

GROWING



ONE THOUSAND
HOMES UNDER
CONSTRUCTION

CONTENTS

SATO in brief.....	1
Strategy	2
SATO Corporation's interim report 1 Jan - 30 Sep 2015.....	4
Summary of 1 Jan - 30 Sep 2015 (1 Jan - 30 Sep 2014)	4
Summary of 1 Jul - 30 Sep 2015 (1 Jul - 30 Sep 2014)	4
Operating environment.....	4
Erkka Valkila, President and CEO	4
Review period 1 Jan - 30 Sep 2015 (1 Jan - 30 Sep 2014)	5
Net sales and profit.....	5
Financial position and financing.....	5
Housing assets and fair value.....	5
Investments and divestments.....	5
Rental activities.....	5
Property development	6
Business operations in St. Petersburg	6
Review period 1 Jul - 30 Sep 2015 (1 Jul - 30 Sep 2014)	6
Net sales and profit.....	6
Housing assets and fair value.....	6
Rental activities.....	6
Property development	6
Business operations in St. Petersburg	6
Other developments.....	6
Corporate responsibility	6
President and CEO.....	7
Personnel.....	7
Legal proceedings.....	7
Future risks and uncertainties	7
Outlook.....	7
SATO Corporation's shareholders on 12 Oct 2015	7
Financial trend.....	8
Consolidated income statement, IFRS.....	10
Consolidated statement of comprehensive income, IFRS.....	10
Consolidated statement of financial position, IFRS.....	11
Consolidated statement of cash flow, IFRS.....	12

SATO is one of Finland's leading lessors of rental homes. By providing homes, we support growth and development in society. We anticipate future needs and *open new doors.*

We have renewed our reporting starting from 1 January 2015, and shifted to a function-specific presentation method in our income statement. Through this renewal, we are able to offer more detailed information about the allocation of income and costs between different business areas. We have discontinued the division into segments, and all of SATO's operations are reported as a single business entity.



SATO's strategy creates value



MISSION

SATO provides good housing

VISION

Best home address –
50,000 happy residents

VALUES

AIMING HIGH
A HUMAN TO HUMAN
JOY AND EASE OF EXPERTISE

KEY STRATEGIC AREAS

PROFITABILITY

ensures the creation of well-being in the long term

GROWTH

increases the supply of rental apartments and the company's value

EXCELLENT CUSTOMER EXPERIENCE

provides competitive edge

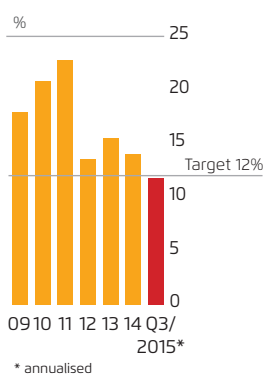
INSPIRING COMPANY CULTURE

supports employee engagement

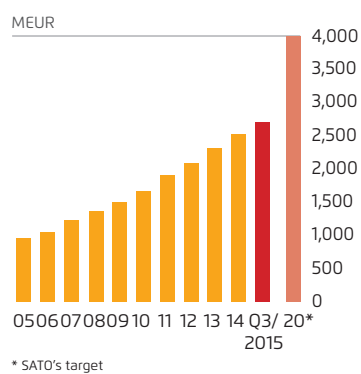
SUSTAINABILITY CREATES WELL-BEING

STRATEGIC GOALS

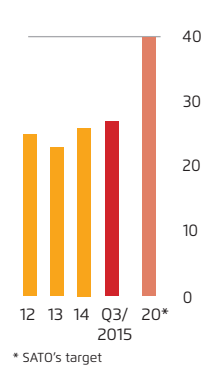
Return on equity



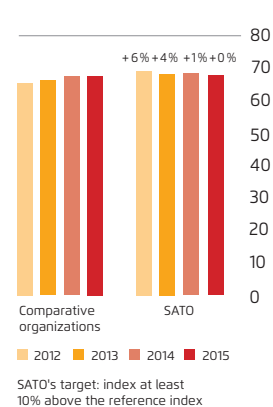
Value of the investment property



Net promoter score NPS



Personnel's satisfaction, index



SATO Corporation's interim report

1 Jan – 30 Sep 2015

Summary of 1 Jan – 30 Sep 2015 (1 Jan – 30 Sep 2014)

- Profit before taxes stood at EUR 102.5 (123.7) million.
- The change in the fair value of rental homes included in the result was EUR 26.4 (47.7) million.
- Shareholders' equity stood at EUR 948.0 (874.1) million, or EUR 18.65 (17.19) per share.
- The return on equity was 11.8% (15.5%).
- Rental income amounted to EUR 187.8 (181.8) million.
- Investments in rental homes stood at EUR 195.0 (143.4) million.
- A total of 960 (603) rental homes were acquired or completed.
- The occupancy rate was 96.6% (96.9%).

Summary of 1 Jul – 30 Sep 2015 (1 Jul – 30 Sep 2014)

- Profit before taxes stood at EUR 9.4 (27.1) million.
- The change in the fair value of rental homes included in the result was EUR -18.3 (4.8) million, of which St. Petersburg represented EUR -17.5 million.
- Rental income amounted to EUR 62.8 (61.3) million.
- Investments in rental homes stood at EUR 98.9 (42.6) million.
- The occupancy rate was 96.7% (97.8%).

Operating environment

Economic growth in Finland has been modest for a long time. Consumer confidence continued to be below long term average.

Decreasing oil prices have kept the general level of inflation low. Interest rates have remained exceptionally low.

The supply of rental homes has increased in SATO's operating areas, thus intensifying competition. As a result of the increased competition and weak development of purchasing power, rent increases are more

modest than before.

The prices of owner-occupied housing have continued to develop positively in the Helsinki Metropolitan Area, but elsewhere in the country, the prices have decreased slightly.

The Russian economy has declined markedly in 2015, and the exchange rate of the rouble fluctuates considerably.

Erkka Valkila, President and CEO:

– SATO has invested strongly in new rental homes in the new housing areas in the Helsinki Metropolitan

Area. This year, a total of about one thousand homes have been completed for or acquired by SATO, most of them in Helsinki or Espoo. The high number of completed homes has increased vacancy; however underlying occupancy rate has remained stable.

– Urbanisation is expected to intensify in Finland. This and the increasing immigration are adding to the pressure to have more rental homes, particularly in the Helsinki Metropolitan Area. Our view is that the demand for small rental homes will

exceed the forecasts in the coming years. Therefore the need to simplify the administrative process of construction and zoning is urgent.

– We will continue to invest in rental homes, and in order to secure our future growth, we have broadened our funding base. In September, we successfully issued our first unsecured bond directed at international investors.

Review period

**1 January – 30 September 2015
(1 January – 30 September 2014)**

Net sales and profit

The Group's net sales increased in January–September by 3.7 percent year-on-year and totalled EUR 244.8 (236.0) million. Of the net sales, rental income accounted for EUR 187.8 (181.8) million.

The operating profit was EUR 130.5 (152.9) million.

