2015, these contracts will cover 38,500 households, meaning that a faster broadband connection will be covered by the rent

paid for nearly every VVO home. This 10 Mbit/s broadband connection is a major improvement on earlier broadband speeds and will enable smoother internet use. We want to offer our customers an easy-to-use and simple broadband service. In addition, we continue to develop our operations to enable easy tenant-landlord interaction and smooth-running services.

Our profit performance is a result of a combination of successful measures, such as management of property maintenance costs, efficient rental operations and low financing costs. Our high occupancy rate is based not only on high demand but also on our efforts to develop the rental process. For example, the electronic rental agreement process, which we deployed last autumn, had a very positive response among our customers.

I would like to thank you for a successful first quarter of 2014!

Jani Nieminen  
CEO

Main » January - March

## Operating environment

The global economy has taken a turn for the better, suggesting that in due course green shoots will also emerge in the domestic economy.

However, the growth outlook for Finland's national economy remains challenging, and GDP is expected to grow by only 0.5 per cent in 2014. There will be no increase in private consumption, investment will fall, and unemployment is rising. Uncertainty in the economy persists, and interest rate levels can be expected to remain low throughout 2014.

Demand for rental apartments has remained at a good level. A slow planning process and persistently high contractor prices, particularly in the Helsinki Metropolitan Area, are weakening conditions for the production of rental apartments.

Business is especially good for small rental apartments and newly constructed locations, particularly in growth centres. Meanwhile, demand has continued to fall slightly for apartments with higher rent levels in older properties. There is clear demand for new homes in the Helsinki Metropolitan Area.

There were no substantial changes in the financing market. New supply is focusing on privately financed rental apartments.

The Ministry of the Environment is preparing a legal reform that will improve the potential for state-subsidised production with, for example, a new 20-year interest subsidy model. The amended legislation may affect state-subsidised production.

Main » January - March » Segment reporting

## 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 such state-subsidised housing that has unlimited revenue recognition and is subject to property-specific limitations, based on the ARAVA Act, which will expire by 2025 at the latest. The plot reserve included in inventories and 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, which are subject to the profit distribution limitation specified in the ARAVA Act, form part of the VVO State-subsidised segment. These companies can pay their owner an eight per cent return on 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 companies within the VVO State-subsidised segment totals approximately EUR 3 million.

Main » January - March » Turnover and result

## Turnover and result

VVO Group had a turnover of EUR 89.4 (85.5) million for the period 1 January–31 December 2014. The VVO Non-subsidised segment recorded a turnover of EUR 45.7 (43.0) million, and the VVO State-subsidised segment EUR 46.4 (45.4) million. Increased income from rental activities in both business segments boosted turnover.

The Group posted an operating profit of EUR 34.0 (30.3) million, representing 38.0 (35.4) per cent of turnover. Profit before taxes amounted to EUR 23.2 (20.6) million. The result includes EUR 1.8 (3.0) million in sales gains from fixed assets. Our favourable profit performance is based on successful management of maintenance costs, a small tenant turnover rate, a good occupancy rate, and low financial costs.

Financial income and expenses included in the result totalled EUR -10.7 (-9.7) million. The VVO Non-subsidised segment generated EUR 15.6 (14.0) million in profit before taxes and the VVO State-subsidised segment EUR 7.8 (6.7) million.

Turnover

**89.4**

million EUR

Profit

**23.2**

million EUR

Main » January - March » Balance sheet and financing

## Balance sheet and financing

At the end of the review period, the Group's balance sheet total was EUR 2,522.1 (2,298.4) million. Equity totalled EUR 500.1 (439.0) million and equity ratio at book value was 20.3 (19.7) per cent. Return on equity was 14.5 (13.6) per cent and return on investment 6.0 (6.1) per cent.

At the end of March, the Group's liquid assets totalled EUR 179.3 (140.1) million. The Group maintained good liquidity during the period. Of the EUR 80 million commercial paper programme, EUR 38.0 (41.5) million had been issued.

Interest-bearing liabilities stood at EUR 1,831.5 (1,667.3) million at the end of the period.

