

# Q3

**Interim report  
1 January –  
30 September 2014**

VVO-group plc



Main » Summary

## Review period January–September 2014

- Turnover amounted to EUR 277.9 (258.6) million. This growth was attributable to increased revenue from the rental business and the sale of current assets.
- Profit before taxes totalled EUR 74.2 (66.7) million. Our favourable profit performance is based on the successful management of maintenance costs, a low tenant turnover, a good occupancy rate, and low financial costs.
- On 30 September 2014, the Group owned 40,668 (40,262) rental apartments. 964 (821) rental apartments were under construction.
- The Group's gross investments during the period totalled EUR 132.3 (170.0) million consisting of investments in new development, renovation, and the acquisition of existing stock.
- On 30 September 2014, the equity ratio at fair value was 41.8 (38.2) per cent.
- The financial occupancy rate was high, standing at 98.1 (98.4) per cent and tenant turnover was low, at 19.8 (19.5) per cent.



Main » Summary » VVO in brief



## VVO in brief

Finland's largest private lessor, VVO-group plc, offers easy and effortless housing through its diverse selection of rental apartments all across Finland and its broad range of housing-related services. The fair value of its properties is EUR 3.5 billion. VVO Group owns over 40,000 apartments, of which over 14,000 are VVO apartments and over 26,000 are Lumo apartments.

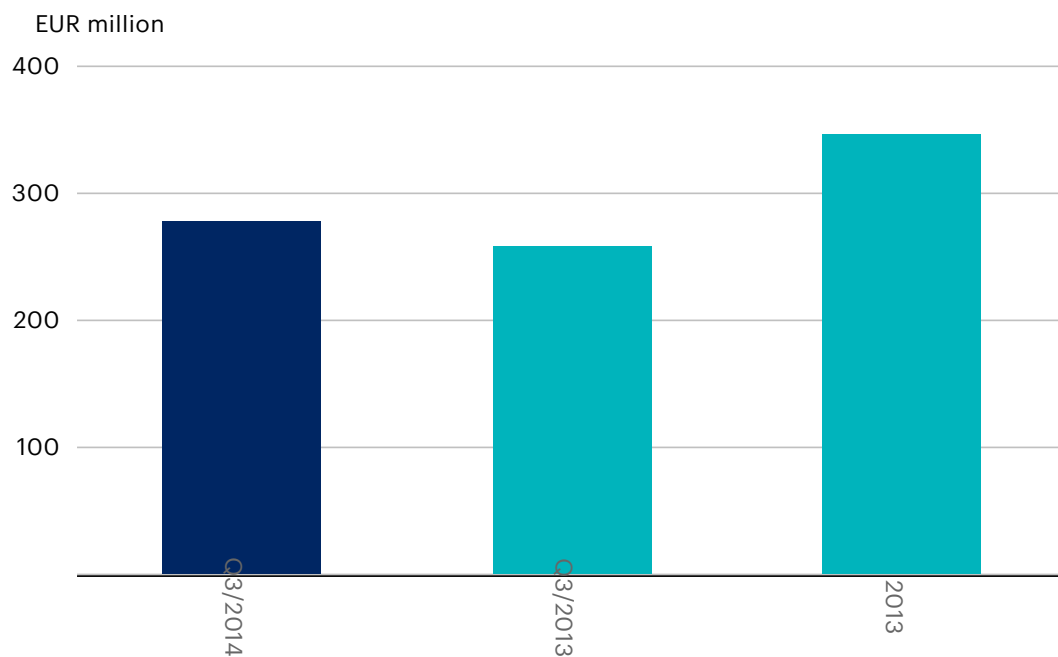
Main » Summary » Key indicators

## Key indicators

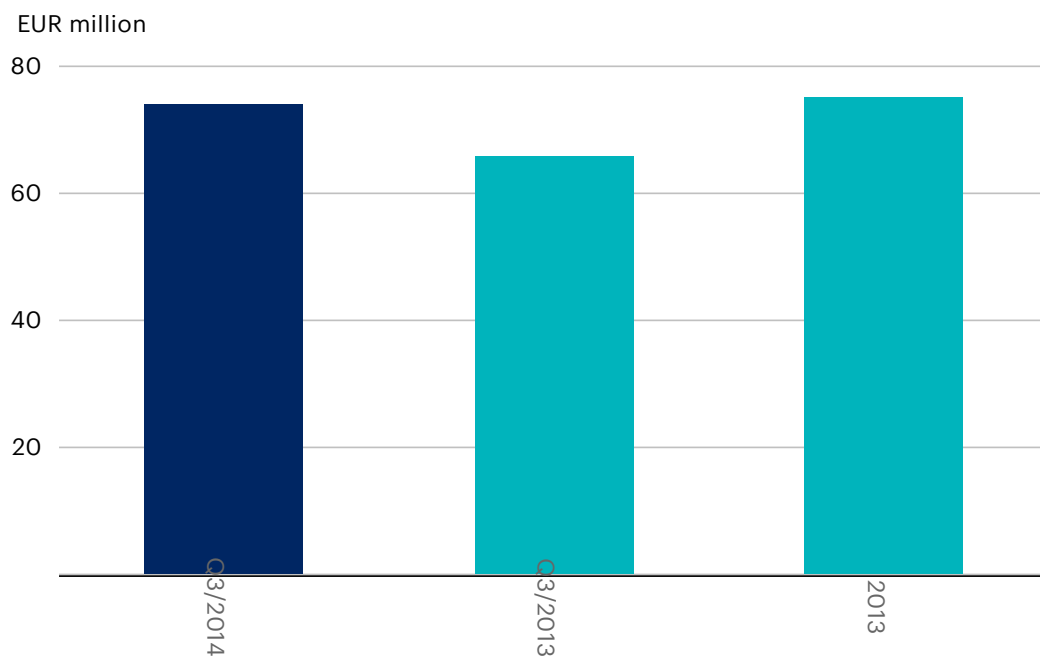
VVO Group	1 January – 30 September 2014	1 January – 30 September 2013	1 January – 31 December 2013
Turnover, EUR million	277.9	258.6	346.6
Operating profit, EUR million	108.1	96.8	116.2
% of turnover	38.9	37.5	33.5
Profit before appropriations and taxes, EUR million	74.2	66.7	75.9
% of turnover	26.7	25.8	21.9
Earnings per share, EUR	7.88	6.79	10.07
Balance sheet total, EUR million	2,544.9	2,450.0	2,468.5
Return on equity (ROE), %	14.7	14.3	15.5
Return on investment (ROI), %	6.3	6.2	5.5
Equity ratio, fair value, %	41.8	38.2	41.3
Apartments and commercial premises, fair value, EUR million	3,473.0	3,235.8	3,351.1
Equity per share at fair value, EUR	217.12	186.99	209.16
Equity ratio, book value, %	21.7	19.8	20.7
Gross investments, EUR million	132.3	170.0	223.2
Interest-bearing liabilities, EUR million	1,833.8	1,787.1	1,795.1
Cash and cash equivalents, EUR million	135.9	145.7	142.3
Employees at period end	335	331	324