Profit before taxes stood at EUR 102.5 (123.7) million. The result was affected by a cost provision of EUR 4.3 million made on the basis of a decision by the Court of Appeal on the construction of Asunto Oy Helsingin Tila. The change in the fair value of rental homes included in the result was EUR 26.4 (47.7) million. The decreased change is mainly due to the weaker development of housing prices than in the reference period.

Financial position and financing

The consolidated balance sheet totalled EUR 3,034.4 (2,748.0) million at the end of September. Equity was EUR 948.0 (874.1) million. Equity per share was EUR 18.65 (17.19).

The Group's equity ratio was 31.2 (31.9) percent at the end of September.

The Group's annual return on equity was 11.8 (15.5) percent. The return on investment was 6.7 (8.3) percent.

Interest-bearing liabilities at the end of September totalled EUR 1,777.9

(1,569.2) million, of which market based loans accounted for EUR 1,450.3 (1,193.8) million. The average interest rate was 2.4 (2.8) percent. Net financing costs totalled EUR 28.1 (29.2) million.

EUR 464.2 million of new long-term financing was acquired during the review period. The loan-to-value (LTV) ratio was 57 (56) percent at the end of September. In September, SATO issued a EUR 300 million unsecured bond offered to European investors. The bond has a maturity of five years, and it has a fixed coupon of 2.25 percent. The bond received a credit rating of Baa3 from Moody's, and it is listed on the Irish stock exchange.

The calculated impact on equity of changes in the market value of interest hedging was EUR 3.6 (-12.8) million.

Housing assets and fair value

The development of the value of rental homes is a key factor for SATO. Its housing assets are located in areas where the demand for rental homes will increase in the long term. The allocation of building repairs is based on life-cycle plans and repair-need specifications.

On 30 September 2015, SATO owned a total of 23,992 (24,127) homes. A total of 960 rental homes were acquired or completed. The total number of divested rental homes and shared ownership homes redeemed by the owner-occupants was 1,141.

The fair value of rental homes was EUR 2,697.1 (2,489.0) million at the end of September. Change in the value of investment assets was EUR 169.1 (173.0) million.

Of the value of homes, the Helsinki region accounted for some 80 percent, Tampere, Turku, Oulu and Jyväskylä made up 16 percent, and St. Petersburg covered 4 percent at the end of September.

Investments and divestments

Investment activities prepare the ground for growth. Since 2000, SATO has invested a total of EUR 2.0 billion in rental homes. SATO acquires and builds entire rental buildings and single rental homes.

Investments in rental homes stood at EUR 195.0 (143.4) million. Investments in the Helsinki Metropolitan Area represented 80 percent of all investments in the early part of the year, and investments in new homes represented 47 percent. The most significant single investment was the acquisition of 379 rental homes from ICECAPITAL Housing Fund I Ky in August. Most of these homes are located in the Helsinki Metropolitan Area. The total contract price was EUR 68 million.

On 30 September 2015, binding purchase agreements in Finland totalled EUR 112.4 (63.5) million.

During the reporting period, 1,078 (310) rental homes with a total value of EUR 59.7 (19.7) million were divested in Finland. The biggest individual transaction was the sale of 760 rental homes financed by state-subsidised loans to the Y Foundation. The divested homes were mainly located outside SATO's primary operating area.

Rental activities

Effective rental activities provide home-seekers with quick access to a home and the Group with a steadily increasing cash flow. Rental services are mainly offered by SATO's rental offices. In addition, web-based initiatives produce an excellent match between customers' needs and homes available.

Rental income increased by 3.3 percent to EUR 187.8 (181.8) million. The economic occupancy rate of homes in Finland was 96.6 (96.9) percent on average, and the rental home turnover rate was 40.5 (37.3) percent.

The average rent per square metre was EUR 16.14 (15.55) per month in SATO's rental homes in Finland and EUR 8.69 (8.75) per month in shared ownership homes during the review period.

Net rental income from homes stood at EUR 118.3 (113.9) million, and the net rental income rate was 6.0 (6.4) percent on an annual level.

Property development

Property development allows for new investments in rental homes in Finland. The rental capacity and value of rental homes owned by SATO are developed through renovation activities.

The book value of owned plot reserves totalled EUR 68.0 (71.3) million at the end of September. The value of new plots acquired by the end of September totalled EUR 3.8 (2.8) million.

A permitted building volume for 800–1,000 flats is being developed for the building plots of our own housing stock.

In Finland, a total of 392 (414) rental homes and 99 (127) homes for sale were completed. On 30 September 2015, a total of 968 (677) rental homes and 130 (221) owner-occupied homes were under construction.

A total of EUR 36.2 (28.5) million was spent on repairing homes and improving the quality of homes.

A total of 97 (178) owner-occupied homes were sold in January–September. At the end of the review period, a total of 29 (76) completed homes and 78 (149) homes under construction remained unsold. The total purchase value of these unsold homes amounted to EUR 54.7 (104.3) million. SATO mainly sells its owner-occupied homes after completion.

Business operations in St. Petersburg

The housing market in St. Petersburg corresponds to that of the whole of

Finland in terms of volume. SATO is following its growth strategy by investing in rental homes in St. Petersburg. Homes are acquired in central locations in the city.

At the end of September, housing assets in St. Petersburg totalled EUR 115.3 (130.3) million. The total amount of binding purchase agreements was EUR 3.5 (15.1) million.

On 30 September 2015, SATO owned 376 (313) completed and 154 (217) homes under construction in St. Petersburg.

The economic occupancy rate of rental homes was 86.1 (93.4) percent on average.

Review period 1 July – 30 September 2015 (1 July – 30 September 2014)

Net sales and profit

The Group's net sales decreased in July–September by 10.4 percent year-on-year and totalled EUR 69.3 (77.3) million. Of the net sales, rental income accounted for EUR 62.8 (61.3) million.

The operating profit was EUR 18.7 (36.8) million.

Profit before taxes was EUR 9.4 (27.1) million. The change in the fair value of rental homes included in the result was EUR -18.3 (4.8) million, of which St. Petersburg represented EUR -17.5 million.

Housing assets and fair value

The number of homes decreased by 364 in July–September. Change in the value of investment assets was EUR 44.2 (45.6) million.

Investments in rental homes totalled EUR 98.9 (42.6) million. A total of 776 (34) homes were divested in Finland at a total value of EUR 40.3 (2.2) million.

Rental activities

Rental income increased by 2.4 percent to EUR 62.8 (61.3) million. The

economic occupancy rate of homes in Finland was 96.7 (97.8) percent on average, and the rental home turnover rate was 40.8 (35.9) percent.

Net rental income from homes was EUR 39.9 (36.4) million.

Property development

No new building plots were acquired in July–September (0).

In Finland, a total of 33 (0) rental homes and 0 (78) homes for sale were completed.

A total of EUR 10.1 (10.9) million was spent on repairing homes and improving the quality of homes.

A total of 21 (31) owner-occupied homes were sold in July–September.

Business operations in St. Petersburg

In July–September, the value of housing assets in St. Petersburg decreased by EUR 17.5 (6.4) million as a result of changes in the exchange rate of the rouble and the development of housing prices. No new acquisitions were made.

A total of 63 new rental homes were completed during the review period.

The economic occupancy rate of rental homes was 76.6 (88.9) percent on average. The decrease in occupancy rate was mainly due to the completion of a new site towards the end of the period.