Main » January - March » Balance sheet and financing » Loans and interest rate hedges

## Loans and interest rate hedges

### VVO Group loans and interest rate hedging by loan group

EUR million	31 March 2014	31 March 2013	31 Dec 2013
Interest subsidy loans	612.8	606.3	611.9
Annuity and mortgage loans	308.1	322.4	312.6
Market loans	852.2	666.3	802.0
Other loans	20.4	30.8	21.0
Commercial papers	38.0	41.5	47.5
Total	1,831.50	1,667.30	1,795.10

Interest costs from property loans	1 January – 31 March 2014		1 January – 31 March 2013	
	EUR million	Average interest %	EUR million	Average interest %
Interest subsidy loans *)	2.4	1.6	2.9	1.9
Annuity loans	3.1	4.0	3.5	4.4
Market loans	3.4	1.8	2.9	1.9
- Including hedging costs	5.5	2.9	4.9	3.1
Other loans	0.1	3.8	0.2	3.6
Property loans in total	11.1	2.6	11.5	2.9

Interest rate hedges, EUR million	31 March 2014	31 March 2013	31 Dec 2013
Market-based loans	852.2	666.3	802
- With fixed interest	247.9	167.1	252.2
- With floating rates	604.3	499.2	549.8
Interest rate derivative agreements	390.8	349.1	344.9



Interest rate options	28.0	28.0	28.0
Value of interest rate derivatives	-32.8	-36.6	-27.6
Degree of hedging	75%	77%	74%

\*) The interest subsidy paid by the State to banks was EUR 0.1 (0.1) million.

Main » January - March » Real estate property and fair value

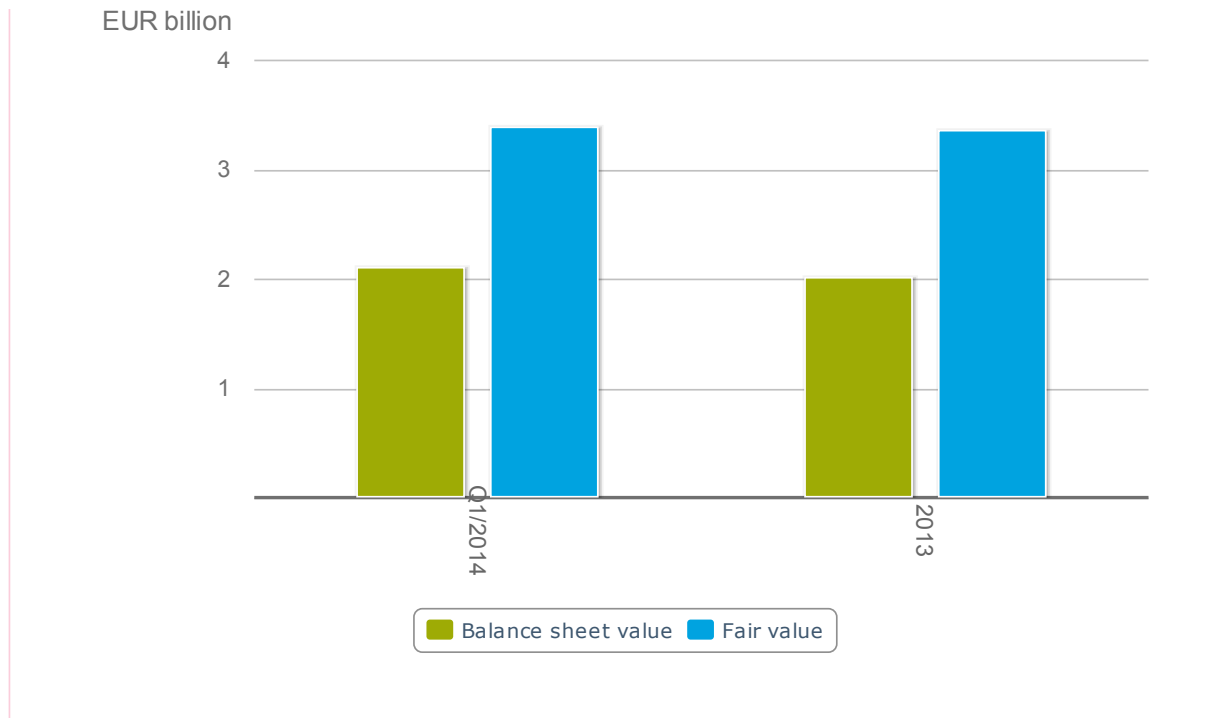
## Real estate property and fair value

On 31 March 2014, the Group owned 40,273 (39,874) rental apartments. The VVO Non-subsidised segment accounted for 19,605 (19,094) homes and the VVO State-subsidised segment for 20,668 (20,780).