Fair values were determined on 30 September 2014, 31 December 2013 and 30 September 2013, and have been reported in interim reports and financial statements. An external expert gives a statement on the valuation.

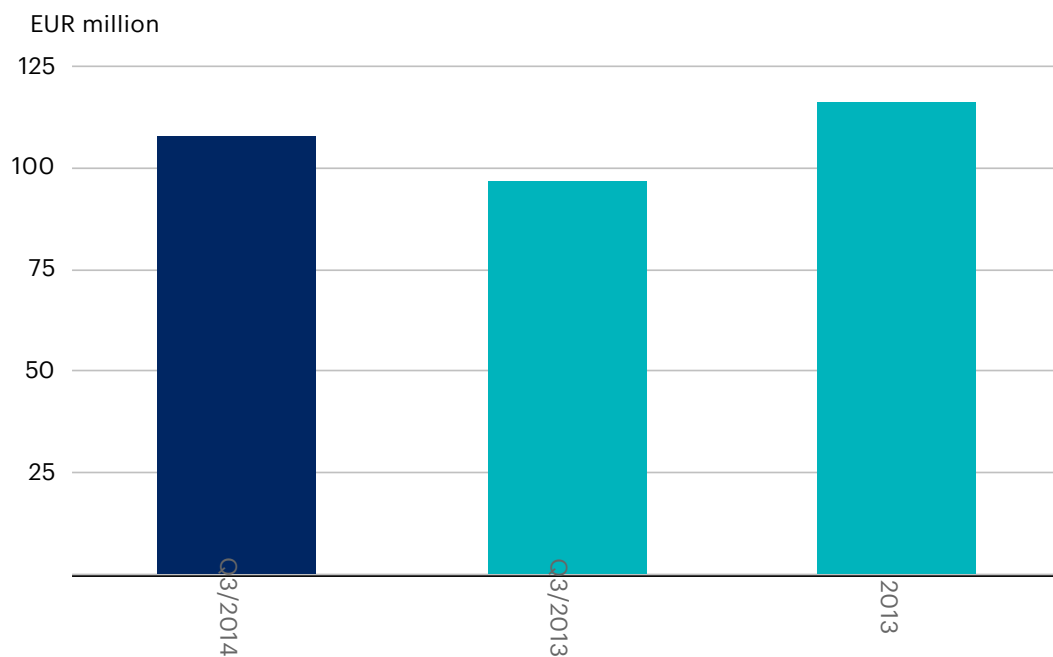
## Turnover Q3/2014



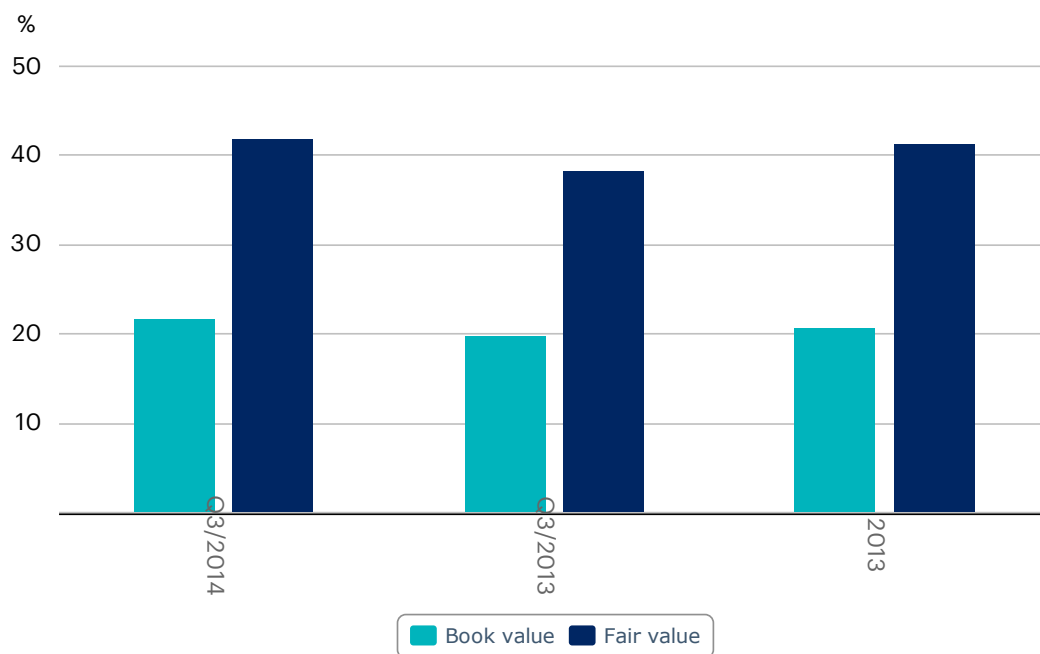
## Profit trend Q3/2014



## Operating profit Q3/2014

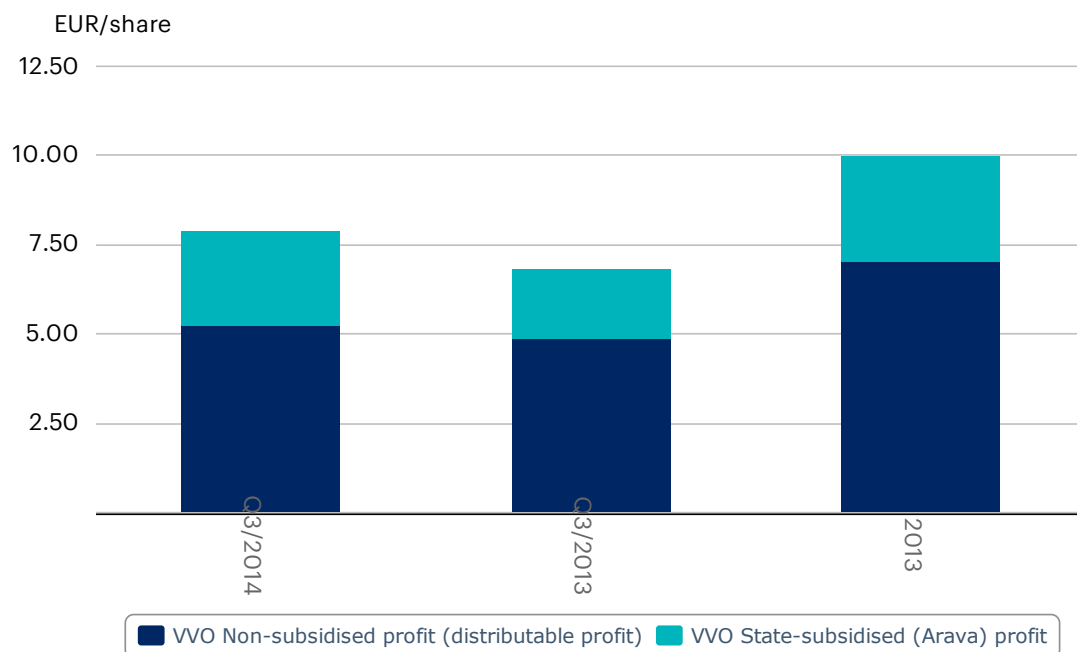


### Equity ratio Q3/2014

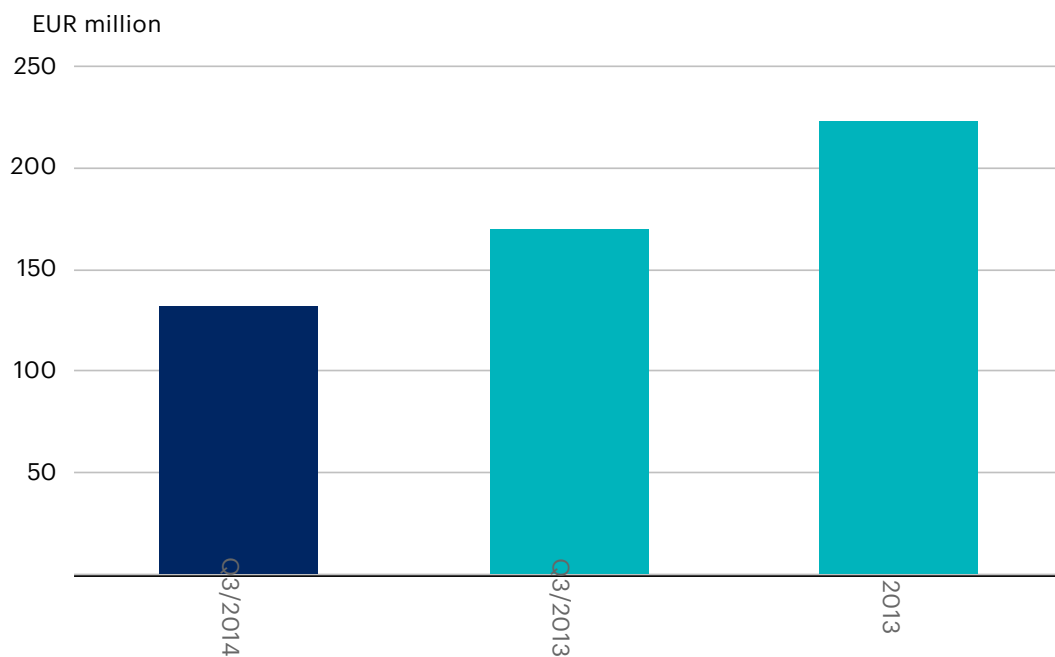




### Key ratios per share Q3/2014



## Gross investments Q3/2014



Main » CEO's review



## Rental apartments increase in number and Lumo expands the housing service range

Housing services and enhancing the service experience are today's watchwords. Trouble-free, easy and effortless living rise to the fore when rental accommodation is evaluated – as well as an increasing desire for extra services. In order to strengthen our message about our versatile offering, we have brought a new rental housing brand to the market this autumn. Alongside VVO, we now have Lumo.

Lumo is a market-led rental concept that offers next-generation services for rental housing and gives tenants even greater freedom of choice. Tenants make their apartment their home, and we make everything else as effortless as possible. VVO-brand apartments are state-subsidised developments, and are therefore cost principle rentals.

We have maintained our good profit performance. The future of the rental business looks bright in spite of developments in the surrounding world. A total of 964 apartments were under construction at the end of the review period, all of which are privately financed.