Other developments

Corporate responsibility

GRESB (the Global Real Estate Sustainability Benchmark) has assessed the corporate responsibility programme of SATO and rated it in the highest class: Green Star. In its benchmark group, consisting of twenty European housing investors, SATO was ranked third. Globally, SATO was ranked fifth of the 59 participating housing investors.

President and CEO

Saku Sipola was appointed the new President and CEO of SATO in June. He will assume his new position on 16th of November 2015.

Erkka Valkila, the current President and CEO of SATO, will retire in late 2015.

Personnel

At the end of September, the Group employed 172 (164) people, of whom 160 (154) were full-time employees. The average number of personnel in July–September was 170 (168).

Legal proceedings

On the basis of the decision of the Court of Appeal, the company has made a cost provision regarding the completion of the Asunto Oy Helsingin Tila building project, reducing the profit for the review period. The company has applied for leave to appeal to the Supreme Court.

Future risks and uncertainties

The economy continues to grow slowly, which is reflected in the housing and financing markets.

The change in the market value of homes affects the value of SATO's housing assets. The positive development of the value of housing assets and the rental capacity of homes are secured by focusing on growth centres.

Risks in housing investment activities in St. Petersburg are associated with the development of the market value of homes, fluctuations in exchange rates and other changes in the operating environment. St. Petersburg is limited to a maximum of 10 percent of the Group's housing assets. The current value of housing assets in St. Petersburg accounts for 4 percent of the Group's entire housing assets.

Changes in interest rates affect SATO's profit and balance sheet through changes in interest expenses and the market value of interest hedging. In accordance with the Group's financing policy, at least 60 percent of all loans are fixed-rate loans. The adequacy of financing is monitored using a rolling liquidity estimate.

A more detailed description of risks and risk management is available in the Group's 2014 annual report and on the company's website at www.sato.fi.

Outlook

Finnish economic growth and the general climate of confidence are expected to remain weak. In the operating environment, SATO's business operations are mainly affected by consumer confidence, the rent and price development of homes, and the interest rate.

The demand for rental homes is

expected to remain good in SATO's areas of operation, focusing mainly on small homes. Some 80 percent of SATO's housing assets are located in the Helsinki region, where the rent and price development is more stable than in other regions. SATO's product range responds to the demand for small homes, with the average area of homes being 57 square metres.

Increasing urbanisation and immigration offer good potential for continued investments in Finland. Owing to good demand and new investments, SATO's net rental income will improve from the year before. However, the increases in rents will be lower than in the previous years.

Interest rates are estimated to remain low, which will have a positive impact on SATO's business operations.

The Russian economy is expected to weaken. Due to the unstable economic and political situation in Russia, SATO is refraining from making new investment decisions in Russia for the time being.

SATO Corporation's shareholders 12 October 2015

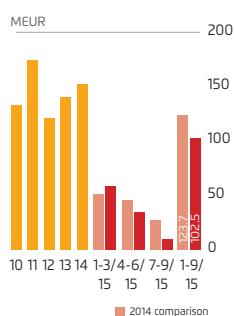
The largest shareholders and their holdings

Fastighets Ab Balder	30.3%
Varma Mutual Pension Insurance Company	22.8%
APG Asset Management NV	22.8%
Elo Mutual Pension Insurance Company	12.9%
The State Pension Fund	5.0%
The Finnish Construction Trade Union	0.9%
Others (72 shareholders)	5.3%

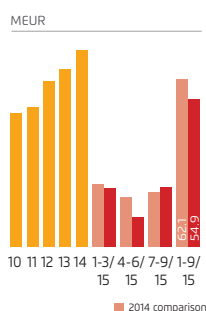
On 12 October 2015, SATO had 51,001,842 shares and 79 shareholders registered in the book-entry system. The share turnover rate was 32.2 percent for the period 1 January - 12 October 2015.

Financial trend

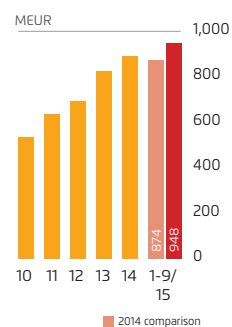
Profit before taxes



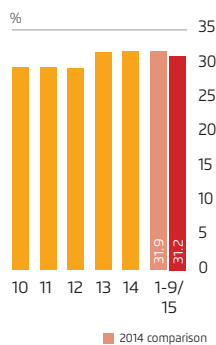
Cash earnings



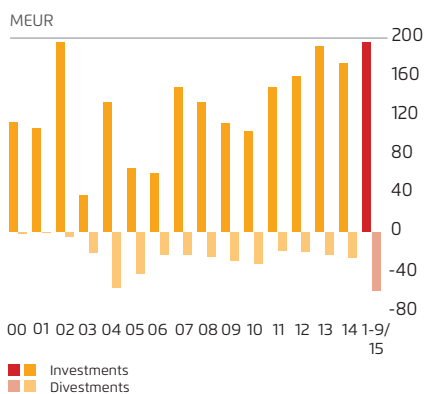
Shareholders' equity



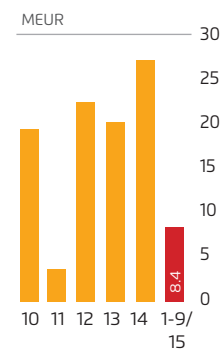
Equity ratio



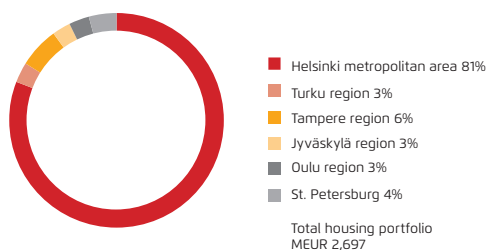
Housing investments and divestments



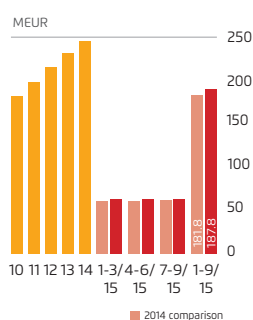
Housing investments in St. Petersburg



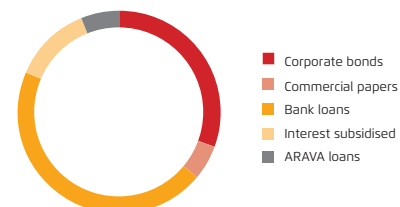
Regional distribution of the housing portfolio 30 September 2015



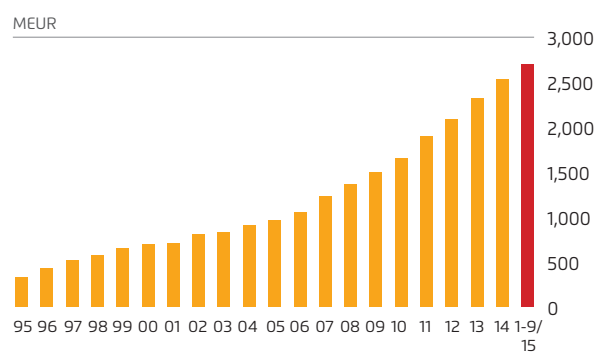
Rental income



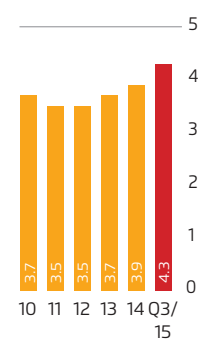
Interest-bearing debt, nominal values, 30 September 2015 total MEUR 1,789