The fair value of rental apartments owned by the Group and business premises in rental apartment buildings are determined every three months on the basis of the company's own evaluation. An external expert gives a statement on the valuation. Fair value was last determined on the basis of the situation on 31 March 2014 and, on the next occasion, will be determined based on the situation on 30 June 2014. The criteria for determining fair value are reported in the notes to the 2013 financial statements.

The fair value of rental apartments and business premises in the rental apartment buildings on 31 March 2014 was approximately EUR 3,378.5 (3,351.1) million, indicating growth of 0.82 per cent to EUR 27.4 million during the review period. The difference in value was EUR 1,328.2 (1,313.0) million, increasing by 1.16 per cent to EUR 15.2 million during the review period. Equity ratio calculated at fair value stood at 40.9 (41.3) per cent, and equity per share as calculated with fair values was EUR 211.09 (209.16). The equity ratio for VVO Non-subsidised operations was 48.3 (49.3) per cent calculated with fair values and 24.6 (25.9) per cent when book values are used. The fair value reference values were determined based on the situation on 31 December 2013.

### Value development Q1/2014



Main » January - March » Rental housing

## Rental housing

The financial occupancy rate has remained at an excellent level, standing at 98.4 (98.2) per cent for the review period. During the review period, 123 (28) privately-financed rental apartments were constructed by VVO: 65 apartments in Jyväskylä and 58 apartments in Suurpelto, Espoo.

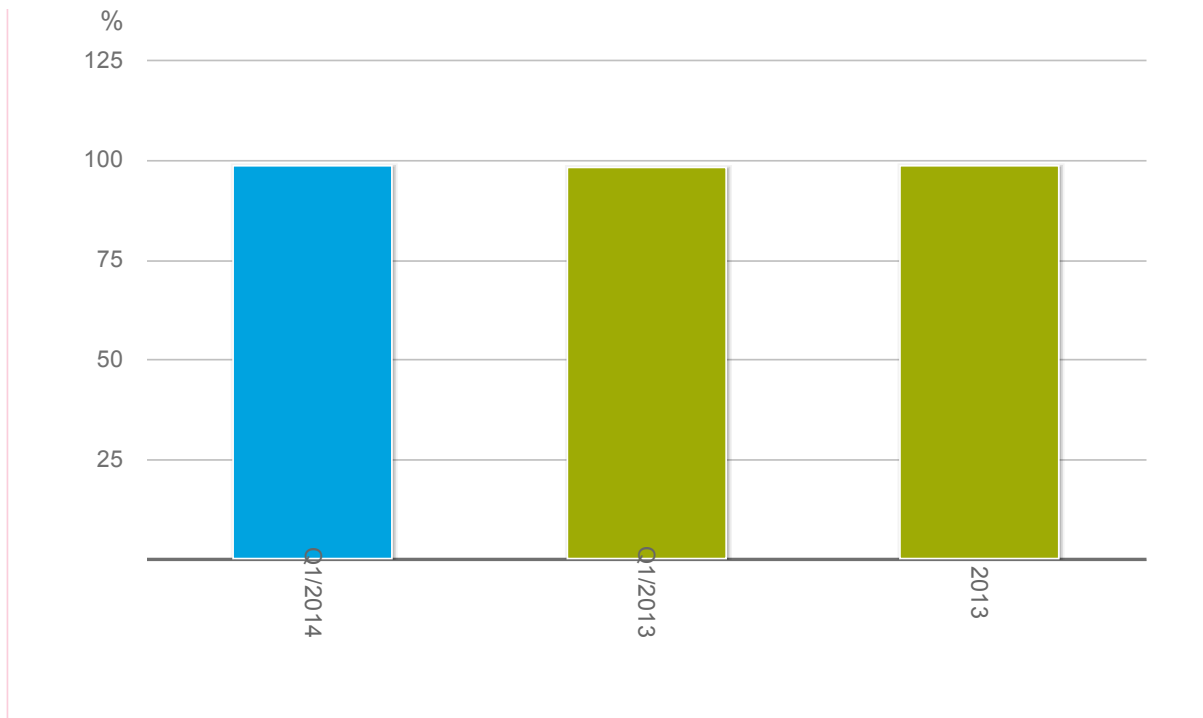
At the end of the review period, 301 (258) apartments were vacant due to renovations. Overall turnover increased slightly, to 6.7 (6.1) per cent. Turnover excluding internal exchanges was 5.5 (5.1) per cent. The average rent per square metre in apartments where rent can be freely determined (the Market product group) – a total of 26,218 (23,593) apartments – was EUR 13.17 (12.79) at the end of the period, and EUR 12.91 (12.48) for the full period. The corresponding figures for apartments leased at a cost-price rent (the Cost Principle product group), comprising a total of 14,055 (16,281) apartments, were EUR 12.41 (11.97) at the end of the period and EUR 12.27 (11.77) on average during the period.

