

SATO Annual Report 2025

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The PDF version of the Board of Directors' report and financial statements is not an XHTML document compliant with the ESEF (European Single Electronic Format) regulation. SATO's ESEF financial statements are available on the company's website: [Financial reporting](#).

SATO in brief

SATO is one of Finland's biggest rental housing providers and an expert in Finnish housing with 85 years of experience. We own nearly 27,000 SATOhomes in Finland's largest growth centres in the Helsinki Metropolitan Area, Tampere and Turku and their surrounding municipalities.

We rent homes to our residents in cities close to services and with good public transport links. Our homes are pleasant and our residents have access to in-person and digital services that make their daily lives easier, ensuring that everything works as it should.

We offer our residents a responsible way of living and encourage them to make sustainable everyday choices. We are involved in creating safe and diverse neighbourhoods enjoyed by our residents.

We build and maintain SATO home buildings in a financially viable manner. We minimise the environmental impacts of our operations and ensure that our buildings will last for future generations. Long-term profitable business enables our sustainable operations.



SATO is an expert in Finnish housing with 85 years of experience. We offer our residents a responsible way of living and encourage them to make sustainable everyday choices.



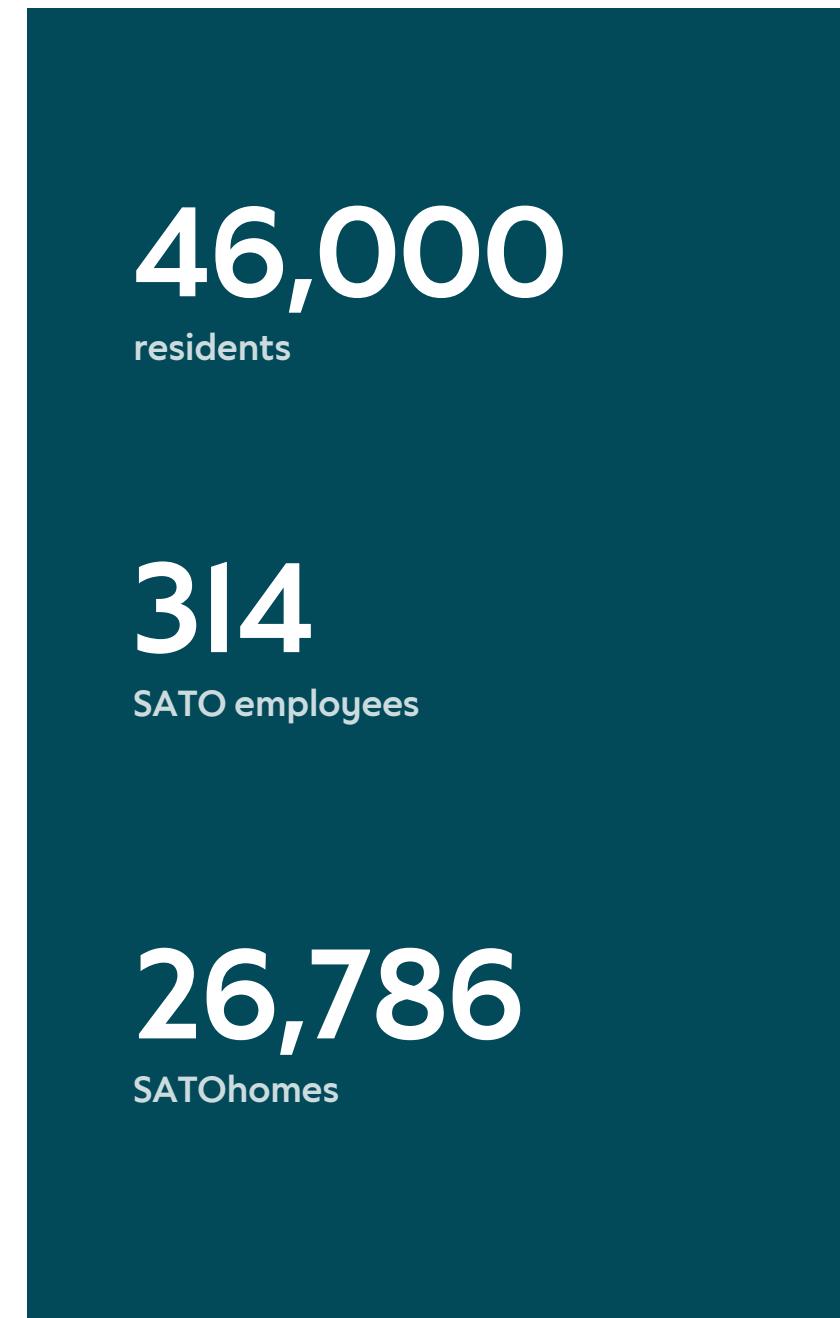
Customer experience
– close to customer



Sustainability and responsible housing
– homes for generations

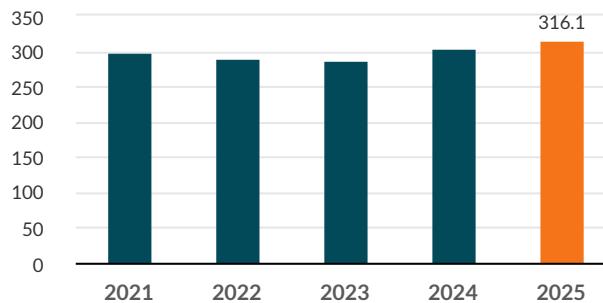


Personnel
– forerunners now and tomorrow

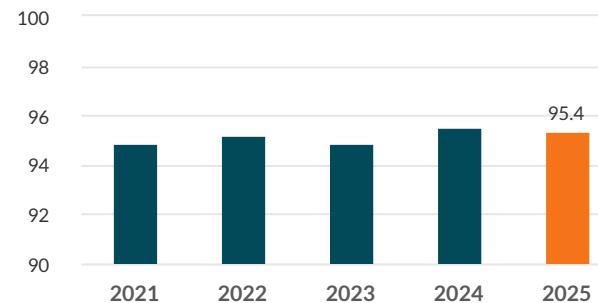


Financial key figures

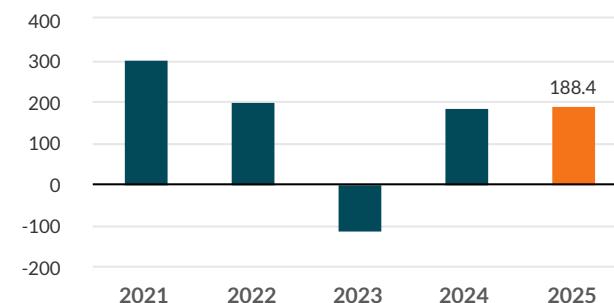
Net sales, EUR million



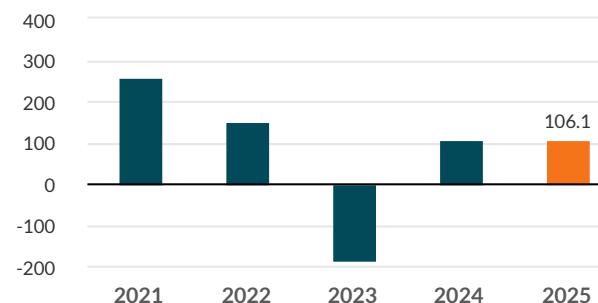
Economic occupancy rate of rental housing, %



Operating profit, EUR million



Profit before taxes, EUR million



Economic occupancy rate

95.4%

Average rent

18.48 €/m²/month

Equity

2,685.2
EUR million

President and CEO's review

Oversupply in the rental housing market persisted in 2025. What we had previously anticipated to be only a temporary situation proved over the past year to be a longer-term challenge for us operating in rental housing. Intense competition for good residents continued in all of SATO's market areas.

Considering the circumstances, we succeeded well over the year. Our economic occupancy rate was 95.4% (95.5) and the average monthly rent of SATOhomes rose to EUR 18.48 (18.40). Our operating profit increased to EUR 188.4 million (185.6). The fair value of our investment properties increased to EUR 5,237.4 million (4,971.4).

