

## SUOMEN HYPOTEEKKIYHDISTYS

**CONSOLIDATED INCOME STATEMENT 1.1.2009-31.12.2009, IFRS**

<b>(1000 €)</b>	2009	2008
Interest income	20 454,6	26 941,6
Interest expenses	-20 899,8	-26 279,1
<b>NET INTEREST INCOME</b>	<b>-445,3</b>	<b>662,4</b>
Fee and commission income	1 612,6	1 173,0
Fee and commission expenses	-14,7	-13,7
Net income from marketable securities	1 689,0	237,0
Net income from real estate investments	5 649,0	3 933,1
Other operating income	193,9	162,6
Administration costs		
Staff costs		
Salaries and fees	-2 134,0	-2 030,8
Indirect staff costs		
Pension costs	103,6	252,4
Other indirect staff costs	-87,9	-109,4
Other administration costs	-2 511,8	-2 315,2
Total administration costs	-4 630,1	-4 203,0
Depreciation, amortisation and write-downs on tangible and intangible assets	-247,9	-171,1
Other operating costs	-363,2	-275,5
Impairment loss on loans and other commitments	-433,6	-33,3
<b>OPERATING PROFIT</b>	<b>3 009,7</b>	<b>1 471,5</b>
Income taxes	-911,3	-465,5
<b>PROFIT FROM REGULAR OPERATIONS AFTER TAXES</b>	<b>2 098,4</b>	<b>1 006,0</b>
<b>NET PROFIT FOR THE PERIOD</b>	<b>2 098,4</b>	<b>1 006,0</b>

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME 1.1.2009-31.12.2009, IFRS**

Net profit for the year	2 098,4	1 006,0
Other comprehensive income		
Distribution of profit to non-profit interests		-5,0
Change in fair value fund		
From cash flow hedging	-941,1	-5 846,9
From fair value recognition	150,4	-123,8
	-790,6	-5 970,7
<b>CONSOLIDATED COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>1 307,8</b>	<b>-4 969,7</b>

**CONSOLIDATED BALANCE SHEET 31.12.2009, IFRS**

<b>(1000 €)</b>	31.12.2009	31.12.2008
<b>ASSETS</b>		
Cash and cash equivalents	54,2	78,1
Receivables from credit institutions		
Payable on demand	3 508,6	7 968,3
Other	2 600,2	2 764,3
	<u>6 108,8</u>	<u>10 732,6</u>
Receivables from the public		
Other than payable on demand	515 016,1	506 837,2
Marketable securities		
From public sector entities		9 624,9
From others	91 049,3	15 373,9
	<u>91 049,3</u>	<u>24 998,9</u>
Shares and holdings	7 062,1	70 636,8
Derivative instruments	1 001,9	1 577,0
Intangible assets		
Other long-term expenses	826,9	554,1
Tangible assets		
Investment property	67 187,5	61 808,0
Other real estate	881,4	887,6
Other tangible assets	340,2	420,7
	<u>68 409,0</u>	<u>63 116,2</u>
Other assets	10 139,4	8 929,2
Accrued income and advance payments	1 709,6	3 030,8
Deferred tax receivables	2 025,2	2 063,0
<b>TOTAL ASSETS</b>	<b><u>703 402,5</u></b>	<b><u>692 554,0</u></b>

**CONSOLIDATED BALANCE SHEET 31.12.2009, IFRS****(1000 €)**

31.12.2009

31.12.2008

**LIABILITIES**

Deposits by credit institutions		
Other than payable on demand	103 516,7	143 118,3
Deposits and borrowings from the public		
Deposits		
Payable on demand	89 482,0	50 368,8
Other	26 320,4	53 530,0
	<u>115 802,4</u>	<u>103 898,9</u>
Other liabilities		
Other than payable on demand	101 808,8	82 740,1
	<u>217 611,2</u>	<u>186 639,0</u>
Debt securities issued		
Bonds	242 767,4	192 785,2
Other	39 358,6	63 890,2
	<u>282 126,1</u>	<u>256 675,4</u>
Derivative instruments	8 534,3	7 837,7
Other liabilities		
Other liabilities	6 303,5	9 933,0
Accrued expenses and prepaid income	5 710,1	9 566,5
Subordinated debts		
Other	1 700,0	1 700,0
Deferred tax liabilities	8 519,1	9 010,4
<b>EQUITY</b>		
Core capital	5 000,0	5 000,0
Revaluation fund	5 137,8	5 810,4
Other restricted funds		
Reserve fund	22 589,8	22 566,3
Fair value fund		
From cash flow hedging	-5 574,0	-4 632,9
From fair value recognition	49,4	-101,0
Unrestricted funds		
Other funds	18 923,5	18 900,0
Retained earnings	21 156,6	19 525,0
Net profit for the period	2 098,4	1 006,0
	<u>69 381,5</u>	<u>68 073,7</u>
<b>TOTAL LIABILITIES</b>	<b>703 402,5</b>	<b>692 554,0</b>