The length of customer relationships increased, with the average period of tenancy being 5.9 (5.8) years. Long customer relationships are based on systematic apartment maintenance, active resident activities and a versatile range of residents' benefits, some of which are tied to the length of the period of tenancy. During the review period, VVO introduced a new residents' benefit for tenants with over three years of occupancy. This free home mover's benefit package is designed to help residents when they move within VVO.

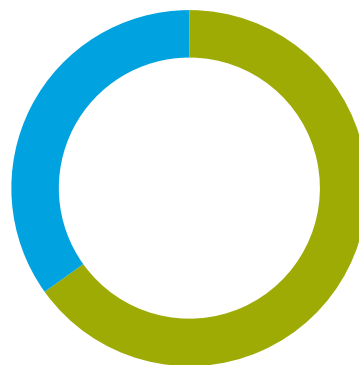
Demand for housing has remained high. At the end of the period, there were 20,284 (22,843) active applications (applications are active for 3 months). The average number of active applications per rental agreement termination was 20.9 (26.9). The number of new rental housing applications received during the review period was 17,709 (18,929). The electronic rental agreement process, which we deployed last autumn, enjoyed a very positive response among our customers.

Each year, VVO accords recognition to a VVO house for exemplary community spirit and management of the shared living environment. During the review period, the 2014 VVO House of the Year award went to a group of houses comprising Hippoksentie 31–33 in Vasaramäki, Turku.

### Financial occupancy rate Q1/2014



**Rental housing stock 31 March 2014**



■ Market rent 26,218  
■ Cost-price rent 14,055



Main » January - March » Investments and property development



## Investments and property development

During the review period, VVO decided to begin the construction of 72 (122) privately financed apartments in Helsinki's Kalasatama and in Lappeenranta town centre.

At the end of the period under review, 969 (645) rental apartments were under construction, 850 (526) of which were privately financed and 119 (119) of which were financed on the basis of long-term interest subsidies. A total of 773 (488) of these are located in the Helsinki region and 196 (157) in other Finnish growth centres.

During the review period, VVO invited construction companies to bid for rental apartment construction projects worth a hundred million euros, mainly in the Helsinki Metropolitan Area. This competitive bid requires that half of the apartments be built in Helsinki, while the remaining apartments be largely built in Espoo and Kauniainen and, to a smaller extent, in Vantaa, the municipalities surrounding Helsinki or in the town centres of Tampere, Jyväskylä, Lahti or Kuopio. The bid covers privately financed rental apartments with an average size of no more than 55 square metres, built on the construction company's plot.

During the review period, VVO sold 56 (100) apartments.

Nearly

**1,000**

rental  
apartments  
under  
construction.

Investments

**32.3**

million EUR

The Group's gross investments amounted to EUR 32.3 (27.4) million, A total of EUR 4.2 (8.6) million of these investments was allocated to capitalised renovation costs.

The VVO Non-subsidised segment accounted for EUR 27.3 (24.0) million of gross investment, and the VVO State-subsidised segment for EUR 5.0 (3.4) million.

Repair costs totalled EUR 13.1 (15.2) million, EUR 9.0 (6.7) million of which was allocated to renovations with an effect on earnings.

During the review period, the temperature-corrected consumption of heating energy in VVO properties remained level with the corresponding period in the previous year.



Main » January - March » Annual general meeting

## Annual general meeting 21 march 2014

VVO-group plc's Annual General Meeting (AGM) was held in Helsinki on 21 March 2014. The AGM elected the following Board members:

- Riku Aalto, Chairman
- Tomi Aimonen, Deputy Chairman
- Matti Harjuniemi, member
- Olli Luukkainen, member
- Antti Rinne, member
- Reima Rytsölä, member
- Jan Saarinen, member
- Ann Selin, member

KPMG Oy Ab, a firm of authorised public accountants, continues as the auditor, with APA Kai Salli as the principal auditor.