We continued to implement our strategy of profitable growth, and acquired almost 1,000 apartments from the OP-Rental Yield Fund in July. This investment in 16 properties, which are of high quality and in line with our targets in terms of energy class, took the total number of SATOhomes to approximately 27,000.

There were no new SATO properties completed during the year under review, and there are no newbuilds currently under construction. We have, however, continued the development of our plot reserves in all of our operating areas so that, once permitted by the market situation, we will also be able to launch newbuild production and construct rental homes for the needs of growing and internationalising growth centres. Until then, we are exploring further opportunities for profitable growth and focusing on maintaining our existing housing stock and improving its energy efficiency.

Last year's most significant energy investments took place in the Helsinki Metropolitan Area. We switched to geothermal heat at five properties and installed solar power systems for 60 SATO buildings. In 2025, the calculated solar power output generated locally at our properties equalled the annual electricity consumption of more than 800 apartments.

During the year, we continued the work for our current as well as future customers. We made processes smoother and tested AI opportunities.

In early 2025, we opened the SATO webshop for rental homes and scaled it up over the year. At year-end, one in ten of SATO homes was already being rented through the online shop. Our investments in round-the-clock self-service have received a great welcome. It is important for us and our residents that, also when renting a home through the webshop, a future tenant will encounter a professional SATO staff member in person as part of the renting process.

During the year under review, SATO's sustainability management was recognised at a top European level. Published in October, the Global Real Estate Sustainability Benchmark (GRESB) assessment results gave SATO the highest possible score in the Management component and ranked SATO first among more than a thousand evaluated European real estate companies. This is proof of the determined and professional development efforts carried out by SATO staff members in the various aspects of sustainability. More details on our sustainability work can be found on page 15 of this report and in our Sustainability Report published in late March.

Our long-term and successful efforts to develop the SATO culture and employee experience were reflected during the year under review in the excellent job satisfaction of SATO employees and demonstrated in comparison with other enterprises. For the third consecutive year, SATO earned Great Place To Work® Certification. Once again, it is backed by research that SATO is one of the best places to work in the country: we were ranked third on the Finland's Best Workplaces list during the year under review.

In 2025, we celebrated SATO's 85th anniversary. As a stable, responsible and long-serving operator in our sector, we are looking to the future with confidence: there will be demand for rental homes in growth centres with good transport links and close to services going forward, too.

My warmest thanks go to SATO staff members, our partners and our customers living in SATOhomes for their excellent cooperation.

Antti Aarnio, President and CEO



Report of the Board of Directors

The priorities of the company's strategy are customer experience, sustainability and sustainable housing, and SATO employees.

Report of the Board of Directors | Jan–31 Dec 2025

Operating environment

There were no major changes in SATO's operating environment during 2025. In addition to the general economic uncertainty, instability in the sector was increased by geopolitical challenges: the war in Ukraine, global tensions and trade policy decisions.

Finland's economic growth has resumed more slowly than expected. According to the December forecast of the Bank of Finland, Finland's economy is emerging from a phase of slow growth, but there is no strong expansionary phase to be seen in the immediate years ahead. The outlook for economic growth is overshadowed by tightening trade policy and uncertainties in international relations as well as any additional fiscal consolidation measures. General government finances remained deeply in deficit during the year under review.

Consumer expectations regarding Finland's economic development remained subdued throughout the year under review, and so did consumers' views concerning their own finances. Expectations concerning the general development of unemployment remained pessimistic, and the personal threat of unemployment was regarded as fairly high. The increase in average household real incomes was slowed during the year under review by a weak employment situation and cuts in social benefits. Changes made to the housing allowance also affected the rental housing market.

Inflation will remain moderate going forward, too. The rate slowed down to below 1.5% in 2025 and is expected to remain almost unchanged in 2026.

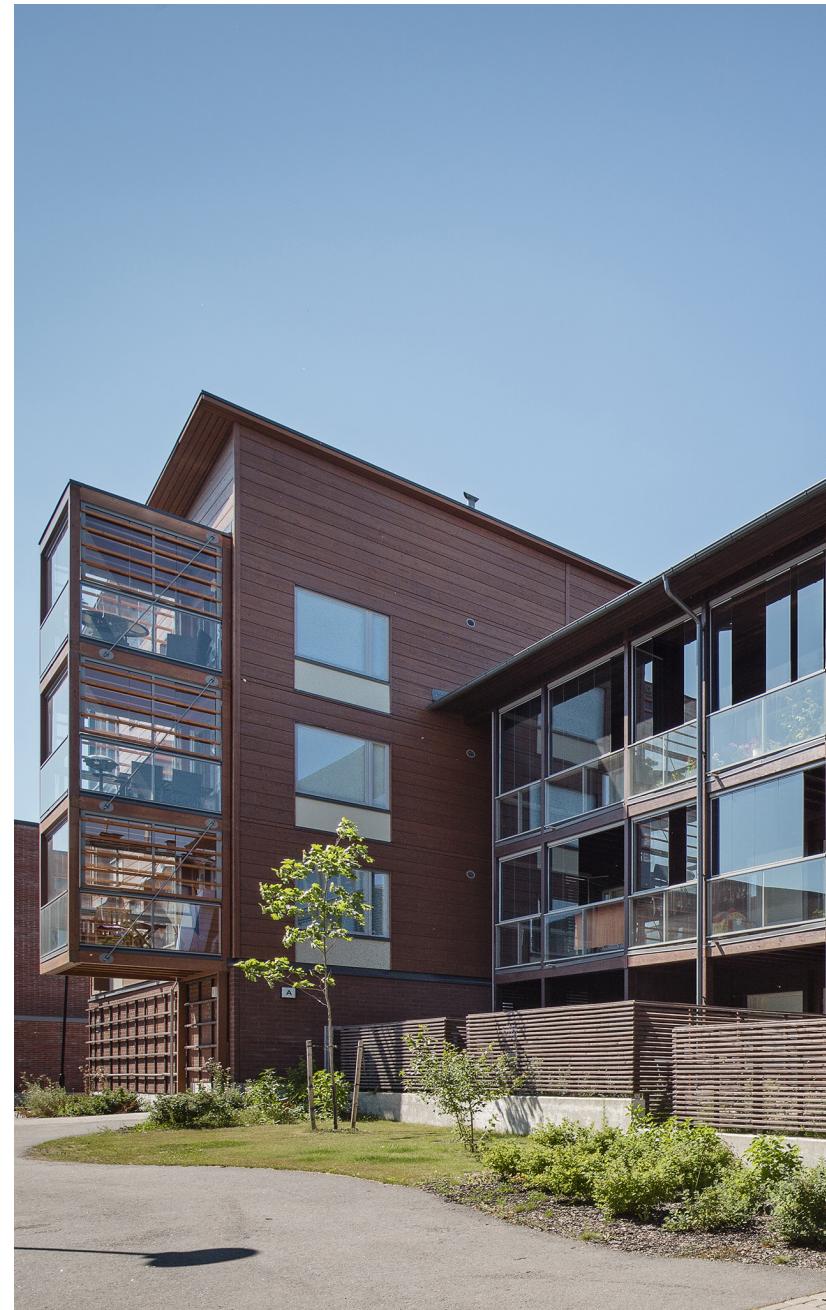
The oversupply of rental homes and intense competition for good tenants continued, particularly in the large growth centres in the Helsinki Metropolitan Area, Turku and Tampere. The oversupply is maintained by the newbuild construction volume of previous years, which exceeds the long-term housing demand.

Although construction activity has clearly declined over the past couple of years, there are still large numbers of subsidised rental housing properties in particular under construction. At year-end 2025, there were almost 4,500 rental apartments under construction in the Helsinki Metropolitan Area. The cuts in state-subsidised housing production are expected to reduce the imbalance between demand and supply going forward.

The second quarter of 2025 saw the average rents of non-subsidised rental homes decrease in the Helsinki Metropolitan Area for the first time in statistical history. There was limited potential for rent increases while the oversupply persisted, and it was not possible to transfer the higher maintenance costs in full to apartment rents.