Our goal is to continue with our considerable investments and expand our housing offering in Finland's growth centres. We currently own 40,668 rental apartments. By the end of 2018, this figure will grow to 45,000 in 35 municipalities in Finland.

During the review period, we announced an agreement with Rakennusosakeyhtiö Hartela for the development of rental apartments in Helsinki, Espoo, Tuusula and Lahti worth a total of EUR 112

million. As part of this agreement, a total of over 500 apartments will be built in 2014–2018.

We have created a completely new way of working and a brand-new type of agreement structure, which we also intend to harness in our future new investments. The agreement with Hartela primarily consists of rental housing projects in the Helsinki Metropolitan Area, where there is a particular need for suitably sized rental apartments near services and good public transportation connections.

Our strategic objective is to be the number-one choice for rental housing. Growing our rental stock and an excellent customer experience will play a key role in this. A good customer experience is generated by a versatile range of housing solutions, easy and effortless dealings with us, and user-friendly online services.

Our tenants have been eager to complete their rental agreements online from start to finish. Over 60 per cent of our tenants have signed an online rental agreement. The use of e-signatures has increased steadily throughout the country.

According to our latest annual customer satisfaction survey, our tenants are satisfied: 92 per cent of our tenants have already recommended, or would be ready to recommend, VVO as a landlord.

Thank you for this period and have a great autumn!

Jani Nieminen  
CEO

Main » January - September

# Operating environment

## General operating environment

Growth in the global economy has been slower than predicted in the early year. Finland's growth outlook for the national economy has also weakened. Private consumption is not growing, investments are falling, and unemployment is rising. Uncertainty in the economy persists, and consumer confidence is lower than average. Interest rate levels can be expected to remain low. There were no substantial changes in the financing market.

## Industry operating environment

Demand for rental apartments has remained at a good level. Business is especially good for small rental apartments and newly constructed locations, particularly in growth centres. However, demand has slowed for larger apartments in older properties. There is clear demand for new homes in the Helsinki Metropolitan Area.

New development will focus on privately financed rental apartments. The slowness of the zoning process, particularly in the Helsinki Metropolitan Area, is making it harder to launch the construction of new 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 twenty-year interest subsidy model. The amended legislation may affect state-subsidised production.

[Main](#) » [January - September](#) » [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 - September » Turnover and result

## Turnover and result

VVO Group had a turnover of EUR 277.9 (258.6) million for the period 1 January–30 September 2014. The VVO Non-subsidised segment recorded a turnover of EUR 146.2 (129.6) million, and the VVO State-subsidised segment EUR 140.0 (137.1) million. Turnover was boosted by increased income from rental activities in both business segments, as well as capital gains from the sale of current assets in the VVO Non-subsidised segment.

The Group's operating profit totalled EUR 108.1 (96.8) million, representing 38.9 (37.5) per cent of turnover. Profit before taxes totalled EUR 74.2 (66.7) million. The result includes EUR 5.4 (8.3) million in capital gains and losses from the sale of fixed assets. Our favourable profit performance is based on the successful management of maintenance costs, a low tenant turnover, a good occupancy rate, and low financial costs.

Financial income and expenses included in the result totalled EUR -34.0 (-30.2) million. The VVO Non-subsidised segment generated EUR 49.2 (47.3) million in profit before taxes and the VVO State-subsidised segment EUR 25.1 (19.7) million.

Turnover

**277.9**

million EUR

Profit

**74.2**

million EUR

Main » January - September » Balance sheet and financing

## Balance sheet and financing

At the end of the review period, the Group's balance sheet total was EUR 2,544.9 (2,450.0) million. Equity totalled EUR 539.8 (473.6) million. The equity ratio was 41.8 (38.2) per cent at fair value and 21.7 (19.8) per cent at book value. Equity per share calculated at fair value (including deferred tax liability) was EUR 217.12 (186.99). The VVO Non-subsidised segment's equity ratio was 49.0 (46.1) per cent at fair value and 26.1 (24.9) per cent at book value. The Group's return on equity was 14.7 (14.3) per cent and its return on investment 6.3 (6.2) per cent.

At the end of September, the Group's liquid assets totalled EUR 135.9 (145.7) million. The Group maintained good liquidity throughout the period. Of the EUR 80 million commercial paper programme, EUR 48.0 (45.5) million had been issued.

At period end, interest-bearing liabilities stood at EUR 1,833.8 (1,787.1) million.

Main » January - September » 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	30 September 2014	30 September 2013	31 December 2013
Interest subsidy loans	608.8	610.6	611.9
Annuity and mortgage loans	302.5	312.6	312.6
Market loans	854.8	791.7	802.0
Other loans	19.8	26.7	21.0
Commercial papers	48.0	45.5	47.5
Total	1,833.8	1,787.1	1,795.1

	1 January – 30 September 2014		1 January – 30 September 2013	
	EUR million	Average interest %	EUR million	Average interest %
Interest costs from property loans				
Interest subsidy loans *)	7.0	1.5	8.0	1.8
Annuity loans	8.6	3.8	9.9	4.2
Market loans	10.5	1.9	9.5	1.8
- Including hedging costs	17.0	3.0	15.6	3.0
Other loans	0.2	3.7	0.2	3.5
Property loans in total	32.8	2.6	33.8	2.8

Interest rate hedges, EUR million	30 September 2014	30 September 2013	31 December 2013
Market-based loans	854.9	791.7	802.0
- With fixed interest	245.8	256.0	252.2
- With floating rates	609.1	535.7	549.8

Interest rate derivative agreements	434.8	347.2	344.9
Interest rate options	28.0	28.0	28.0
Value of interest rate derivatives	-44.9	-28.9	-27.6
Degree of hedging, %	80	76	74

\*) The interest subsidy paid by the State to banks was EUR 0.2 million (0.5).