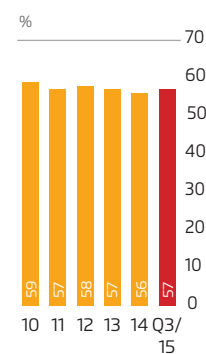
Trend in the housing portfolio value



Interest coverage ratio



LTV (Loan to Value)



Consolidated income statement, IFRS

MEUR	note	1 Jul – 30 Sep 2015	1 Jul – 30 Sep 2014	1 Jan – 30 Sep 2015	1 Jan – 30 Sep 2014	1 Jan – 31 Dec 2014
Rental Income		62.8	61.3	187.8	181.8	243.2
Sales Income, new production		6.4	15.8	55.8	45.9	60.6
Sales Income, land stock		0.0	0.1	0.7	7.9	7.9
Sales Income, other		0.1	0.1	0.4	0.4	0.5
Net sales		69.3	77.3	244.8	236.0	312.3
Property maintenance expenses		-22.2	-24.1	-67.0	-65.7	-92.1
Ground rents		-0.6	-0.6	-1.9	-1.8	-2.3
New production expenses		-6.0	-13.2	-50.6	-40.0	-54.7
Carrying value, land stock sold		0.0	-1.2	-0.4	-5.3	-6.7
Operating expenses		-28.8	-39.1	-119.9	-112.7	-155.9
Net operating income		40.5	38.2	124.9	123.3	156.5
Proceeds from disposal of investment properties	2	40.1	2.2	59.3	20.0	24.8
Carrying value of investment properties sold	2, 3	-36.4	-2.1	-52.3	-18.4	-25.7
Fair value change of investment properties	3	-18.3	4.8	26.4	47.7	63.8
Sales and marketing expenses		-1.7	-1.9	-6.1	-6.0	-8.0
Administrative expenses		-5.1	-4.6	-16.1	-14.3	-20.4
Other operating income		0.0	0.4	0.1	1.3	1.4
Other expenses		-0.5	-0.1	-5.7	-0.6	-1.1
Operating profit		18.7	36.8	130.5	152.9	191.3
Financial income		0.1	0.3	0.6	0.8	0.9
Financial expenses		-9.3	-10.1	-28.6	-30.0	-40.0
		-9.2	-9.8	-28.1	-29.2	-39.1
Profit before tax		9.4	27.1	102.5	123.7	152.2
Income tax expenses		-2.0	-5.4	-21.1	-24.7	-31.8
Profit for the period		7.4	21.6	81.3	99.0	120.5
Profit for the period attributable to						
Equity holder of the parent		7.4	21.6	81.3	98.8	120.3
Non-controlling interests		0.0	0.1	0.0	0.2	0.1
		7.4	21.6	81.3	99.0	120.5
Earnings per share attributable to equity holders of the parent						
Basic, EUR		0.15	0.42	1.60	1.94	2.37
Diluted, EUR		0.15	0.42	1.60	1.94	2.37
Average number of shares, million		50.8	50.8	50.8	50.8	50.8

Consolidated statement of comprehensive income, IFRS

MEUR	note	1 Jul – 30 Sep 2015	1 Jul – 30 Sep 2014	1 Jan – 30 Sep 2015	1 Jan – 30 Sep 2014	1 Jan – 31 Dec 2014
Other comprehensive income						
Items that will never be reclassified to income statement		0.0	0.0	0.0	0.0	-0.2
Items that may be reclassified subsequently to income statement						
Cash flow hedges		-5.3	-8.3	7.6	-19.1	-22.8
Available-for-sale financial assets		0.0	-0.4	0.0	-0.7	-0.7
Translation differences		-0.2	0.0	-0.1	0.0	-0.2
Related tax		1.1	1.7	-1.5	4.0	4.7
Other comprehensive income, net of tax		4.4	-7.0	5.9	-15.9	-19.1
Total comprehensive income		3.0	14.6	87.3	83.1	101.4
Comprehensive income attributable to						
Equity holders of the parent		3.0	14.6	87.3	82.9	101.2
Non-controlling interest		0.0	0.1	0.0	0.2	0.1
		3.0	14.6	87.3	83.1	101.4

Consolidated statement of financial position, IFRS

MEUR	note	30 Sep 2015	30 Sep 2014	31 Dec 2014
ASSETS				
Non-current assets				
Investment property	3	2,697.1	2,489.0	2,528.0
Tangible assets	4	2.3	2.2	2.4
Intangible assets	5	1.7	1.4	1.3
Investments in associated companies		0.0	0.0	0.1
Available-for-sale financial assets		1.7	1.7	1.7
Non-current receivables		12.6	10.2	10.8
Deferred tax assets		15.5	16.2	17.2
Total		2,730.8	2,520.7	2,561.5
Current assets				
Inventories	6	139.3	176.9	188.1
Account and other receivables		14.8	14.6	13.1
Deferred tax assets		6.9	2.8	7.1
Cash and cash equivalents		142.6	33.0	31.8
Total		303.6	227.3	240.1
TOTAL ASSETS		3,034.4	2,748.0	2,801.6
SHAREHOLDERS' EQUITY AND LIABILITIES				
Equity attributable to Equity holders of the parent				
Share Capital		4.4	4.4	4.4
Fair value and other reserves		-34.6	-37.8	-40.6
Reserve fund		43.7	43.7	43.7
Reserve for invested non-restricted equity		1.9	23.3	23.3
Retained earnings		932.6	840.4	861.4
Total		948.0	874.1	892.2
Non-controlling interests		0.1	1.2	0.1
TOTAL SHAREHOLDERS EQUITY		948.1	875.3	892.3
LIABILITIES				
Non-current liabilities				
Deferred tax liabilities		195.9	181.4	187.9
Provisions	11	5.0	2.9	2.9
Other non-current liabilities		49.8	49.4	53.5
Defined benefit liabilities		0.4	0.5	0.5
Long-term interest bearing liabilities	8	1,532.8	1,376.7	1,373.7
Total		1,783.8	1,611.0	1,618.5
Current liabilities				
Accounts payable and other liabilities		56.9	61.6	70.9
Deferred tax liabilities		0.4	7.6	8.8
Short-term interest bearing liabilities	8	245.2	192.6	211.1
Total		302.5	261.7	290.8
TOTAL LIABILITIES		2,086.3	1,872.7	1,909.3
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		3,034.4	2,748.0	2,801.6