Urbanisation continues strongly in Finland's growth centres. The most rapid growth is taking place in the Helsinki metropolitan area, which is projected to grow by more than 200,000 new residents by 2040. During the 2025 review year, Helsinki's population increased by 14%. This marked the third consecutive year of strong growth. In other large cities, population growth was lower than in the previous year.

More than half of the household-dwelling units in Helsinki are renting, while in the whole of Finland renters account for around 36% of the total. The number of household-dwelling units decreased in 2025, and the year-on-year decline was significant. By contrast, the average dwelling size continued to grow during the year under review. The growth in one-person households in particular has declined due to housing allowance changes and presumably also because of an increase in home-sharing. Young people also move out of the parental home later than they used to.



Strategy

SATO is a housing investment company that owns 26,786 rental homes in the Helsinki Metropolitan Area, Tampere and Turku. Our company's strategy focuses on the continuous improvement of the customer experience, on sustainability and sustainable housing and on SATO employees.

We want to be present in our customers' daily lives so that we can provide them with a successful customer experience throughout their residence. We are constantly exploring opportunities to take care of things by us ourselves at SATO. Our long-term profitable business enables our sustainable operations and investments in both existing and new housing stock.

SATO staff members are our most important resource. Wellbeing at work, an inspiring employee experience and coaching leadership encourage SATO staff members to develop themselves and the company and to build the SATO of the future.

We measure our success with strategic indicators. We strive to improve our residents' Net Promoter Score (NPS), maintain our Investment Grade credit rating and achieve a return on equity in line with the target set (8%).

Our strategic goal	Realisation in year 2025
Continuously improving NPS during residence	
Uniform service experience and presence in everyday lives of SATOhome residents.	Not met. Net Promoter Score was 27 (2024: 27)
Maintaining the credit rating	
The credit rating helps us to expand our financing base and lower our financing costs.	Met. We maintained our credit rating (BBB), with a stable outlook.
Return on equity	
Our return on equity target for the strategy period is 8%.	Not met. Our return on equity was 3.2%.

Net sales and profit

In 2025, consolidated net sales were EUR 316.1 million (304.1). Operating profit was EUR 188.4 million (185.6). The operating profit without the fair value change of investment properties was EUR 179.5 million (173.6). The change in fair value was EUR 8.9 million (12.0).

Net financing costs totalled EUR -82.4 million (-80.1). Profit before taxes was EUR 106.1 million (105.4). Cash flow from operations (free cash flow after taxes excluding changes in fair value) amounted to EUR 91.8 million (88.2). Earnings per share were EUR 1.00 (1.04).

Financial position and financing

The consolidated balance sheet totalled EUR 5,308.7 million (5,059.6) at the end of December. Equity was EUR 2,685.2 million (2,599.8). Equity per share was EUR 31.63 (30.63).

The Group's equity ratio was 50.6% (51.4) at the end of the year. EUR 697.2 million in new long-term financing was withdrawn (800.0) and the solvency ratio was 39.8% (38.6) at the end of December. The Group's return on equity was 3.2% (3.3). Return on invested capital was 4.0% (4.0).

Cash and cash equivalents at the end of December totalled EUR 15.4 million (31.3). Interest-bearing liabilities at the end of December totalled EUR 2,121.2 million (1,970.1), of which loans subject to market terms accounted for EUR 2,027.4 million (1,865.7). The loan itemisation is in note 23 of the financial statements. At the end of the reporting year, the average loan interest rate was 3.4% (3.7). Net financing costs totalled EUR -82.4 million (-80.1). The average maturity of loans was 3.4 years (3.8).

The calculated impact of changes in the market value of interest hedging on equity was EUR 0.4 million (-6.2). The proportion of unsecured loans to all loans was 63.7%. At the end of the year, the proportion of unencumbered assets was 70.4% of the balance sheet.