As proposed by the Board of Directors, the AGM decided to pay EUR 16.3 million in dividends for 2013, representing EUR 2.20 per share. The dividend payment date was 4 April 2014.

Main » January - March » Personnel

## Personnel

At the end of the review period, VVO Group employed 323 (335) people, and an average of 323 (334) during the period.

Main » January - March » Management and administration

## Management and administration

VVO Group's Management Group includes CEO Jani Nieminen (Chairman), CFO Raimo Vehkaluoto; Account Director Juha Heino; Investment Director Mikko Suominen; Real Estate Development Director Kim Jolkkonen; Marketing & Communications Director Irene Kantor; and ICT & Development Director Mikko Pöyry. The Deputy CEO is Raimo Vehkaluoto. At the CEO's discretion, Tiina Heinonen, the Group's legal counsel, and Jouni Heikkinen, the company's internal auditor, may also attend Management Group meetings

Main » January - March » Shareholders

## Shareholders

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

### VVO's major shareholders:

Shareholder	Share, %
Ilmarinen Mutual Pension Insurance Company	18.00
Varma Mutual Pension Insurance Company	16.98
Finnish Metalworkers' Union	9.70
Finnish Construction Trade Union	8.31
Trade Union for the Public and Welfare Sectors JHL	8.18
Service Union United PAM	7.49
Trade Union Pro	7.47
Trade Union of Education in Finland OAJ	7.46
Union of Industrial Employees TEAM	5.99
Union of Health and Social Care Professionals (Tehy)	1.39
Others	9.04
Total	100.00

Main » January - March » Corporate responsibility

## Corporate responsibility

VVO's operations are based on supplying a wide range of safe and comfortable rental accommodation. VVO seeks to improve the status of rental housing by participating in the public debate on Finnish housing policy. VVO's stable financial development and long-term owner base promote favourable developments in rental accommodation in Finland.

During the review period, VVO decided to recruit approximately 40 temporary summer employees across Finland. VVO participates in the Responsible Summer Job (Vastuullinen kesäduuni) campaign.

Main » January - March » Near-term risks and uncertainties

## Near-term risks and uncertainties

In terms of financial risks, the situation has not changed dramatically from that 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.

Main » January - March » Events after the period under review

## Events after the period under review

On 8 April 2014, VVO-group plc sold its holding in Suomen Asumisoikeus Oy to Asuntosäätiön Asumisoikeus Oy, a subsidiary of Asuntosäätiö.

Main » January - March » Outlook for 2014

## Outlook for 2014

Uncertainty in the Finnish economy persists, despite the recovery experienced in the global economy. Wage earners' available income is again expected to decline slightly. Interest rates are expected to remain exceptionally low.

Demand for rental apartment is expected to remain good. No significant changes are expected in the supply of rental housing. The focus of new construction remains on privately financed rental apartments.

VVO's financial occupancy rate and resident turnover look to remain at the current level. As in the previous year, VVO's rent increases for 2014 are moderate in comparison with the business sector in general. The Group is expected to continue improving its result, particularly in the VVO Non-subsidised business.

The total number of commenced housing projects fell slightly, but in the Helsinki Metropolitan Area the number of new housing projects is expected to remain at the previous year's level. Considering Finland as a whole, the number of commenced privately financed apartment and terraced buildings is likely to fall slightly below the 2013 level. There is fierce competition for the small number of available plots.

The number of new completed apartments on sale has continued to increase, curbing the number of projects initiated by construction companies. There continues to be an increase in the volume of renovation construction.



Main » Financial Statements » Consolidated income statement

## Consolidated income statement

	1 Jan - 31 March	1 Jan - 31 March	1 Jan - 31 Dec
EUR 1,000	2014	2013	2013
<b>Turnover</b>	<b>89,371</b>	<b>85,548</b>	<b>346,610</b>
Other operating income	2,929	3,957	11,828
Amortisations and depreciation	-12,679	-13,069	-53,701
Share in profits of associated companies	492	224	353
Expenses	-46,159	-46,395	-188,919
<b>Operating profit/loss</b>	<b>33,954</b>	<b>30,266</b>	<b>116,171</b>
Net financial expenses	-10,720	-9,701	-40,303
<b>Profit before taxes</b>	<b>23,235</b>	<b>20,566</b>	<b>75,868</b>
Income taxes *)	-4,756	-5,186	-1,333
Minority interest	-85	-27	-285
<b>Profit for the period</b>	<b>18,393</b>	<b>15,353</b>	<b>74,249</b>