Consolidated statement of cash flow, IFRS

MEUR	note	1 Jul – 30 Sep 2015	1 Jul – 30 Sep 2014	1 Jan – 30 Sep 2015	1 Jan – 30 Sep 2014	1 Jan – 31 Dec 2014
Cash flow from operating activities						
Profit for the period		7.4	21.6	81.3	99.0	120.5
Adjustments:						
Business activities not involving payment	12	18.6	-4.7	-21.4	-47.5	-63.1
Profit and loss on sales of investment properties	2	-3.7	0.0	-7.0	-1.5	0.9
Other adjustments		1.3	-0.1	-1.0	-0.6	-1.0
Interest expenses and other financial expenses		9.3	10.3	29.0	30.5	40.6
Interest income		-0.1	-0.3	-0.5	-0.7	-0.7
Dividend income		0.0	0.0	0.0	-0.1	-0.1
Income taxes		2.0	5.4	21.1	24.7	31.8
Cash flow before change in net working capital		34.8	32.2	101.5	103.9	128.8
Change in net working capital:						
Changes in accounts receivable and other receivables		0.3	1.3	-1.6	-3.6	-1.9
Change in inventories		3.5	6.7	50.8	13.3	2.2
Change in accounts payable and other liabilities		-2.8	5.8	-10.8	1.6	7.9
Interest paid		-9.8	-8.7	-33.1	-32.6	-41.1
Interest received		0.0	0.3	0.5	1.1	1.2
Taxes paid		-6.6	-3.7	-21.2	-12.7	-15.7
Net cash flow from operating activities		19.4	33.8	86.0	71.2	81.3
Cash flow from investing activities						
Disposals of subsidiaries, net of disposed cash		0.0	0.0	0.0	0.0	-0.1
Disposals of associated companies		0.0	0.0	0.0	0.2	0.0
Acquisitions of Investment properties		-98.9	-42.8	-195.0	-143.7	-174.1
Acquisitions of tangible and intangible assets		-0.1	0.4	-1.0	-0.2	-1.0
Repayments of loans receivable		0.0	0.0	1.5	0.1	0.4
Payments of granted loans		0.0	0.0	-1.8	-1.3	-2.1
Disposals of Investment property		15.9	2.2	35.3	19.9	24.6
Net cash flow from investing activities		-83.0	-40.2	-161.0	-124.9	-152.4
Cash flow from financing activities						
Repayments (-) / withdrawals (+) of current loans		-34.5	4.1	-2.1	19.9	28.2
Withdrawals of non-current loans		366.5	18.4	464.2	116.0	254.2
Repayments of non-current loans		-181.9	-21.5	-244.9	-64.8	-194.5
Repayment of capital and dividends paid		0.0	0.0	-31.5	-30.5	-30.5
Net cash flow from financing activities		150.2	1.0	185.8	40.6	57.5
Change in cash and cash equivalents		86.6	-5.4	110.8	-13.2	-13.6
Cash and cash equivalents at the beginning of period		56.2	38.6	31.8	46.4	46.4
Effect of exchange rate fluctuations on cash held		-0.2	-0.1	0.0	-0.2	-1.0
Cash and cash equivalents at the end of period		142.6	33.0	142.6	33.0	31.8

Consolidated statement of changes in shareholders' equity, IFRS

MEUR	Attributable to owners of the parent					Total	Non-controlling interests	Total equity
	Share capital	Fair value and other reserves	Reserve fund	Reserve for invested non-restricted equity	Retained earnings			
Shareholders' equity 1 Jan 2014	4.4	-21.9	43.7	44.5	750.9	821.7	1.0	822.8
Comprehensive income								
Remeasurements of defined benefit liability						0.0		0.0
Cash flow hedges, net of tax		-15.3				-15.3		-15.3
Available-for-sale investments, net of tax		-0.6				-0.6		-0.6
Translation differences					-0.1	-0.1		-0.1
Other adjustments						0.0		0.0
Profit for the period					98.9	98.9	0.2	99.0
Total comprehensive income	0.0	-15.9	0.0	0.0	98.8	82.9	0.2	83.1
Transaction with shareholders								
Dividend					-9.2	-9.2		-9.2
Capital Repayment				-21.2		-21.2		-21.2
Transaction with shareholders, total	0.0	0.0	0.0	-21.2	-9.2	-30.5	0.0	-30.5
Other adjustments					-0.1	-0.1		-0.1
Total of equity movements	0.0	-15.9	0.0	-21.2	89.5	52.3	0.2	52.5
Shareholders' equity 30 Sep 2014	4.4	-37.8	43.7	23.3	840.4	874.1	1.2	875.3

MEUR	Attributable to owners of the parent					Total	Non-controlling interests	Total equity
	Share capital	Fair value and other reserves	Reserve fund	Reserve for invested non-restricted equity	Retained earnings			
Shareholders' equity 1 Jan 2015	4.4	-40.6	43.7	23.3	861.4	892.2	0.1	892.3
Comprehensive income								
Remeasurements of defined benefit liability					0.0	0.0		0.0
Cash flow hedges, net of tax		6.0				6.0		6.0
Available-for-sale investments, net of tax						0.0		0.0
Translation differences					-0.1	-0.1		-0.1
Other adjustments						0.0		0.0
Profit for the period					81.3	81.3	0.0	81.3
Total comprehensive income	0.0	6.0	0.0	0.0	81.2	87.3	0.0	87.3
Transaction with shareholders								
Dividend					-10.1	-10.1	0.0	-10.1
Capital Repayment				-21.3		-21.3	0.0	-21.3
Transaction with shareholders, total	0.0	0.0	0.0	-21.3	-10.1	-31.5	0.0	-31.5
Other adjustments					0.0	0.0	0.0	0.0
Total of equity movements	0.0	6.0	0.0	-21.3	71.1	55.8	0.0	55.8
Shareholders' equity 30 Sep 2015	4.4	-34.6	43.7	1.9	932.6	948.0	0.1	948.1

Notes to the interim report

1. Accounting principles

SATO is a Finnish public limited company domiciled in Helsinki, Finland. SATOs registered address is Panuntie 4, 00600 Helsinki. SATO Corporation and its subsidiaries together form the consolidated SATO Group ("SATO" or "the Group"). SATO group provides housing solutions and its operations consists of investments in housing properties in the largest growth centres. About 80 per cent of the investment property is located in the Helsinki region. Rest of the operations are located in Tampere, Turku, Oulu, Jyväskylä and St. Petersburg.

SATOs interim report has been prepared in accordance with IAS 34 Interim Financial Reporting -standard. Figures presented in these financial statements have been rounded from exact figures and therefore the sum of figures presented individually can deviate from the presented sum figure. The preparation of interim

financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. The figures in the interim report are unaudited.

From the beginning of the year 2015 SATO has adopted new or amended standards and interpretations as described in the financial statements 2014. The interpretation has been assessed not to have a significant impact on SATOs consolidated financial statements. Other parts of the interim report have been reported according to same accounting principles as in SATOs Financial Statements of 2014.

The profitability of SATO is presented as a single entity. The According to the Group's strategy,

new investments made in the 2000s are targeted in SATO business. As the significance of VATRO business has decreased, SATO's Board decided to abandon the past segment division in the reporting for the year 2015. As of 1 January 2015, SATO's business will be reported as one entity. Material operative decisions are made by the Board of Directors of SATO.

SATO has changed its presentation of expenses recognised in profit or loss from 'nature of expense' method to 'function of expense method' as of January 2015. The amendment is intended to provide investors with more relevant and detailed information about expense recognition and function in SATOs business. In addition, alongside cumulative figures presented in interim financial statements, SATO will start reporting the quarterly change of these figures.