Net sales

316.1
EUR million

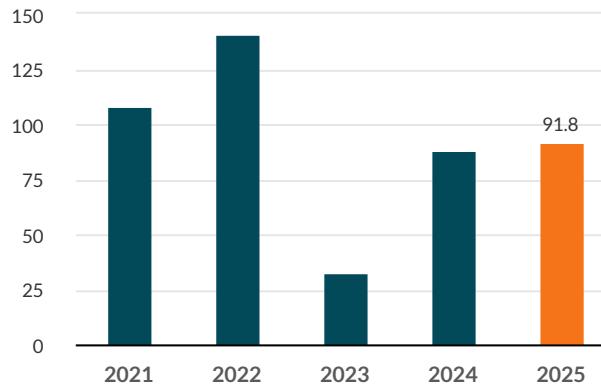
Balance sheet

5,308.7
EUR million

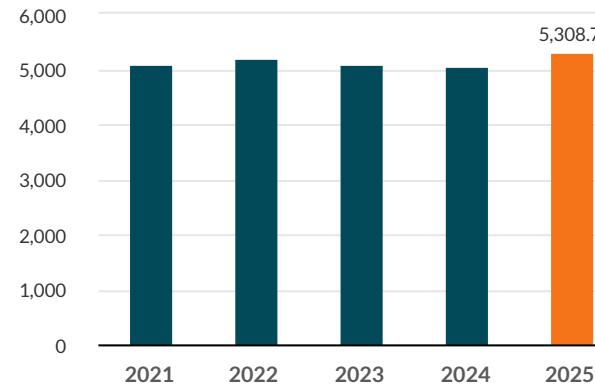
Equity ratio

50.6%

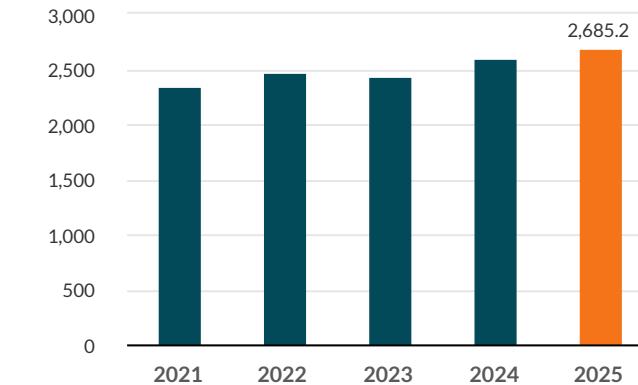
Cash earnings (CE), EUR million



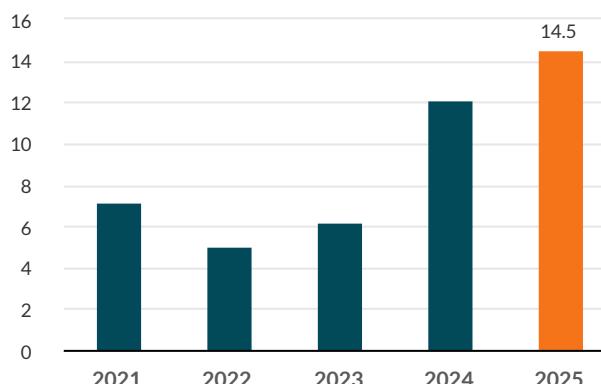
Balance sheet, EUR million



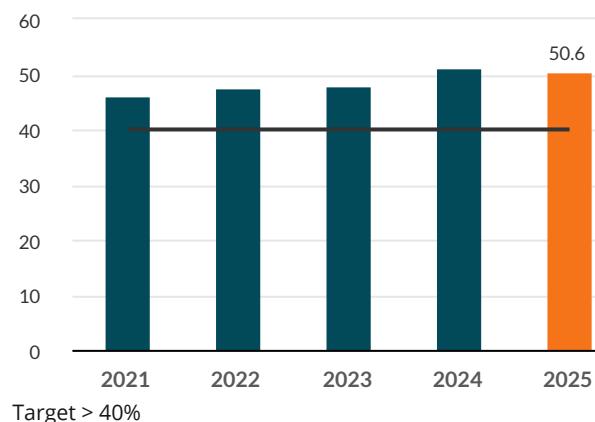
Shareholders' equity, EUR million



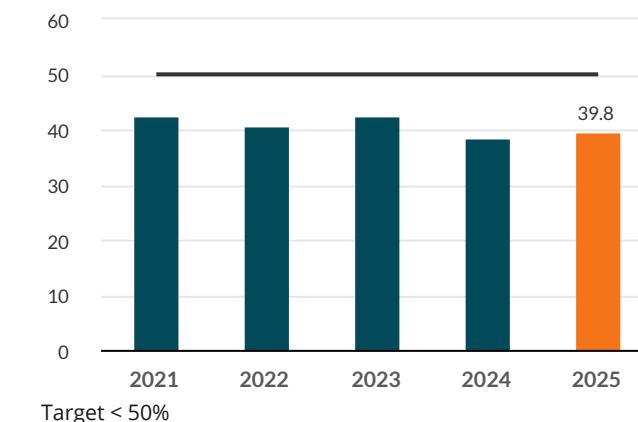
Secured solvency ratio, %*



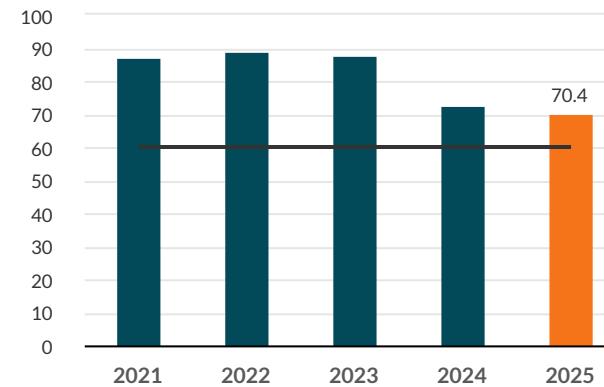
Equity ratio, %



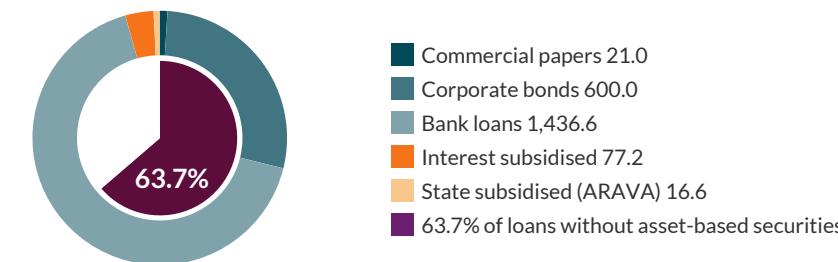
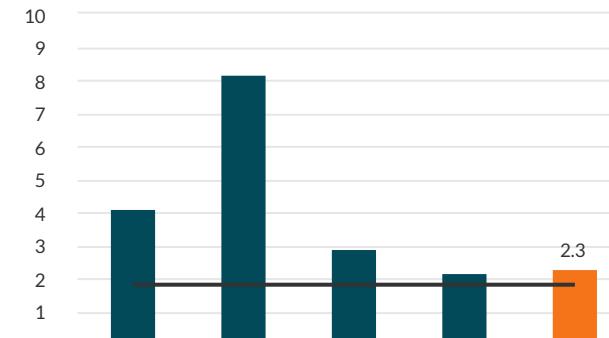
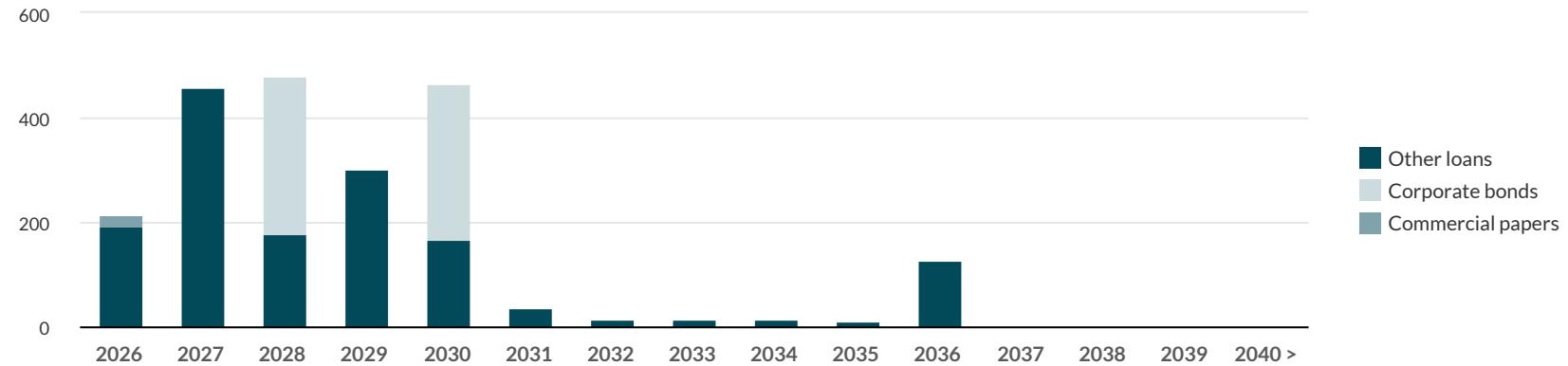
Solvency ratio, %



* From Q1 2025, the key figure is calculated based on the book values of secured borrowings instead of nominal values.

Unencumbered assets, %*

* Not including undrawn credit facilities.

**Debt portfolio, nominal values 31 Dec 2025,
total EUR 2,151.3 million****Interest coverage ratio (RI2)****Maturity profile of debt, EUR million**

Group structure

SATO Corporation is the parent company of SATO Group. At the end of the reporting year, the parent company had a total of 10 (11) subsidiaries engaged in business operations. Mergers took place during the year in order to clarify the Group structure.

SATO Corporation's majority shareholder is Balder Finska Otas AB, whose parent company is Fastighets AB Balder, which is quoted on the Stockholm Stock Exchange.

Rental and housing business

Our business focuses on rental activities, customer service, lifecycle management and maintenance. Our goal is to guarantee fast and reliable renting of our apartments and a steady cash flow for the Group. We are determined to provide a first-class customer experience in every encounter with our customers.

At the end of the year under review, approximately 46,000 people lived in a SATOhome and our economic occupancy rate was 95.4% (95.5) in the year under review. Plenty of new rental homes have been completed in the market in recent years, which has increased the options available for residents and competition for suitable customers between operators in the sector. The oversupply of rental homes continued and the competitive situation between rental housing providers remained intense in all of our operating areas.

We strengthened our property maintenance organisation in 2025. High-quality property maintenance and regular, preventive facility services ensure residential comfort and the good condition and value retention of apartments.

During the year under review, we piloted the Renovation Expert concept with excellent outcomes and ended up introducing Renovation Experts as part of our day-to-day life. Going forward, SATO's own Renovation Experts will be responsible for part of our apartment renovations, staircase refurbishments and project-specific repairs. In addition to cost savings, the model will bring flexibility to the maintenance of SATO homes, and the model has also been found to improve the customer experience. We will also continue cooperation with our long-term partners.

We are working every day for SATOhome residents to be able to live carefree everyday lives in their homes, with everything working as it should. We aim for a uniform customer experience in every encounter with our customers. Alongside the various development projects, we continued to fine-tune our service

processes and improved our customer communication and digital services for our customers during the year under review.

In early 2025, we opened a webshop for rental apartments, which we scaled up in a controlled manner over the year. At the end of December, one in ten of SATOhomes was already rented online.

We want to be closely present in our customers' everyday lives and provide them with first-class customer service. At SATO properties, our customers are served by 70 familiar House Experts. Together with the maintenance company, the House Experts make sure SATO home buildings remain comfortable and in good condition. Our own Customer Service team and our continuously evolving OmaSATO online service are also available to our residents.

We measured the customer experience systematically during 2025. The Net Promoter Score (NPS) during residence was 27 (27), and the transactional NPS was 60 (57). The latter figure is based on scores provided by our customers at various touchpoints, such as Customer Service phone calls, maintenance visits by House Experts, apartments offers made by SATO Sales, and apartment viewings. In addition, we made use of SATO's own encounters indicator, which gave us an excellent score of 4.2 (4.0). The indicator helps us survey with what kind of emotional trace we leave our customers in each encounter with them. The indicator uses a scale of 1 to 5.