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

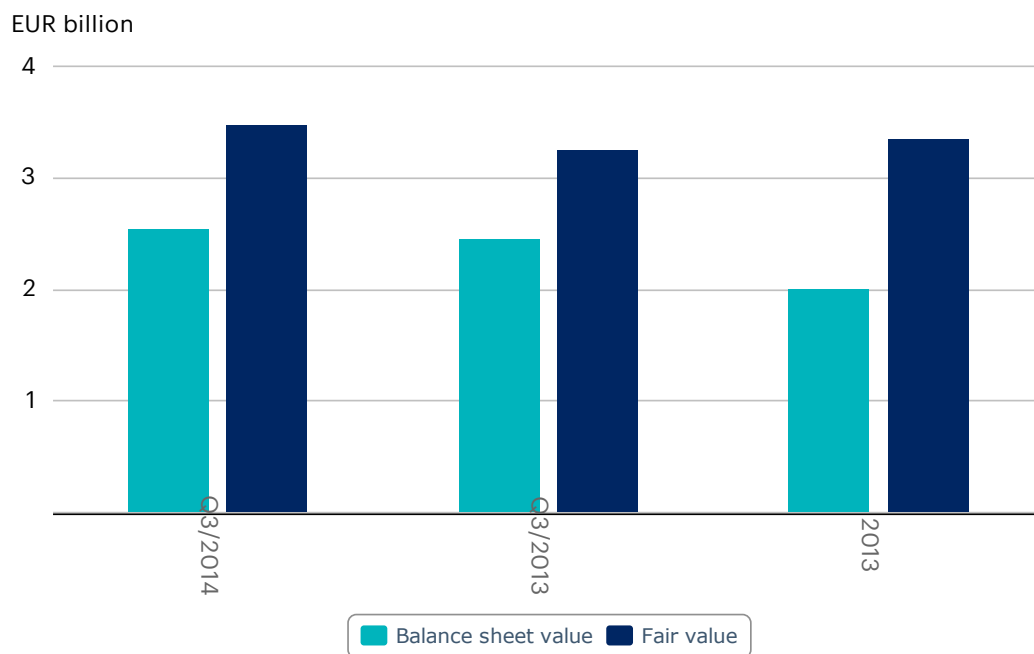
## Real estate property and fair value

On 30 September 2014, the Group owned 40,668 (40,262) rental apartments. The VVO Non-subsidised segment accounted for 19,880 (19,488) homes and the VVO State-subsidised segment for 20,788 (20,774).

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 30 September 2014. The criteria for determining fair value are reported in the notes to the 2013 financial statements.

On 30 September 2014, the fair value of rental apartments and business premises in the rental apartment buildings was EUR 3,473.0 (3,235.8) million, Fair value rose by EUR 121.9 million, or 3.6 per cent, during the review period. This growth stemmed from investments, trends in apartment prices, and the end of state-subsidisation for certain properties. The difference in value was EUR 1,334.3 (1,206.1) million, representing growth of EUR 21.3 million, or 1.6 per cent, during the review period.

## Value development Q3/2014





Main » January - September » Rental housing

## Rental housing

The financial occupancy rate is at an excellent level, and stood at 98.1 (98.4) per cent during the review period. During the review period, 550 (138) privately-financed rental apartments were completed for VVO in Helsinki, Espoo and Vantaa.

At period end, 462 (249) apartments were vacant due to renovations. Overall turnover was 19.8 (19.5) per cent. Turnover excluding internal exchanges was 16.3 (16.1) per cent. The average rent per square metre in apartments where rent can be freely determined (Lumo apartments) – a total of 26,493 (24,539) apartments – was EUR 13.27 (12.83) at the end of the period and EUR 13.12 (12.65) for the full period. The corresponding figures for apartments leased at a cost-price rent (the Cost principle group) – a total of 14,175 (15,723) apartments – were EUR 12.45 (12.03) at the end of the period and EUR 12.37 (11.96) on average during the period.

Demand for apartments has remained high. At the end of the period, there were 22,133 (23,140) active applications. (Applications are active for 3 months.) The average number of active applications per rental agreement termination was 23.7 (25.4). The number of new rental housing applications received during the review period was 54,752 (56,747).

According to the latest calculation, the average period of tenancy in the same apartment is 5.8 years. Long customer relationships are based on systematic apartment maintenance, lively resident activities, and a versatile range of residents' benefits.

According to our latest customer satisfaction survey, our tenants are satisfied: 92 (92) per cent of our tenants have already recommended, or would be ready to recommend, VVO as a landlord.

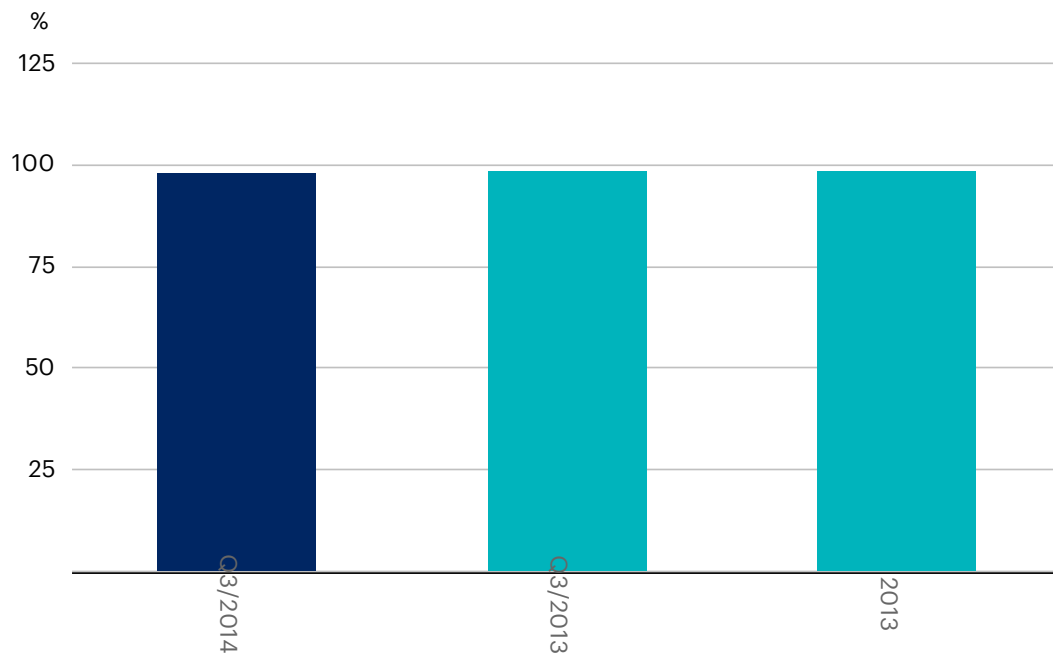
With the introduction of Lumo, the VVO Group now has two rental housing brands. Lumo is a market-led rental concept that offers next-generation services for rental housing and gives tenants even greater freedom of choice. VVO-brand apartments are state-subsidised developments, and are therefore cost principle rentals.