2. Result on disposal of investment properties

MEUR	note	7-9/2015	7-9/2014	1-9/2015	1-9/2014	1-12/2014
Sold Investment properties						
Proceeds from disposal of investment properties		40.1	2.2	59.3	20.0	24.8
Carrying value of investment properties sold	3	-36.4	-2.1	-52.3	-18.4	-25.7
Total		3.7	0.0	7.0	1.5	-0.9

Proceeds from the disposal of investment properties correspond to the disposal price received net of disposal costs. The carrying value of disposed assets corresponds to the fair value recognised on the previous closing statement of financial position and capitalised expenses for the period.

Significant disposals during the period:

During the period SATO Corporation has sold 760 State-subsidised (ARAVA) rental apartments to Y-housing, a company owned by the Y-Foundation. The apartments are mainly located in Jyväskylä, the Lahti region and municipalities surrounding the Helsinki Metropolitan Area.

3. Investment properties

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Fair value of investment properties at start of period	2,528.0	2,316.0	2,316.0
Acquisitions, new constructions	173.6	129.6	152.5
Other investments to properties	18.9	12.8	20.1
Disposals of investment properties	-52.3	-18.4	-25.7
Capitalized borrowing costs	0.8	0.8	1.2
Reclassification from trading properties	1.7	0.5	0.2
Gains and losses from changes in fair value *	26.4	47.7	63.8
Fair value of investment properties at end of period	2,697.1	2,489.0	2,528.0

*Gains and losses from changes in fair value includes foreign exchange gains of EUR -1.9 million.

Significant investments during the period:

SATO Corporation has bought 379 rental homes from ICECAPITAL Housing Fund I Ky. Most of these are small homes in the Helsinki Metropolitan Area. The value of the transaction totals EUR 68 million.

Valuation methods

SATO's investment properties mainly comprises of rental apartments that are located in the largest growth centers. About 80 percent of the housing property is located in the Helsinki region. Investment property value is taken care by renovation and repair activity based on their lifecycle and repair plans. Increase in the fair value of SATOs investment property was mainly due to market price levels, reclassifications from measurement group to another when legal restrictions have ended and changes in parameters used in valuation.

Some of the investment properties are subject to legislative and usage restrictions. The so-called non-profit restrictions apply to the owning company and the so-called property-specific restrictions apply to the investment owned. The non-profit restrictions include, among other things, permanent limitations on the company's operations, distribution of profit, lending and provision of collateral, and the divestment of investments. The property-specific restrictions include the use of apartments, the selection of residents, the setting of rent and divestment of apartments, and they are fixed-term.

The valuation of SATO's investment properties is based on a method which has been prepared by SATO in co-operation with a third party expert (currently: JLL (Helsinki office)). The external expert issues quarterly a statement on the applicability of SATO's valuation methods, the appropriateness of sources of information used and the credibility of the valuation. As part of the valuation process, the external expert also reviews each SATOs' property on site every three years. Existing properties located in St. Petersburg are valued by third party expert (currently JLL, St. Petersburg office). The principles and methods used in the fair value valuation are approved by the Corporate Management Group. During the valuation process all the periodical changes are analyzed. The result of the valuation and the periodic change in fair value booked through profit and loss are reported to the Corporate Management Group and Board of Directors.

At inception investment properties are booked at acquisition value, which includes transaction costs. Later investment properties are valued at fair value. Gains and losses from changes in fair value are booked through profit and loss in the period when they are incurred. Fair value is the price at which the property would trade in a competitive auction setting. Fair value of investment properties represents the price in local primary market taking into account the condition and location of the property.

SATO measures investment properties at fair value which are based on:

- Sales comparison
- Income value
- Acquisition cost

Sensitivity analysis of investment properties

Sensitivity analysis of investment properties has been presented in the 2014 financial statement. Quarterly changes are not significant. All SATOs investment properties are classified to hierarchy level 3 under IFRS 13. Items which are included in the hierarchy level 3 are measured using input data which is not based on observable market data.

4. Tangible assets

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Balance at the start of the period	2.4	2.4	2.4
Additions	0.2	0.3	0.6
Disposals	-0.2	0.0	-0.2
Depreciation	-0.2	-0.4	-0.3
Balance at the end of the period	2.3	2.2	2.4

5. Intangible assets

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Balance at the start of the period	1.3	1.3	1.3
Additions	0.7	0.3	0.6
Transfers between items	0.1	0.0	0.0
Depreciation	-0.5	-0.2	-0.5
Balance at the end of the period	1.7	1.4	1.3

6. Inventories

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Inventories			
Buildings under construction	45.1	60.3	66.7
Completed apartments and commercial space	21.4	34.4	38.3
Land areas	58.5	71.3	71.6
Other inventories	14.3	10.9	11.5
Total	139.3	176.9	188.1

7. Shareholders equity

The total number of SATOs shares is 51,001,842 and company holds 160,000 own shares.

The following dividend and repayment capital were declared and paid by the company:

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Paid dividend and repayment of capital			
Repayment of capital 0.42 (0.42) per share, EUR	-21.3	-21.2	-21.2
Dividends 0.20 (0.18) per share, EUR	-10.1	-9.2	-9.2
Total	-31.5	-30.5	-30.5

8. Financial liabilities

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Financial liabilities			
Commercial Papers	100.6	93.1	102.7
Corporate bonds	545.8	247.7	247.8
Bank loans	803.9	852.9	858.2
Interest-subsidised loans	220.6	222.4	224.5
State-subsidised ARAVA loans	107.0	153.1	151.6
Total	1,777.9	1,569.3	1,584.9

During the reporting period 1 Jan - 30 Sep 2015, a total of EUR 464.2 (116.0) million of new longterm debt was drawn. On Sep 30, 2015, the average interest on the SATO debt portfolio was 2.4 (2.8) per cent.

For purposes of short-term financing, SATO has a commercial paper program of EUR 200 (200) million, committed credit limits of EUR 290 (200) million, of which EUR 235 (155) million is unused at the end of the period, and a non-binding current limit of EUR 5 (5) million.

9. Derivatives

MEUR	30 Sep 2015			30 Sep 2014	31 Dec 2014
	Positive	Negative	Net	Net	Net
Fair values of derivative instruments					
Interest rate swaps, cash flow hedge	1.5	-34.3	-32.8	-34.0	-35.4
Cross-currency and interest rate swaps, cash flow hedge	-	-15.6	-15.6	-13.0	-17.5
Foreign exchange forward contracts, cash flow hedge	0.0	-1.0	-1.0	-0.8	-4.0
Interest rate swaps, non-hedge accounted	-	0.0	0.0	-0.6	-0.4
Total	1.5	-51.0	-49.5	-48.3	-57.4

MEUR	30.9.2015	30.9.2014	31.12.2014
Nominal values of derivative instruments			
Interest rate swaps, cash flow hedge	515.5	476.8	475.9
Cross-currency and interest rate swaps, cash flow hedge	109.4	111.7	110.5
Foreign exchange forward contracts, cash flow hedge	2.5	15.2	7.6
Interest rate swaps, non-hedge accounted	-	20.0	20.0
Total	627.4	623.6	614.0

Change in fair value of designated interest rate hedges, booked to hedge reserve in other comprehensive income, totalled EUR 3.6 (-12.8) million and that of foreign exchange hedges totalled EUR 2.4 (-0.3) million. Interest rate swaps are used to hedge interest cash flows against fluctuation in market interest rates. Cross-currency and interest rates swaps additionally hedge the currency risks of interest and repayment cash flows of loan contracts denominated in foreign currency. Currency forward contracts are used to hedge contractual cash flow relating to binding purchase agreements denominated in foreign currency. Interest rate hedges have maturities ranging between 1-10 years and forward contracts 1 year. Typically netting agreements are applied to derivative contracts, however the contracts are represented in gross value in financial statements. The method of presentation has no significant impact on figures on reporting or comparative period.