SATO's external tenant turnover rate for rental apartments was 30.0% (28.7) during the year under review. Rental income increased by 3.9% and totalled EUR 316.1 million (304.1). The average monthly rent of SATO's rental homes was EUR 18.48 per m² (18.40) at the end of the year under review. Net rental income from apartments increased to EUR 222.9 million (214.4).

Investment properties

On 31 December 2025, SATO owned a total of 26,786 apartments (25,849). The reporting year saw the completion of 0 new rental apartments (349) and acquisition of 968 rental apartments (33). At the end of the year, no rental apartments were under major construction (0). The number of divested apartments was 31 (1).

EUR 58.6 million (40.4) was spent on repairing and upgrading apartments. During the reporting year, full renovation was completed for 0 apartments (56) and full renovation was underway in 0 apartments (0).

Fair value

The core purpose of our business operations is to increase the value of our rental apartments. The housing stock is focussed on areas and apartment sizes that are expected to grow in demand in the long term. The allocation of building repairs is based on life-cycle plans and repair need specifications.

The fair value of our investment properties on 31 December 2025 totalled EUR 5,237.4 million (4,971.4). The change in the value of investment properties, including investments and divestments in the financial year, was EUR 266.0 million (85.7).

The fair value of properties funded by ARAVA and interest-subsidised loans using the income value method would be some EUR 225 million higher than the current value.

The external expert JLL Finland Oy (JLL) issues a biannual statement on the valuation methods applied by SATO, the appropriateness of sources of information used and the quality and credibility of the valuation for investment properties. JLL's latest statement was issued on the valuation carried out on 31 December 2025. The criteria for the determination of the fair value are presented in the notes to the consolidated financial statements.

At the end of the year, the Helsinki metropolitan area's commuting area accounted for some 85.4%, Tampere for some 8.5% and Turku for 5.8% of the value of apartments.



Every day, we work to ensure that residents of SATOhomes can enjoy a carefree daily life in homes where everything works as it should.

Group key indicators	2025	2024	2023
Net sales, EUR million	316.1	304.1	288.4
Operating profit, EUR million	188.4	185.6	-113.6
Operating profit as percentage of net sales, %	59.6	61.0	-39.4
Equity ratio, %	50.6	51.4	47.9
Return on equity (ROE), %	3.2	3.3	-6.3
Personnel, average	319	315	333
Salaries and remunerations, EUR million	18.1	18.0	18.0
Key financial indicators	Target	2025	2024
Average loan maturity, years	2.5–6	3.4	3.8
Average interest fixing period, years*	3–5	2.5	3.1
Average interest rate, at the end of the period, %	-	3.4	3.7
Proportion of fixed rate debt, %**	> 60	61.9	63.0

* SATO's objective is to keep the interest-fixing period between 3 to 5 years when market rates (ECB's key interest rate) are over 1% and between 3 to 10 years when market rates are 1% or below.

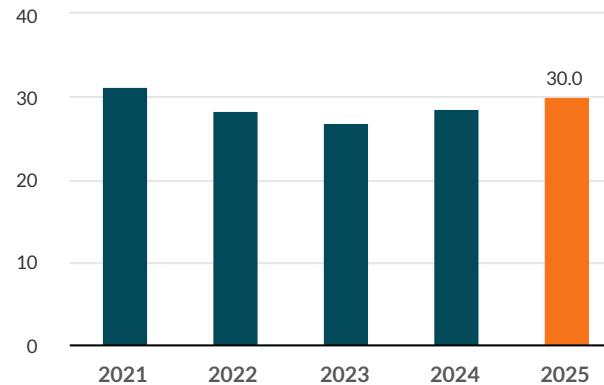
** Excluding short-term debt.

Rental activities	2025	2024
Average rent of rental apartments, EUR/m ² /month, at the end of the review period	18.48	18.40
Economic occupancy rate, %	95.4	95.5
External tenant turnover of rental apartments, %	30.0	28.7

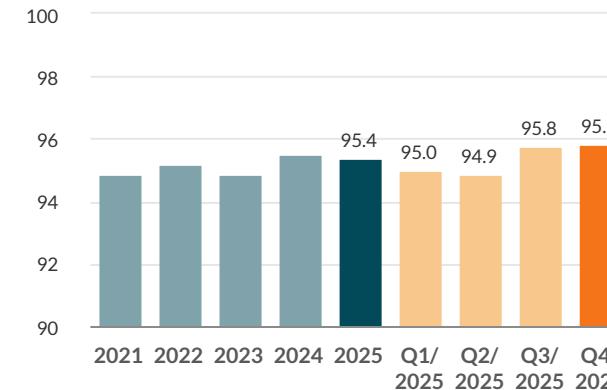
SATOhomes	2025	2024
Number of properties	695	682
Total number of apartments	26,786	25,849
Average size of apartments, m ²	52.8	52.9
Fair value of investment properties, EUR million	5,237.4	4,971.4
Net rental income, EUR million	222.9	214.4

Plot reserves	2025	2024
Plot reserves, EUR million	81.3	66.6
Plots purchased, EUR million	23.7	26.5
Total permitted building volume in the plot reserve, floor-m ²	444,828	467,058
Owned plots transferred to production or sold, EUR million	9.4	4.5
New production	2025	2024
Completed, units	0	349
Rental apartments	0	349
Under construction on 31 December, units	0	0
Rental apartments	0	0
Unsold owner-occupied apartments on 31 December, units	41	44
Repairs	2025	2024
Apartment and property repairs, EUR million	58.6	40.4
Repair investments, EUR million	41.5	24.5
Repair subsidies received, EUR million	0.0	0.0

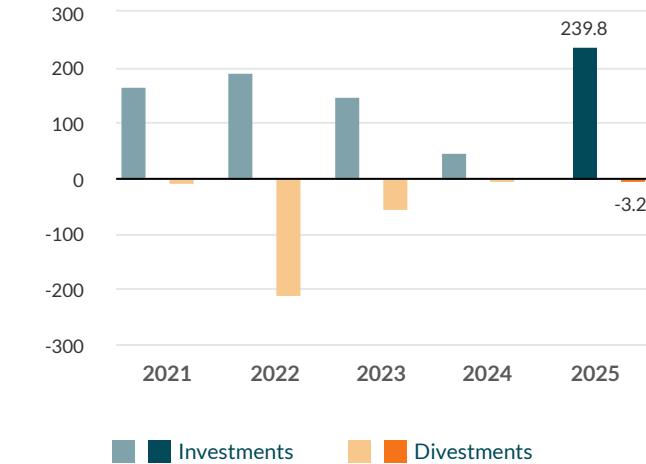
External tenant turnover, %



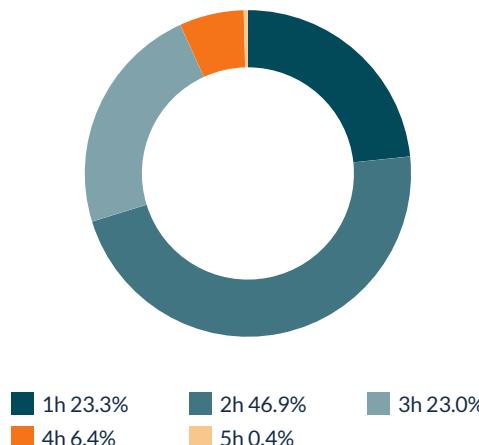
Economic occupancy rate of rental housing, %



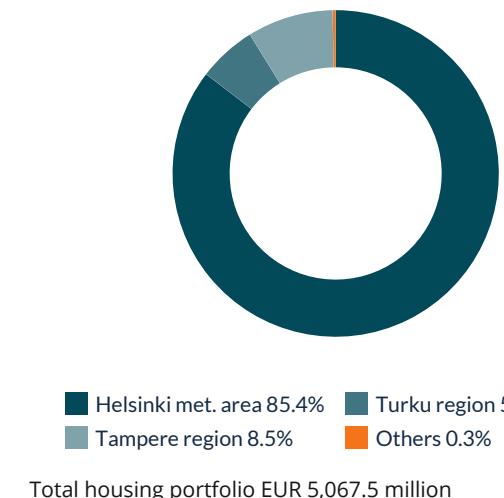
Housing investments and divestments, EUR million