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

Main » Financial Statements » Consolidated balance sheet

## Consolidated balance sheet

EUR 1,000	31 March 2014	31 March 2013	31 Dec 2013
<b>ASSETS</b>			
<b>Non-current assets</b>			
Intangible assets	10,965	6,336	9,857
Tangible assets	2,197,774	2,036,553	2,182,532
Investments	23,834	23,171	23,341
<b>Non-current assets total</b>	<b>2,232,573</b>	<b>2,066,061</b>	<b>2,215,730</b>
<b>Current assets</b>			
Inventories	41,366	40,539	42,570
Non-current receivables	2,982	2,201	3,014
Current receivables	13,049	14,191	12,820
Financial securities	64,700	35,421	63,969
Cash and cash equivalents	167,402	139,949	130,446
<b>Current assets total</b>	<b>289,499</b>	<b>232,300</b>	<b>252,819</b>
<b>TOTAL ASSETS</b>	<b>2,522,072</b>	<b>2,298,360</b>	<b>2,468,549</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	58,025	58,025	58,025

Other equity	442,027	380,928	439,919
<b>Total equity</b>	<b>500,052</b>	<b>438,953</b>	<b>497,945</b>
<b>Minority interest</b>	<b>11,327</b>	<b>12,080</b>	<b>11,241</b>
<b>Obligatory provisions</b>	<b>1,248</b>	<b>1,419</b>	<b>1,348</b>
<b>Liabilities</b>			
Non-current liabilities	1,833,199	1,669,599	1,789,625
Current liabilities	176,247	176,309	168,391
<b>Total liabilities</b>	<b>2,009,446</b>	<b>1,845,908</b>	<b>1,958,015</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>2,522,072</b>	<b>2,298,360</b>	<b>2,468,549</b>

Main » Financial Statements » Consolidated cash flow statement

## Consolidated cash flow statement

EUR 1,000	31 March 2014	31 March 2013	31 Dec 2013
<b>Cash flows from operating activities</b>			
Profit/loss before non-recurring items	23,235	20,566	75,868
Adjustments:			
Depreciation according to plan and impairment	12,679	13,068	53,700
Other income and expenses not including payments	-688	-279	-576
Financial income and expenses	10,720	9,701	40,303
Other adjustments	-1,771	-2,981	-8,739
<b>Cash flow from operating activities before change in working capital</b>	<b>44,174</b>	<b>40,074</b>	<b>160,556</b>
Change in working capital:			
Change in sales receivables and other receivables	509	-512	1,180
Change in inventories	1,204	1,399	-632
Change in accounts payable and other liabilities	-1,859	1,120	-2,690
<b>Cash flow from operating activities before financial items, provisions and taxes</b>	<b>44,027</b>	<b>42,082</b>	<b>158,413</b>
Interest paid and payments on other operational financial costs	-11,287	-14,264	-46,754
Financial income from operating activities	361	264	2,294
Direct taxes paid	-2,528	-1,606	-15,483
<b>Cash flows from operating activities (A)</b>	<b>30,574</b>	<b>26,477</b>	<b>98,470</b>
<b>Cash flows from investing activities</b>			

Investments	-32,297	-26,470	-208,196
Capital gains	1,898	1,126	16,816
Change in granted long-term loans	20		20
Interest and dividends received on investments	607	136	650
<b>Cash flows from investing activities (B)</b>	<b>-29,771</b>	<b>-25,209</b>	<b>-190,709</b>
<b>Cash flows from financing activities</b>			
Change in long-term loans	46,334	-3,456	123,177
Change in short-term loans	-9,703	7,000	5,849
Financial securities	-422	6,351	-8,662
Dividends paid			-14,805
<b>Cash flows from financing activities (C)</b>	<b>36,209</b>	<b>9,895</b>	<b>105,559</b>
<b>Change in cash and cash equivalents (A+B+C)</b>	<b>37,011</b>	<b>11,163</b>	<b>13,319</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>142,283</b>	<b>128,963</b>	<b>128,963</b>
<b>Cash and cash equivalents at end of period</b>	<b>179,294</b>	<b>140,127</b>	<b>142,283</b>