10. Fair values of financial instruments

	30 Sep 2015			30 Sep 2014		
	Level 1:	Level 2:	Level 3:	Level 1:	Level 2:	Level 3:
	Fair values quoted on operational markets	Fair values based on verifiable input data	Fair values based on unverified input data	Fair values quoted on operational markets	Fair values based on verifiable input data	Fair values based on unverified input data
MEUR						
Assets						
Derivative instruments, cash flow hedges, at fair value through other comprehensive income		1.5			0.0	
Total	-	1.5	-	-	0.0	-
Liabilities						
Derivative instruments at fair value through profit and loss		-			0.6	
Derivative instruments, cash flow hedges, at fair value through other comprehensive income		51.0			47.7	
Corporate bonds	536.0	24.0		207.5	49.0	
Other interest bearing liabilities		1,237.7			1,322.3	
Total	536.0	1,312.6	-	207.5	1,419.6	-

	31 Dec 2014		
	Level 1:	Level 2:	Level 3:
	Fair values quoted on operational markets	Fair values based on verifiable input data	Fair values based on unverified input data
MEUR			
Assets			
Derivative instruments, cash flow hedges, at fair value through other comprehensive income		-	
Total	-	-	-
Liabilities			
Derivative instruments at fair value through profit and loss		0.4	
Derivative instruments, cash flow hedges, at fair value through other comprehensive income		56.9	
Corporate bonds	207.2	49.0	
Other interest bearing liabilities		1,338.2	
Total	207.2	1,444.5	

Fair values of assets and liabilities at fair value hierarchy level 1 are quoted market prices. Values on hierarchy level 2 are based on discounted cash flows, with market rates as calculation input. Loans are presented at acquisition cost.

11. Provisions

MEUR	Provision for refund claim	Provision for litigation claim	Total
Provision at the end of the period Dec 31 2014	2.9	0.0	2.9
Increases	0.3	4.3	4.6
Used provisions	-0.2	-2.2	-2.3
Cancellations	-0.1	0.0	-0.1
Provision at the end of the period Sep 30 2015	2.9	2.2	5.0

Provision for refund claim includes guarantees related to new construction business and 10 year warranty period after completion of the work. Provision for refund claim is measured based on previous claims and assesment of previous experience.

Provision for litigation claim is due to litigation process started during 2008 of one of SATOs investment in Helsinki. Based on Helsinki Court of Appeals decision given on January 30 2015, SATO has recorded a profit effecting litigation claim provision. SATO has applied for leave to appeal to the Supreme Court. The expense is included in 'other expenses' in the income statement.

12. Notes to the cash flow statement

MEUR	7-9/2015	7-9/2014	1-9/2015	1-9/2014	1-12/2014
Business actions not involving a payment					
Depreciation	0.3	0.3	0.9	0.8	1.1
Gains and losses from changes in fair value of investment properties	18.3	-4.8	-26.4	-47.7	-63.8
Unrealised gains and losses measured at fair value, Interest rate swaps	0.0	-0.2	-0.4	-0.5	-0.7
Changes in provisions	0.0	0.0	4.5	0.0	0.3
Total	18.6	-4.7	-21.4	-47.5	-63.1

13. Collateral, commitments and contingencies

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Loans for which mortgages and pledges have been given as collateral			
Market loans	954.7	1,075.6	1,106.1
Mortgages provided	430.6	396.3	408.1
Book value of pledged shares	588.6	836.7	846.5
Value of deposits pledged	0.1	0.1	0.1
State-subsidised ARAVA loans	107.0	153.1	151.6
Mortgages provided	289.3	349.2	349.2
Book value of pledged shares	22.1	23.8	23.8
Interest-subsidised loans	220.6	220.6	224.5
Mortgages provided	307.4	307.1	309.3
Guarantees for others			
Shared ownership home purchase commitments	24.2	19.6	19.8
Rs-guarantees	5.6	8.6	6.8
Mortgages provided to secure payment of rent and street maintenance			
Property mortgages provided	5.8	6.0	6.0
Binding purchase agreements			
For acquisitions of investment properties	115.9	78.5	69.1
Pledges for land use payments on zoned plots	4.7	4.6	6.4
Commitments to cleaning and removal charges	1.7	1.8	2.0
Letters of intent on land for which there is a zoning condition	5.9	2.3	6.7

Housing companies which hold so-called shared ownership apartments are treated as structured entities, which are established for a fixed period, and are not included in the consolidation. On the report date, the loans of such housing companies included in the shared ownership systems, totalled EUR 76.2 (85.3) million.

14. Related party transactions

SATO Group's related party consists of the parent company SATO Plc. its subsidiaries and associated companies. SATOs related party includes persons or entities that have control or joint control, significant influence or is a member of the key management personnel of the reporting entity or of a parent of the reporting entity. Shareholders whose holding is 20% or more are automatically considered as related party of SATO. When ownership is below 20% shareholders are considered as related party when they have considerable influence of the reporting entity for example through position in the Board of Directors.

Shareholders that are considered as SATOs related party in 2015 are Varma Mutual Pension Insurance Company, APG Asset Management N.V. Ilmarinen Mutual Pension Insurance Company (until 1 th of April 2015), Elo Mutual Pension Insurance Company and since 1th of April 2015 Fastighets AB Balder, a Swedish property investment company.

During 2014 related party shareholders consisted of Varma Mutual Pension Insurance Company, APG Asset Management N.V., Ilmarinen Mutual Pension Insurance Company, Suomi Mutual Life Assurance Company and LocalTapiola Group.

The members of the Board of Directors of SATO, CEO and the members of the Corporate Management Group and the entities controlled or jointly controlled by them are considered as SATOs related party. Also close members of their family

are considered as related party. The Corporate Management Group comprises of SATO Corporation's President and CEO, Vice Presidents, Customer Relationships and Communications Director and Chief Financial Officer.

Related party transactions consist of rental agreements and insurance payments. The terms and conditions used in the related party transactions are equivalent to the terms used in transactions between independent parties.

The following transactions were made with related parties:

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Transactions with related parties			
Rental agreements	0.1	1.3	1.8
Insurance payments	1.0	2.6	3.4
Total	1.1	4.0	5.2

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Open balances with shareholders			
Receivables	-	-	-
Liabilities	-	-	-
Total	-	-	-

MEUR	30 Sep 2015	30 Sep 2014	31 Dec 2014
Management employee benefits			
Salaries and other short-term employee benefits	1.2	1.2	1.5
Other long-term employee benefits	0.6	0.5	0.6
Total	1.8	1.7	2.1

Persons employed by the Group are not paid separate remuneration when serving as a member of the Board of Directors or as a President of a Group company. Retirement age for the President and the President's deputy is 60 years. At that time they are entitled to a pension of 60 per cent of their pensionable salary. The Board of Directors has decided to continue the President's employment until December 31st 2015.