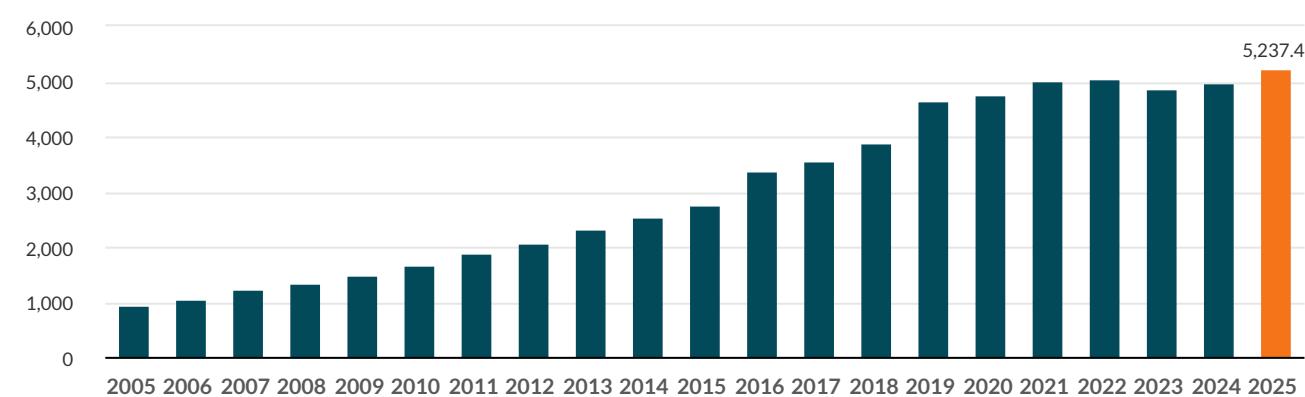
SATO's owned rental homes 31 Dec 2025, %



Regional distribution of the housing portfolio 31 Dec 2025, %



Trend in the investment property portfolio value, EUR million



Investments, divestments and property development

Investment activities are used to manage the SATO housing portfolio and prepare the ground for profitable growth. Since 2000, SATO has invested a total of more than EUR 4 billion in non-subsidised rental apartments. We acquire individual rental apartments and entire rental buildings, and when market conditions allow, we also commission the construction of new rental buildings for our ownership.

Property development allows for new investments in rental apartments. The rental potential and value of existing rental apartments are developed through renovation activities, which also increase residential comfort and improve energy efficiency.

SATO's business focuses on growth centres undergoing strongest growth: the Helsinki Metropolitan Area as well as Turku and Tampere. In 2025, we invested EUR 239.8 million in rental apartments (48.6). Investments in the Helsinki Metropolitan Area accounted for 70.0% of all investments during the period under review. Investments in new apartments represented 0.0% (39.4%) of the total. In addition, SATO's binding purchase agreements at 31 December 2025 totalled EUR 0.3 million (1.3). During the period under review, 31 (1) rental apartments were divested, with the value of these totalling EUR 3.2 million (0.1).

We offer our residents a responsible way of living and encourage them to make sustainable everyday choices such as recycling and saving energy and water. We build and maintain SATO home buildings in a financially viable manner and minimise the environmental impacts of our operations by means including investments in locally produced zero-emission energy.

The book value of SATO-owned plot reserves was EUR 81.3 million (66.6) at the end of the year under review. The value of new plots acquired by SATO by the end of December 2025 totalled EUR 23.7 million (26.5).

SATO has permitted building volume for around 1,600 homes on the plots in the company's housing portfolio. Our longer-term aim is to make use of the existing infrastructure, create a denser urban structure and bring more residents close to services and good public transport links.

We take part in urban development together with cities and other actors in the sector. The development of urban districts serves not only the future residents of the new homes but also current residents living in the area, as services will improve and the urban environment will evolve. As a long-standing property owner, housing investor and rental housing provider, SATO is determined to build pleasant, safe and diverse neighbourhoods.

During the year under review, we continued developing areas including Turtola in Tampere and Sarvik in Kirkkonummi. In Turtola, we secured approval for our first infill development project in the city within our own portfolio. Once completed, the project will bring approximately 100 new rental homes to Turtolankatu.

In Kirkkonummi, we initiated the local master planning of the northern part of the Sarvik area, originally developed by SATO, in collaboration with the Municipality of Kirkkonummi and other major landowners in the area. Over the coming decades, the aim is to build a new, modern, comfortable and ecological urban district along the Espoonlahti shoreline.

In addition, SATO has several other development projects underway in Espoo, Helsinki, Järvenpää, Kirkkonummi, Tampere, Turku and Vantaa.

During the year, we strengthened our plot reserves by finalising the acquisition of a plot in the Lasihytti area of Kauklahti, Espoo. Located by the Coastal Railway, the old industrial site of Lasihytti will become a residential area for around 4,000 people.

The area developed and acquired by SATO consists of five separate blocks, with plans to build a total of 650–700 new rental and owner-occupied homes.

During the year under review 0 (349) new SATO rental homes were completed. However, we acquired 968 (33) completed or under-construction apartments during the period under review. The major renovation of 0 apartments (56) was completed.

The industry-wide volume of new construction projects commenced has been at a low level in recent years. There is still an oversupply of rental homes, so we will stick to the decision made in October 2022 and, for the time being, will not start any new construction projects.

Instead of newbuild construction, we are committed to improving the energy efficiency of our existing properties and increasing local production of renewable energy. To read more about our energy efficiency work, see the sustainability section of this report on page 15.

Housing investments

**239.8
EUR million**

Net rental income

**222.9
EUR million**

Fair value of investment properties

**5,237.4
EUR million**

Sustainability

SATO's sustainability work is governed by our strategy, sustainability policy and Code of Ethics. Our sustainability priorities and annual measures are based on the themes of our Sustainability Programme for 2023–2026: sustainable housing (environmental sustainability), communities' wellbeing (social sustainability) and sustainably profitable (economic and financial sustainability and governance). The policies set out in our Sustainability Programme are linked to the UN Sustainable Development Goals.

During the year under review, we advanced our sustainability work in line with our targets in all areas. The realisation of the annual measures in accordance with the Sustainability Programme is part of the remuneration of SATO executives and staff as a whole.

In terms of environmental sustainability, we continued the energy-efficiency measures based on our carbon roadmap. We invested in renewable, locally produced energy: solar power systems and geothermal heat. Thanks to energy produced locally at our properties, we are able to reduce the use of purchased energy and to cut down greenhouse gas emissions from our operations. SATO aims to be carbon neutral by the end of 2030 in terms of in-use energy consumption. During the year under review, we installed solar power systems at 60 properties, which have a total of 3,901 SATO rental homes.

Energy source	Number of apartments in 2025	Number of apartments in 2024
Solar power	8,517	4,616
Geothermal heat	2,146	1,820
Hybrid (heat pump and district heat)	212	70

The locally produced solar electricity is used as property electricity for purposes including lighting and ventilation of common areas. In 2025, we switched to geothermal heating at five properties with a total of 326 rental homes. Our property electricity did not generate any emissions in 2025, as the energy we purchased came from 100% wind power.

The year saw us install apartment-specific water meters in 901 existing rental homes. These meters enable our residents to monitor their water consumption in real time on the OmaSATO service.

SATO aims to increase its energy efficiency and the number of rental homes belonging to energy class A, B or C. At the end of the year under review, there were 9,303 rental homes in class A, B or C, accounting for 35% of the total of SATO rental homes. The number of homes classified A, B or C increased by 1,105 apartments over the year.

Energy class	Number of apartments in 2025	Number of apartments in 2024
A	1,989	1,829
B	3,591	2,583
C	3,723	3,786
D	4,605	4,682
E	11,940	11,905
F	946	999
G	0	0
No classification*	33	109

* SATO ownership in the housing company below 50%.

We also continued our work to promote biodiversity and prevent biodiversity loss in the built environment. We updated our property design and maintenance guidelines, continued staff training and shared best practices from several pilot properties where we tested nature-based solutions such as creating meadows and planting berry bushes on the grounds of SATOhomes. The pilots have generated good feedback from residents and will be continued in 2026, too.