Over 60 per cent of our tenants have signed an online rental agreement. The use of e-signatures has increased steadily throughout the country. About 1,000 rental agreements are made every month.

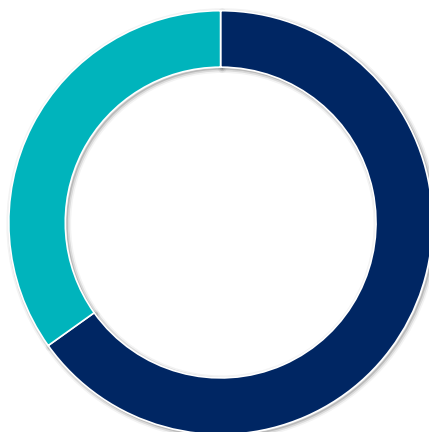
The vvo.fi website has been revamped. The focus has been on making it easier to browse for apartments and fill out a rental application. Applications can now also be filled out on more devices, such as mobile phones and tablets.

Nationwide tenant events were organised at Linnanmäki amusement park in Helsinki and Särkänniemi amusement park in Tampere. The Northern Finland VVO Home Centre arranged a tenants' outing to the Ranua Wildlife Park. A total of about 12,000 people took part in these events.

### Financial occupancy rate Q3/2014



## Rental housing stock 30 September 2014



■ Market rent 26,493 ■ Cost-price rent 14,175

Main » January - September » Investments and property development



## Investments and property development

VVO launched the construction of 493 (408) apartments during the review period. A total of 964 (821) apartments were under construction at the end of the period, all of which are privately financed. Of the apartments under construction, 651 (588) are located in the Helsinki region and 313 (233) in other Finnish growth centres.

Several construction companies responded to VVO's invitation to bid for rental apartment construction projects worth EUR 100 million. On 29 August 2014, VVO Kodit Oy signed an agreement with Rakennusosakeyhtiö Hartela for the development of rental apartments in Helsinki, Espoo, Tuusula and Lahti worth a total of EUR 112 million. A total of over 500 apartments will be built under this agreement.

During the review period, VVO acquired 74 (443) and sold 156 (264) apartments.

The Group's gross investments during the period totalled EUR 132.3 (170.0) million. EUR 19.7 (25.0) million of these investments was allocated to capitalised renovation costs.

The VVO Non-subsidised segment accounted for EUR 120.5 (155.2) million of the gross investments, and the VVO State-subsidised segment for EUR 11.8

A total of

# 964

rental  
apartments  
under  
construction.

Investments

# 132.3

million EUR

(14.8) million.

Repair costs totalled EUR 53.1 (54.3) million, of which EUR 33.4 (29.2) million was allocated to renovations with an effect on earnings.

During the review period, the temperature-corrected consumption of heating energy in VVO properties was about 0.5 per cent higher than in the corresponding period of the previous year.



[Main](#) » [January - September](#) » [Personnel](#)

## Personnel

VVO Group employed 335 (331) people at the end of the review period, and an average of 338 (345) people during the period. In addition, VVO had about 40 summer employees.

[Main](#) » [January - September](#) » [Management and administration](#)

## Management and administration

Antti Rinne resigned from VVO Group plc's Board of Directors on 24 May 2014. There have been no other changes in the make-up of the Board of Directors or Management Group.

Main » January - September » Shareholders

## Shareholders

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

### VVO's major shareholders:

Shareholder	% of shares
Ilmarinen Mutual Pension Insurance Company	18.00
Varma Mutual Pension Insurance Company	16.98
Finnish Metalworkers' Union	9.70
Trade Union for the Public and Welfare Sectors JHL	8.73
Finnish Construction Trade Union	8.31
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
Other	8.48
Total	100.00

[Main](#) » [January - September](#) » [Corporate responsibility](#)

## Corporate responsibility

VVO's operations are based on supplying a broad range of safe and comfortable rental accommodation. VVO seeks to improve the status of rental housing by participating in public debate on Finnish housing policy.

Amendments to construction legislation came into force on 1 July 2014. Clients and contractors are now required to provide the tax authorities with information about the contracts and personnel employed in their construction projects. The VVO Group has introduced new project IDs with which to provide this information to the tax authorities.

Petteri Tiihonen from Kiinteistöhuolto Reilax Oy received VVO's 2014 Maintenance Employee of the Year award in recognition of his high-quality work.

VVO received an honorary mention in the major employer category of the Responsible Summer Job (Vastuullinen kesäduuni) campaign.

The Virkeä programme launched a team sponsorship development project, which will be open for applications in 2015. VVO has been supporting young athletes with grants since 2012. There have been six new sponsorships: Lassi Etelätalo, Henry Manni, Nooralotta Neziri, Emilia Soini, Venla Paunonen and Tommi Pulli.