Notice period of the President is six months. If the company decides to terminate the President's employment before pension age, the President is entitled to severance pay equal to 12 months' total salary in addition to the salary of the notice period

The members of SATO's Corporate Management Group are covered by an annual incentive scheme based on the SATO's profit and fulfilment of the key targets for their respective area of responsibility. The Board of Directors approves the payment of bonuses.

In spring 2010 the Board of Directors decided on a new long-term incentive scheme for the period 2010- 2012 with a maximum limit. The earnings period was three years and the criterion for accrual was the growth in net assets. The commitment period for the incentive scheme continued until 2014. In spring 2013 the Board of Directors decided on a long-term share based incentive scheme for the period 2013-2015 with a maximum limit. The incentive scheme applies to 15 people working in management positions in SATO. The purposes of the incentive schemes are to combine the goals of the management with those of the shareholders, commitment of the key people, improvement of competitiveness, and promotion of long-term financial success.

15. Subsequent events

No significant events after the reporting period.

Key indicators

Key financial indicators	1-9/2015	1-9/2014	1-12/2014	1-12/2013**	1-12/2012**	1-12/2011**	
Net sales, MEUR	244.8	236.0	312.3	311.5	286.9	232.0	
Profit before taxes, MEUR	102.5	123.7	152.2	140.8	121.0	174.0	
Earnings per share, EUR	1.60	1.94	2.37	2.34	1.78	2.63	
Balance sheet total, MEUR	3,034.4	2,748.0	2,801.6	2,596.0	2,360.0	2,167.0	
Shareholders' equity, MEUR****	948.0	874.1	892.2	821.7	691.6	633.9	
Intrest bearing liabilities, MEUR	1,777.9	1,569.2	1,584.9	1,501.3	1,375.3	1,255.4	
Equity per share, EUR ****	18.65	17.19	17.55	16.16	13.72	12.59	
Number of shares, million *	50.8	50.8	50.8	50.8	50.8	50.8	
Return on invested capital, % (ROI)	6.7 %	8.3 %	7.7 %	7.7 %	7.7 %	10.9 %	
Return on equity, % (ROE)	11.8 %	15.5 %	14.0 %	15.5 %	13.5 %	22.8 %	
Equity ratio, %	31.2 %	31.9 %	31.8 %	31.7 %	29.4 %	29.5 %	
Personnel, average***	173	165	165	156	152	137	
Personnel at the end of period	172	164	169	156	150	141	
Key figures according to EPRA recommendations and operational cash earnings							
EPRA Earnings, MEUR	49.8	53.2	65.1	62.7	44.4	43.2	
EPRA Earnings per share, EUR	0.98	1.05	1.28	1.23	0.87	0.85	
EPRA Net Asset Value, MEUR	1,177.9	1,087.6	1,120.3	1,006.9	900.5	825.1	
EPRA Net Asset Value per share, EUR	23.2	21.4	22.0	19.8	17.7	16.2	
Cash earnings, MEUR	54.9	62.1	72.9	66.1	61.6	51.9	
Cash earnings per share, EUR	1.08	1.22	1.43	1.30	1.21	1.02	
Quarter key financial indicators							
	Q3 2015	Q2 2015	Q1 2015	Q4 2014	Q3 2014	Q2 2014	Q1 2014
Net sales, MEUR	69.3	79.2	96.3	76.4	77.3	85.0	73.6
Operating profit, MEUR	18.7	44.4	67.5	38.4	36.8	56.0	60.1
Profit and losses from changes of fair value	-18.3	8.1	36.6	16.1	4.8	18.5	24.4
Net financing expenses, MEUR	-9.2	-9.6	-9.2	-9.9	-9.8	-9.9	-9.5
Profit before taxes, MEUR	9.4	34.7	58.3	28.5	27.1	46.0	50.7
Earnings per share, EUR	0.15	0.55	0.90	0.42	0.42	0.72	0.80
Gross investments, MEUR	98.9	66.8	29.3	30.6	42.6	41.6	59.2
as percentage of net sales	142.6 %	84.4 %	30.4 %	40.1 %	55.1 %	48.9 %	80.4 %
Economic occupancy rate, %	96.7 %	96.6 %	96.4 %	97.8 %	97.8 %	96.8 %	96.2 %
Key figures according to EPRA recommendations and operational cash earnings							
EPRA Earnings, MEUR	18.0	17.3	14.5	12.0	16.7	18.5	17.9
EPRA Earnings per share, EUR	0.35	0.34	0.29	0.24	0.33	0.36	0.35
Cash earnings, MEUR	22.2	11.1	21.6	10.8	20.3	18.5	23.3
Cash earnings per share, EUR	0.44	0.22	0.42	0.21	0.40	0.36	0.46

* The 160,000 shares held by the Group have been deducted from the number of shares.

** Adoption of IAS 40 Investment properties -standard fair value model has been taken into account retrospectively in key figures. Retrospectively adjusted figures are unaudited.

*** Including summer trainees

**** Equity excluding non-controlling interest

Formulas used in calculation

Return on investment, %	= $\frac{(\text{Profit or loss before taxes} + \text{interest expense and other financing expenses})}{\text{Balance sheet total} - \text{non-interest-bearing debts (average during the financial year)}} \times 100$
Return on equity, %	= $\frac{(\text{Profit or loss after taxes})}{\text{Shareholders' equity (average during the financial year)}} \times 100$
Equity ratio, %	= $\frac{\text{Shareholders' equity}}{\text{Balance sheet total} - \text{advances received}} \times 100$
Earnings per share, EUR	= $\frac{\text{Net profit for year due to owners of parent company}}{\text{Adjusted number of shares (average during the financial year)}}$
Equity per share, EUR	= $\frac{\text{Shareholders' equity}}{\text{Adjusted number of shares (at the end of the reporting period)}}$
EPRA Earnings	Profit for the period, IFRS -/+ Gains and losses from valuation of investment properties - Profit on sales of investment properties + Loss on sales of investment properties -/+ Profit on sales of new apartments adjusted with sales and marketing expenses -/+ Profit on sales of land areas -/+ Fair value change of financial instruments -/+ Deferred taxed of above items - Non-controlling interest
EPRA Net Asset Value	Net asset value -/+ Fair value of financial instruments (net), net of tax -/+ Deferred tax assets and liabilities (net)
Cash Earnings	Operating profit +/- Gains and losses from valuation of investment properties + Depreciations +/- Change of provisions +/- Defined benefit plans - Cash based financial income and expenses - Cash taxed +-Other items



FACTS ABOUT SATO:

Number of SATO homes:

24,000

Fair value of investment property:

€2.7 billion

Investments/year:

€150-200 million

Number of personnel:

170

Business areas:

Helsinki Metropolitan Area, Tampere, Turku, Jyväskylä, Oulu and St. Petersburg

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