As regards social sustainability, our focus in the year under review was on supporting our staff's wellbeing at work in cooperation with the occupational healthcare provider and on strengthening our health and safety at work oriented culture and ways of doing things through efforts including providing SATO staff with guidance in order to increase the number of safety observations made and recorded. SATO also started preparations for the Pay Transparency Directive and for promoting pay transparency. The work will be completed during spring 2026.

In the field of good governance and economic sustainability, we continued to develop consistency and transparency during the year under review. SATO staff received training on data protection as well as prevention of corruption and bribery. A risk assessment conducted in 2025 identified the Extended Management Group and the Finance and Investment teams as the most vulnerable to corruption and bribery. The online training on the anti-corruption and bribery guidelines was compulsory for these functions, with 97.7% of them completing the course. The knowledge and understanding of compliance matters

among SATO employees is assessed through an annual compliance test, which requires familiarisation with the Code of Ethics and its supplementary guidelines. During 2025, approximately 62% of SATO employees completed the test.

The European Commission's omnibus proposal adopted in early 2025 and the decisions made in the autumn confirmed that SATO is not included in the scope of mandatory reporting under the Corporate Sustainability Reporting Directive (CSRD). SATO had, however, already started preparations for compliance with CSRD requirements, and a decision was made to continue the work. Conducted for the first time in 2024, the double materiality assessment was updated during 2025. The standards that are material for SATO are:

- E1 Climate change
- E3 Water
- E4 Biodiversity and ecosystems
- E5 Resource use and circular economy
- S1 Own workforce
- S2 Workers in the value chain
- S4 Consumers and end-users

Based on a decision made in June 2025 by the SATO Board of Directors, SATO reports voluntarily on its sustainability work and will publish a separate sustainability report on 2025 in accordance with the European Sustainability Reporting Standard (ESRS) in March. The report will not cover all of the ESRS disclosure requirements but it will be partially assured.

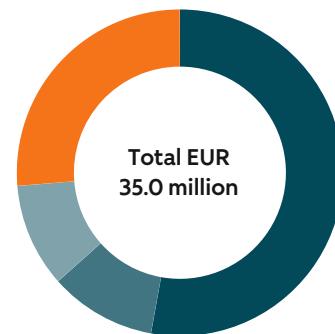
SATO was ranked number one in the Management component of the Global Real Estate Sustainability Benchmark (GRESB) assessment in 2025. SATO achieved the highest possible score in sustainability management among more than a thousand evaluated European real estate companies. SATO has participated in the GRESB assessment in 11 consecutive years.

SATO aims to publish its climate transition plan approved by the Board during 2026 in the Sustainability Report 2026. We will discuss SATO's sustainability work in more detail in our Sustainability Report 2025 published in late March. SATO's Corporate Governance Statement, Code of Ethics and Sustainability Programme can be found on our website at sato.fi/en.

SATO tax footprint 2025

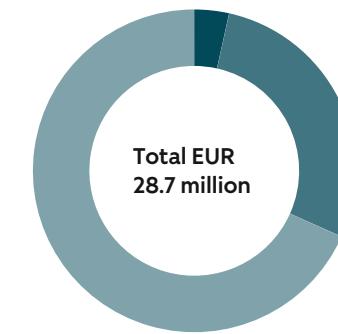
Taxes to be paid during the financial year

Direct taxes, EUR million



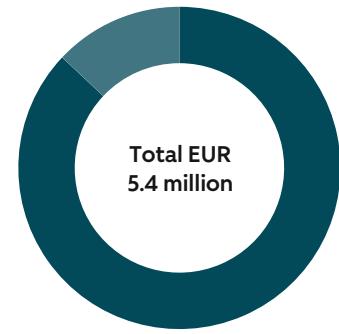
Taxes to be paid during the financial year

Indirect taxes, EUR million



Taxes to be remitted during the financial year,

EUR million



In 2025, we paid a total of EUR 69.1 million in taxes in Finland.

- Income tax EUR 18.5 million
- Employer contributions EUR 3.7 million
- Transfer tax on investments EUR 3.6 million
- Property tax EUR 9.2 million

- Energy and insurance tax EUR 1.0 million
- VAT included in investments that is not deducted EUR 8.1 million
- VAT included in purchases that is not deducted EUR 19.6 million

- Tax withheld on salaries EUR 4.7 million
- Net VAT on sales EUR 0.7 million

Development activities

We are continuously developing our operations, processes and everyday practices. Any needs for development and changes are best identified by SATO staff members dealing with things on a daily basis, and their competence development is a key part of SATO's strategy.

SATO's development activities in 2025 focused on several projects improving the company's operating models and business. In addition to processes, digital services and tools, we invested in the customer experience and in building a uniform service experience.

Progress was made in digitalisation and system development across our organisation. We revamped elements including the accounting system, introduced a new data platform and document management and material libraries and developed our property data and enterprise resource planning system, KoTi. Tools providing the best possible support for our business processes smoothen the everyday work of SATO staff and our cooperation with our partners.

A large number of SATO staff members were involved in developing the SATO webshop, which was opened in February and scaled up over the year in a controlled but determined manner. Our customers have welcomed the webshop and at the end of the year, already one in ten of SATOhomes was rented online. It is important to us and our customers that, even when renting a home online, the customer meets a professional SATO staff member as part of the renting process.

In 2025, we looked into making use of AI in the various business processes and expanded our personnel's competence in and understanding of the opportunities provided by AI. Training was organised for the entire staff. In addition to several pilots, we took into use the first AI tools making the everyday lives of SATO staff members smoother. With our AI ambassador programme, we ensured that our AI competence will increase throughout the organisation and that the best practices will take root in our operations. To accelerate the development, in the spring we also organised our first AI hackathon, where teams competed on a variety of development projects.

Events after the review period

No significant events after the end of the reporting period.

Risk management

Risk management is used to ensure that risks impacting the company's business are identified, managed and monitored. The main risks of SATO's business are risks related to the business environment and financial risks.

SATO's key risks are:

The weak development of Finland's economy

The weak development of Finland's economy, deteriorating employment situation, and uncertainty surrounding the economic outlook are impacting consumers' purchasing power. A weaker-than-expected economic situation in Finland may influence the housing market through decreased market demand, reduced customer solvency, increased credit losses, lower market rents, and consequently, a decline in the value of SATO's housing assets.

The growing repair backlog

If SATO's housing assets are not maintained systematically and in a timely and controlled manner, this may lead to negative impacts on SATO's reputation and the rentability and pricing of the apartments, and, therefore, the value development of the assets. This may also have a negative impact on residents' comfort and health.

Significant cost increase

Maintenance, construction and financing costs are rising sharply, and the market situation does not allow the increased costs to be fully passed on to rents. As a result, investments and property maintenance repairs must be postponed, and the number of apartment repairs increases. This in turn leads to reduced customer satisfaction, which negatively impacts occupancy rates.

Geopolitical risks

Security policy tensions that have grown due to the war in Ukraine and other military conflicts and any tariffs possibly set by different countries may have a significant impact on SATO's business environment.

Cyber risks

Cybercrime has increased risks related to business continuity and the loss of critical data. It can target, for example, systems critical to the continuity of the business or personal data. The consequences of a cyberattack can be the interruption of operations, the weakening of the company's reputation or fines imposed by authorities.

Risks related to climate change

A delay in measures aimed at mitigating climate change and increasing extreme weather phenomena can impact the condition of apartments and maintenance costs, increase repair needs and reduce apartments' rental potential. This can have a negative impact on the fair value of investment properties.

Risks related to renting apartments

The most significant risks in the renting of apartments are related to economic cycles and fluctuations in demand and supply. High new housing construction activity can increase the supply of rental housing to a point that it exceeds demand. This leads to rental housing vacancies and pressure to even out or lower the rent level especially for the old housing portfolio.

A clear weakening in the housing market could have a negative impact on the market value of SATO's housing portfolio. In accordance with its strategy, SATO focusses its investments on growth centres and on renovating and repairing its existing housing portfolio. This ensures apartments' rental capacity and value development.

Official regulations

Changes in official regulations and legislation, as well as the uncertainty stemming from them, may have a significant impact on the reliability of the investment environment and thus on SATO's business. SATO monitors and anticipates these changes and also calls attention to what it considers to be negative impacts of regulation.