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

Main » Financial Statements » Calculation formulas for indicators

## Calculation formulas for indicators

Return on equity, % =	$\frac{\text{Profit before non-recurring items} - \text{Taxes}}{\text{Equity} + \text{Minority share, average for the year}} \times 100$
Return on investment, % =	$\frac{\text{Profit before non-recurring items} + \text{Financing expenses}}{\text{Balance sheet total} - \text{Interest-free debt, average for the year}} \times 100$
Equity ratio, % =	$\frac{\text{Equity} + \text{Minority share}}{\text{Balance sheet total} - \text{Advances received}} \times 100$
Earnings per share, EUR =	$\frac{\text{Profit before non-recurring items} - \text{Taxes}}{\text{Number of shares at the end of the financial year}}$
Equity per share, fair value, EUR =	$\frac{\text{Equity} + \text{Value difference} - \text{Deferred taxes as a share of the value difference}}{\text{Number of shares at the end of the financial year}}$

Main » Financial Statements » Income statement by segment

## Income statement by segment

EUR 1,000	VVO Non-	VVO	Group	Group	VVO Non-	VVO	Group	Group	VVO Non-	VVO	Group	Group
	Subsidiised	State-	con-		subsidised	State-	con-		subsidised	State-	con-	
	Jan-March	Jan-March	solidation	Jan-	Jan-March	Jan-March	solidation	Jan-	Jan-Dec	Jan-Dec	solidation	Jan-Dec
	2014	2014	measures	March	2013	2013	measures	March	2013	2013	measures	2013
External turnover	43,698	45,664	9	89,371	40,977	44,562	10	85,548	165,943	180,631	36	346,610
Internal turnover	1,974	750	-2,725	0	2,061	805	-2,866	0	8,391	2,703	-11,094	0
<b>Total turnover</b>	<b>45,673</b>	<b>46,414</b>	<b>-2,716</b>	<b>89,371</b>	<b>43,038</b>	<b>45,367</b>	<b>-2,856</b>	<b>85,548</b>	<b>174,334</b>	<b>183,334</b>	<b>-11,058</b>	<b>346,610</b>
Other operating income	2,765	164		2,929	3,510	247	200	3,957	10,449	1,179	200	11,828
Amortisations and depreciation	-6,705	-5,985	11	-12,679	-6,585	-6,497	14	-13,069	-27,729	-25,999	27	-53,701
Share in profits of associated companies	296	311	-114	492	4	219	1	224	71	331	-50	353
External operating costs	-23,051	-23,093	-15	-46,159	-23,577	-22,797	-21	-46,395	-90,977	-97,879	-63	-188,919
Internal operating costs	-538	-2,287	2,825	0	-379	-2,194	2,573	0	-1,936	-9,168	11,104	0
Total other operating costs	-23,589	-25,380	2,810	-46,159	-23,956	-24,991	2,552	-46,395	-92,913	-107,047	11,041	-188,919
<b>Operating profit</b>	<b>18,439</b>	<b>15,524</b>	<b>-9</b>	<b>33,954</b>	<b>16,010</b>	<b>14,345</b>	<b>-89</b>	<b>30,266</b>	<b>64,212</b>	<b>51,798</b>	<b>160</b>	<b>116,171</b>
External financial income and expenses	-5,543	-5,177	0	-10,720	-3,366	-6,334	0	-9,701	-17,688	-22,615	0	-40,303
Internal financial												

income and expenses	1,429	-1,339	-90	0	1,392	-1,301	-91	0	5,645	-5,283	-363	0
Financial income and expenses	-4,114	-6,515	-90	-10,720	-1,974	-7,635	-91	-9,701	-12,043	-27,898	-363	-40,303
<b>Profit before non-recurring items and taxes</b>	<b>14,325</b>	<b>9,009</b>	<b>-99</b>	<b>23,235</b>	<b>14,036</b>	<b>6,709</b>	<b>-179</b>	<b>20,566</b>	<b>52,170</b>	<b>23,901</b>	<b>-203</b>	<b>75,868</b>