**Main » January - September » Near-term risks and uncertainties**

## Near-term risks and uncertainties

In terms of financial risks, the situation has not substantially changed 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 other weakening in financing terms.

A potential fall in house prices could have an impact on the fair value of property assets.

A more detailed description of risks and uncertainties can be found in the financial statements and on our website, [vvo.fi](http://vvo.fi).

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

## Events after the period under review

There have been no major events since the end of the review period.



[Main](#) » [January - September](#) » [Outlook for 2014](#)

## Outlook for 2014

Finnish companies can expect only a modest outlook for the rest of the year. Economic trends are below average in all main market areas. Uncertainty in the economy persists. It appears that consumer confidence will remain low, and consumers' available funds are expected to further contract. Interest levels are expected to remain exceptionally low.

Fewer new housing developments will be launched. However, the number of start-ups in the Helsinki Metropolitan Area is expected to remain at the same level as last year. At a nationwide level, slightly fewer privately financed apartments and terraced houses will be begun than in 2013. There is fierce competition for the small number of available plots.

The number of completed apartments on sale has continued to increase, curbing the number of projects initiated by construction companies. The volume of renovation construction will continue to rise.

Demand for rental apartments is expected to remain good. New development will continue to focus on privately financed rental apartments. Some owner-occupied apartments will also come onto the rental market.

VVO's financial occupancy rate and resident turnover look to remain at the current level. Profit performance is also expected to remain good, especially in the VVO Non-subsidised segment. Strong investments will continue due to stable demand for rental apartments in growth centres.

Main » Financial Statements » Consolidated income statement

## Consolidated income statement

EUR 1,000	1 January – 30 September 2014	1 January – 30 September 2013	1 January to 31 December 2013
Turnover	277,881	258,585	346,610
Other operating income	7,344	10,079	11,828
Share in profits of associated companies	492	240	353
Amortisations and depreciation	-38,471	-39,697	-53,701
Expenses	-139,112	-132,374	-188,919
Operating profit/loss	108,134	96,834	116,171
Net financial expenses	-33,969	-30,162	-40,303
Profit before taxes	74,166	66,671	75,868
Income tax *)	-15,859	-16,431	-1,333
Minority interest	-135	-201	-285
Profit for the period	58,171	50,039	74,249

\*) 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	30 September 2014	30 September 2013	31 December 2013
<b>ASSETS</b>			
Non-current assets			
Intangible assets	8,710	7,915	9,857
Tangible assets	2,276,058	2,149,378	2,182,532
Investments	25,764	22,693	23,341
Non-current assets total	2,310,531	2,179,986	2,215,730
Current assets			
Inventories	32,700	41,385	42,570
Non-current receivables	2,043	2,543	3,014
Current receivables	8,778	15,570	12,820
Financial securities	60,191	75,591	63,969
Cash and cash equivalents	130,624	134,895	130,446
Current assets total	234,336	269,984	252,819
<b>TOTAL ASSETS</b>	<b>2,544,867</b>	<b>2,449,970</b>	<b>2,468,549</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
Equity			
Share capital	58,025	58,025	58,025
Other equity	481,805	415,613	439,919
Total equity	539,830	473,638	497,945

Minority interest	11,216	11,353	11,241
Obligatory provisions	994	1,222	1,348
Liabilities			
Non-current liabilities	1,806,602	1,806,320	1,789,625
Current liabilities	186,224	157,436	168,391
Total liabilities	1,992,826	1,963,756	1,958,015
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>2,544,867</b>	<b>2,449,970</b>	<b>2,468,549</b>

Main » Financial Statements » Consolidated cash flow statement

## Consolidated cash flow statement

EUR 1,000	1 January – 30 September 2014	1 January – 30 September 2013	1 January – 31 December 2013
Cash flows from operating activities			
Profit/loss before non-recurring items	74,166	66,671	75,868
Adjustments:			
Depreciation according to plan and impairment	38,471	39,697	53,700
Other income and expenses not including payments	-1,546	-590	-576
Financial income and expenses	33,969	30,158	40,303
Other adjustments	-5,435	-8,329	-8,739
Cash flow from operating activities before change in working capital	139,624	127,607	160,556
Change in working capital:			
Change in sales receivables and other receivables	-699	-1,147	1,180
Change in inventories	9,870	430	-632
Change in accounts payable and other liabilities	-13,830	-5,903	-2,690
Cash flow from operating activities before financial items, provisions and taxes	134,965	120,987	158,413
Interest paid and payments on other operational financial costs	-34,894	-37,375	-46,754
Financial income from operating activities	803	1,846	2,294
Direct taxes paid	-13,911	-11,200	-15,483
Cash flows from operating activities (A)	86,963	74,259	98,470
Cash flows from investing activities			

Investments	-132,300	-155,387	-208,196
Capital gains	11,315	13,527	16,816
Change in granted long-term loans	40	20	20
Interest and dividends received on investments	935	552	650
Cash flows from investing activities (B)	-120,009	-141,288	-190,709
Cash flows from financing activities			
Long-term loans raised	91,163	161,807	181,977
Long-term loan repayments	-46,231	-49,946	-58,800
Change in short-term loans	452	9,000	5,849
Financial securities	-2,478	-22,263	-8,662
Dividends paid	-16,286	-14,805	-14,805
Cash flows from financing activities (C)	26,621	83,793	105,559
Change in cash and cash equivalents (A+B+C)	-6,426	16,764	13,319
Cash and cash equivalents at beginning of period	142,283	128,963	128,963
Cash and cash equivalents at end of period	135,857	145,727	142,283

