

SUOMEN HYPOTEEKKIYHDISTYS

CONSOLIDATED INCOME STATEMENT 1.1.2008-31.12.2008, IFRS

(1000 €)	2008	2007
Interest income	26 941,6	22 695,7
Interest expenses	-26 279,1	-20 059,0
NET INTEREST INCOME	662,4	2 636,7
Income from equity investments		132,6
Fee and commission income	1 173,0	945,3
Fee and commission expenses	-13,7	-20,9
Net income from marketable securities	237,0	6 291,4
Net income from real estate investments	3 933,1	3 911,9
Other operating income	162,6	
Administration costs		
Staff costs		
Salaries and fees	-2 030,8	-2 290,0
Indirect staff costs		
Pension costs	252,4	150,5
Other indirect staff costs	-109,4	-119,3
Other administration costs	-2 315,2	-1 587,2
Total administration costs	-4 203,0	-3 846,0
Depreciation, amortisation and write-downs on tangible and intangible assets	-171,1	-262,3
Other operating costs	-275,5	-284,7
Impairment loss on loans and other commitments	-33,3	-3,5
OPERATING PROFIT	1 471,5	9 500,5
Income taxes	-465,5	-2 294,4
PROFIT FROM REGULAR OPERATIONS AFTER TAXES	1 006,0	7 206,1
NET PROFIT FOR THE PERIOD	1 006,0	7 206,1

CONSOLIDATED BALANCE SHEET 31.12.2009, IFRS

(1000 €)	31.12.2008	31.12.2007
ASSETS		
Cash and cash equivalents	2 842,4	1 264,4
Receivables from credit institutions		
Payable on demand	7 968,3	6 310,7
Other		3 000,0
	7 968,3	9 310,7
Receivables from the public		
Other than payable on demand	506 837,2	486 667,6
Marketable securities		
From public sector entities	9 624,9	2 194,5
From others	15 373,9	6 971,8
	24 998,9	9 166,3
Shares and holdings	70 636,8	5 611,1
Derivative instruments	1 577,0	7 728,7
Intangible assets		
Other long-term expenses	554,1	310,9
Tangible assets		
Investment property	59 192,1	52 954,0
Other real estate	3 503,4	1 086,6
Other tangible assets	420,7	392,8
	63 116,2	54 433,3

Other assets	8 929,2	9 491,4
Accrued income and advance payments	3 030,8	2 539,7
Deferred tax receivables	2 063,0	7,1
TOTAL ASSETS	692 554,0	586 531,2

CONSOLIDATED BALANCE SHEET 31.12.2009, IFRS

(1000 €)	31.12.2008	31.12.2007
LIABILITIES		
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Deposits by credit institutions		
Other than payable on demand	103,5	143,1
Deposits and borrowings from the public	0,0	0,0
Deposits	0,0	0,0
Payable on demand	50 368,8	20 802,0
Other	53 530,0	13 280,8
	103 898,9	34 082,8
Other liabilities		
Other than payable on demand	82 740,1	65 325,9
Debt securities issued		
Bonds	192 785,2	209 113,5
Other	63 890,2	55 577,8
	256 675,4	264 691,3
Derivative instruments	7 837,7	6 088,2
Other liabilities		
Other liabilities	9 933,0	3 474,7
Accrued expenses and prepaid income	9 566,5	9 059,2
Subordinated debts		
Other	1 700,0	1 700,0
Deferred tax liabilities	9 010,4	8 958,3
EQUITY		
Core capital	5 000,0	5 000,0
Revaluation fund	5 810,4	6 261,7
Other restricted funds		
Reserve fund	22 566,3	22 466,3
Fair value fund		
From cash flow hedging	-4 632,9	1 214,0
From fair value recognition	-101,0	22,7
Unrestricted funds		
Other funds	18 900,0	12 900,0
Retained earnings	19 525,0	17 972,5
Net profit for the period	0,0	7 206,1
	67 067,7	73 043,4
TOTAL LIABILITIES	703,4	692,6