Main » Financial Statements » Balance sheet by segment

## Balance sheet by segment

€1,000	VVO Non- subsidiary	VVO State- subsidiary	Group con- solidation measures	Group 31 March 2014	VVO Non- subsidiary	VVO State- subsidiary	Group con- solidation measures	Group 31 March 2013	VVO Non- subsidiary	VVO State- subsidiary	Group con- solidation measures	Group 31 Dec 2013
<b>Non-current assets</b>												
Intangible assets	4,005	6,960		10,965	1,938	4,397		6,336	4,036	5,820		9,857
Tangible assets	1,104,826	1,088,840	4,108	2,197,774	937,261	1,095,217	4,075	2,036,553	1,086,497	1,091,939	4,097	2,182,532
Equity investments	18,416	14,885	-9,468	23,834	18,348	14,126	-9,303	23,171	18,121	14,574	-9,354	23,341
	<b>1,127,248</b>	<b>1,110,685</b>	<b>-5,360</b>	<b>2,232,573</b>	<b>957,548</b>	<b>1,113,741</b>	<b>-5,228</b>	<b>2,066,061</b>	<b>1,108,654</b>	<b>1,112,333</b>	<b>-5,257</b>	<b>2,215,730</b>
<b>Current assets</b>												
Inventories and advance payments	41,366			41,366	40,539			40,539	42,570			42,570
Receivables	89,109	3,744	-76,822	16,031	86,004	5,770	-75,384	16,391	93,069	3,767	-81,002	15,834
Other liquid assets	14,131	38,678		52,809	11,862	23,381		35,243	19,562	32,571		52,132
Liquid assets	122,721	56,525	48	179,294	85,310	54,791	25	140,127	78,418	63,824	41	142,283
	<b>267,326</b>	<b>98,947</b>	<b>-76,774</b>	<b>289,499</b>	<b>223,715</b>	<b>83,943</b>	<b>-75,358</b>	<b>232,300</b>	<b>233,618</b>	<b>100,162</b>	<b>-80,961</b>	<b>252,819</b>
<b>TOTAL ASSETS</b>	<b>1,394,574</b>	<b>1,209,632</b>	<b>-82,134</b>	<b>2,522,072</b>	<b>1,181,263</b>	<b>1,197,684</b>	<b>-80,586</b>	<b>2,298,360</b>	<b>1,342,272</b>	<b>1,212,495</b>	<b>-86,218</b>	<b>2,468,549</b>
<b>Equity</b>												
Equity and funds	113,800	2,859	-3,280	113,380	113,799	2,859	-3,374	113,284	113,800	2,859	-3,280	113,380
Retained earnings	224,785	162,160	-272	386,672	187,773	138,193	-297	325,668	228,696	156,142	-273	384,565
	<b>338,585</b>	<b>165,019</b>	<b>-3,552</b>	<b>500,052</b>	<b>301,572</b>	<b>141,052</b>	<b>-3,671</b>	<b>438,953</b>	<b>342,496</b>	<b>159,001</b>	<b>-3,553</b>	<b>497,945</b>
<b>Minority interest</b>												
Minority interest	3,827	9,660	-2,160	11,327	4,661	9,419	-1,999	12,080	3,799	9,500	-2,058	11,241
<b>Liabilities</b>												
Interest-free liabilities	117,464	63,628	-1,857	179,235	114,040	66,032	-85	179,988	101,779	68,503	-5,985	164,296
Interest-bearing liabilities												
Non-current	853,565	944,269	-74,335	1,723,499	671,324	952,201	-69,117	1,554,409	804,993	949,795	-74,392	1,680,396
Current, loan repayments	35,429	27,056	-230	62,255	29,289	26,946	-5,714	50,520	33,798	25,697	-231	59,264

Current, other	45,704		45,704	60,377	2,034		62,411	55,407		55,407		
	<b>934,698</b>	<b>971,326</b>	<b>-74,565</b>	<b>1,831,458</b>	<b>760,990</b>	<b>981,181</b>	<b>-74,831</b>	<b>1,667,340</b>	<b>894,198</b>	<b>975,492</b>	<b>-74,623</b>	<b>1,795,067</b>
	1,052,162	1,034,954	-76,422	2,010,694	875,030	1,047,213	-74,916	1,847,327	995,977	1,043,995	-80,608	1,959,363
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>1,394,574</b>	<b>1,209,632</b>	<b>-82,134</b>	<b>2,522,072</b>	<b>1,181,263</b>	<b>1,197,684</b>	<b>-80,586</b>	<b>2,298,360</b>	<b>1,342,272</b>	<b>1,212,495</b>	<b>-86,218</b>	<b>2,468,549</b>