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, % =	$\frac{\text{Profit before non-recurring items} - \text{Taxes}}{\text{Equity} + \text{Minority share, average for the year}} \times 100$	x 100
Return on investment, % =	$\frac{\text{Profit before non-recurring items} + \text{Financing expenses}}{\text{Balance sheet total} - \text{Interest-free debt, average for the year}} \times 100$	x 100
Equity ratio, % =	$\frac{\text{Equity} + \text{Minority share}}{\text{Balance sheet total} - \text{Advances received}} \times 100$	x 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 – Sept	Jan – Sept	measures	Jan –	Jan – Sept	Jan – Sept	measures	Jan –	Jan – Dec	Jan – Dec	measures	Jan –
	2014	2014		Sept	2013	2013		Sept	2013	2013		Dec
	2014	2014		2014	2013	2013		2013	2013	2013		2013
External turnover	139,900	137,954	27	277,881	123,375	135,183	27	258,585	165,943	180,631	36	346,610
Internal turnover	6,298	2,017	-8,315	0	6,183	1,957	-8,140	0	8,391	2,703	-11,094	0
Total turnover	146,198	139,971	-8,288	277,881	129,558	137,139	-8,112	258,585	174,334	183,334	-11,058	346,610
Other operating income	6,848	496		7,344	9,258	621	200	10,079	10,449	1,179	200	11,828
Amortisations and depreciation	-20,431	-18,073	33	-38,471	-20,228	-19,494	26	-39,697	-27,729	-25,999	27	-53,701
Share in profits of associated companies	356	311	-176	492	193	219	-172	240	71	331	-50	353
External operating costs	-71,503	-67,570	-38	-139,112	-65,347	-66,978	-49	132,374	-90,977	-97,879	-63	188,919
Internal operating costs	-1,320	-7,294	8,615	0	-1,372	-6,677	8,049	0	-1,936	-9,168	11,104	0
Total other operating costs	-72,824	-74,864	8,576	-139,112	-66,719	-73,655	7,999	132,374	-92,913	-107,047	11,041	188,919
Operating profit	60,148	47,841	145	108,134	52,062	44,830	-59	96,834	64,212	51,798	160	116,171
External financial income and expenses	-18,992	-14,976	-1	33,969	-12,715	-17,447	0	-30,162	-17,688	-22,615	0	-40,303
Internal												



financial income and expenses	4,327	-4,057	-270	0	4,215	-3,943	-272	0	5,645	-5,283	-363	0
Financial income and expenses	-14,666	-19,033	-270	33,969	-8,499	-21,391	-272	-30,162	-12,043	-27,898	-363	-40,303
Profit before non-recurring items and taxes	45,483	28,808	-125	74,166	43,563	23,440	-331	66,671	52,170	23,901	-203	75,868

Main » Financial Statements » Balance sheet by segment

## Balance sheet by segment

EUR 1,000	VVO Non- subsidiised	VVO State- subsidiised	Group con- solidation measures	Group 30 Sept 2014	VVO Non- subsidiised	VVO State- subsidiised	Group con- solidation measures	Group 30 Sept 2013	VVO Non- subsidiised	VVO State- subsidiised	Group con- solidation measures	Group 31 Dec 2013
Non-current assets												
Intangible assets	1,965	6,745		8,710	3,684	4,231		7,915	4,036	5,820		9,857
Tangible assets	1,188,424	1,083,503	4,130	2,276,058	1,051,002	1,094,289	4,087	2,149,378	1,086,497	1,091,939	4,097	2,182,532
Equity investments	20,401	14,893	-9,530	25,764	17,885	14,284	-9,476	22,693	18,121	14,574	-9,354	23,341
	1,210,790	1,105,141	-5,400	2,310,531	1,072,571	1,112,804	-5,389	2,179,986	1,108,654	1,112,333	-5,257	2,215,730
Current assets												
Inventories and advance payments	32,700			32,700	41,385			41,385	42,570			42,570
Receivables	89,329	4,245	-82,753	10,821	92,929	5,006	-79,823	18,113	93,069	3,767	-81,002	15,834
Other liquid assets	14,238	40,720		54,958	33,991	30,768		64,759	19,562	32,571		52,132
Liquid assets	66,912	68,888	57	135,857	87,087	58,604	35	145,727	78,418	63,824	41	142,283
	203,179	113,853	-82,697	234,336	255,393	94,379	-79,787	269,984	233,618	100,162	-80,961	252,819
<b>TOTAL ASSETS</b>	<b>1,413,969</b>	<b>1,218,994</b>	<b>-88,096</b>	<b>2,544,867</b>	<b>1,327,963</b>	<b>1,207,183</b>	<b>-85,177</b>	<b>2,449,970</b>	<b>1,342,272</b>	<b>1,212,495</b>	<b>-86,218</b>	<b>2,468,549</b>
Equity												
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	251,069	175,651	-270	426,451	212,841	147,740	-227	360,354	228,696	156,142	-273	384,565
	364,869	178,510	-3,549	539,830	326,640	150,599	-3,601	473,638	342,496	159,001	-3,553	497,945
Minority interest												
Minority interest	3,708	9,702	-2,193	11,216	3,847	9,692	-2,185	11,353	3,799	9,500	-2,058	11,241
Liabilities												
Interest-free liabilities	97,576	66,625	-4,224	159,977	109,710	72,803	-4,587	177,927	101,779	68,503	-5,985	164,296
Interest-bearing liabilities												

Long-term	864,827	909,003	-77,901	1,695,928	797,628	946,585	-69,090	1,675,123	804,993	949,795	-74,392	1,680,396
Short-term	82,990	55,155	-229	137,915	90,138	27,504	-5,714	111,928	89,205	25,697	-231	114,671
	947,816	964,157	-78,130	1,833,844	887,766	974,089	-74,804	1,787,052	894,198	975,492	-74,623	1,795,067
	1,045,392	1,030,782	-82,354	1,993,820	997,476	1,046,893	-79,390	1,964,978	995,977	1,043,995	-80,608	1,959,363
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	1,413,969	1,218,994	-88,096	2,544,867	1,327,963	1,207,183	-85,177	2,449,970	1,342,272	1,212,495	-86,218	2,468,549