Financial risks

The management of financial risks is steered by the Group's treasury policy, which has been approved by SATO's Board of Directors. Our financial risk management principles are defined in the treasury policy. Our most significant financial risks relate to liquidity, refinancing and interest rates. We manage our liquidity and refinancing risks by diversifying the financing sources and maturity of our loan portfolio, and by holding sufficient liquidity reserves in the form of committed credit facilities and other long-term financing commitments. The company has a valid EUR 2.0 billion Euro Medium Term Note (EMTN) programme.

The means for managing the liquidity risk at SATO include cash assets, a bank account limit, committed credit facilities of EUR 600 million and a commercial paper programme of EUR 400 million. We increase the amount of reserves as the financing requirements grow. Our objective is to keep the liquidity requirements of the next 12 months covered by committed agreements.

Floating rate loans form an interest rate risk which we manage by balancing the share of fixed and floating rate loans either by issuing fixed rate loans or by interest rate hedges. According to our treasury policy, our objective is to keep the ratio of fixed rate loans at over 60% of the debt portfolio after interest hedging. At the end of the review period, the fixed rate portion of the loan portfolio after hedging was 61.9% (excluding current loans).

A more detailed description of risks and risk management can be found in the Governance section of this report.

Pending legal actions

SATO has no official procedures, legal actions or arbitration proceedings pending that would have a significant impact on the company's financial standing or profitability, and SATO is not aware of any threat of such proceedings.

Shares

On 31 December 2025, the share capital of SATO Corporation was EUR 4,442,192.00 and there were 85,062,444 shares. The company has one series of shares. The shares are included in the book-entry system maintained by Euroclear Finland Oy.

SATO Corporation holds 166,000 treasury shares. This represents 0.2% of all shares and the votes they confer.

On 20 March 2025, the General Meeting authorised the Board of Directors to decide on a share issue. The number of shares issued based on the authorisation cannot exceed 8,506,424 shares. The maximum number of shares corresponds to some 10% of the number of the company's registered shares.

On 31 December 2025, the Board members or the CEO of SATO Corporation did not directly hold any shares in the company. A more detailed description of the shareholdings of the members of the Board is given in the Corporate Governance Statement 2025.

Personnel

At the end of December 2025, the Group employed 314 people (300), of whom 295 (277) had a permanent employment contract. The average number of personnel was 319 people (315) during the reporting year. The Group's salaries and remunerations in 2025 totalled EUR 18.1 million (18.0).

Shareholders' Nomination Committee

The Shareholders' Nomination Committee consists of representatives of SATO's four largest shareholders registered in the book-entry system on 1 October. If a shareholder chooses not to exercise their nomination right, the right will pass on to the next largest shareholder.

The fourth and fifth largest shareholders of the Company on 1 October 2025, the State Pension Fund and Erkka Valkila, did not exercise their nomination rights and consequently, the right transferred to the sixth largest shareholder, Tradeka-invest Ltd. The Committee consisted of representatives of the following shareholders: Balder Finska Otar AB (Erik Selin), Stichting Depositary APG Strategic Real Estate Pool (Ming Eng), Elo Mutual Pension Insurance Company (Niko Syrjänen) and Tradeka-invest Ltd (Jari Pussinen).

Board of Directors, CEO and auditors

SATO's Annual General Meeting held on 20 March 2025 confirmed that the Board of Directors consists of six members. Re-elected to the Board of Directors were chair Erik Selin and ordinary members Esa Lager, Tarja Pääkkönen, Sharam Rahi, and Ming Eng. Juha Juntunen was elected as a new board member, replacing Timo Stenius.

The Board of Directors convened 10 times in 2025. The Board's work is supported by the HR and Remuneration Committee.

In 2025, Antti Aarnio, M.Sc. (Tech.), was SATO's President and CEO.

As the company's auditor, the Annual General Meeting selected the audit firm Deloitte Oy, which appointed APA Aleksi Martamo as the auditor in charge. The auditor's term in office is the financial year, and the auditor's duties end at the closing of the next Annual General Meeting.

Members of the Corporate Management Group

During the reporting period 2025, the Corporate Management Group consisted of Antti Aarnio, CEO, Arto Aalto, EVP, Investments, Markku Honkasalo, CFO, Laura Laamanen, CCO and Elina Vaurasalo, EVP, Housing Business.

Related party transactions

During the financial year, SATO had no significant related party transactions. For more details, see note 30 of the consolidated financial statements and note 19 of the parent company's financial statements.

Outlook

In the operating environment, SATO's business activities are mainly affected by consumer confidence and purchasing power, rent and price development for apartments, maintenance costs, and the competitive situation and interest rate level.

Despite expectations, the Finnish economy did not take an upward turn in 2025. Uncertainties relating to trade policy and the weak employment situation have maintained consumer caution. Uncertainty is also increased by the challenging security situation. According to the December forecast of the Bank of Finland, growth in 2025 is likely to be just 0.2%. In 2026, growth will accelerate to 0.8% and in 2027 to 1.7%. In the final year of the forecast period in 2028, growth will level out at 1.5%.

Private consumption has been curbed by low consumer confidence in the economy, but consumption is expected to perk up and take an upturn in 2026, when real earnings growth of wage and salary earners gathers pace and the labour market strengthens. Consumption growth is projected to strengthen further in 2027–2028. According to the Bank of Finland forecast, investments will grow thanks to factors including green investments. Housing construction will, however, remain subdued in the immediate years ahead. The difficult market situation holds back newbuild housing construction, but this will be eased gradually once consumer incomes and confidence grow.

The Finnish economy will continue its slow recovery. Households are regaining a balance in their finances, and consumption will begin to grow. Exports and investments will also be gradually revived. Once economic growth steps up, employment will also be boosted. The weak employment situation is anticipated to improve slightly during 2026.

Construction of newbuild homes remains at a low level. Largely due to an increase in the volume of interest-subsidised housing construction, there has, however, been a slight upturn in projects started. At year-end, there were still around 4,500 apartments intended for rental housing under construction in the Helsinki Metropolitan Area. The number of apartments completed contracted clearly in 2025, but the newbuild construction volume of previous years, which exceeds the long-term housing demand, is maintaining an oversupply of rental homes in the growth centres. The shrinking of the oversupply has been slower than anticipated, and competition for good tenants continues.

Dense urban housing is still becoming increasingly popular, and there is demand for rental homes in growth centres with access to good public transport links and close to services. The demographic change coupled with the price development create a stable foundation for rental housing demand, especially in the Helsinki Metropolitan Area, Tampere and Turku.

Urbanisation, the income development of wage and salary earners, pent-up housing demand of households and the decrease in new housing construction will increase housing demand going forward. The housing allowance policy changes may, however, steer consumers towards looking for more affordable housing. The flexibility and convenience of rental housing also make it more attractive as an option for those who have previously opted for home ownership.

With greater choice available for those looking for a home, the role of a successful customer experience has become even more important. SATO is strongly invested in increasing its presence close to customers and in digital services.

In line with its majority shareholder Balder Finska Otas AB's operating model, SATO Corporation will not publish guidance on its 2026 earnings. The parent company of Balder Finska Otas AB is Fastighets AB Balder, which is quoted on the Stockholm Stock Exchange.

Proposal of the Board of Directors for the distribution of profit

On 31 December 2025, the parent company's distributable equity was EUR 761,365,914.42, of which profit for the period was EUR 31,917,403.69. The company had 84,896,444 outstanding shares entitling to dividends for 2025.

The Board of Directors proposes to the Annual General Meeting that EUR 0.25 per share is paid in dividends for the 2025 financial year (EUR 0.00/share for 2024) EUR 21,224,111.00 in total, and that EUR 10,693,292.69 be transferred to retained earnings.

No material changes have taken place in the company's financial position since the end of the financial year.

Distribution of shares

Largest shareholders

31 December 2025	no. of shares	%
Balder Finska Otas AB (Fastighets AB Balder)	49,632,504	58.3%
Stichting Depositary APG Strategic Real Estate Pool	19,217,470	22.6%
Elo Mutual Pension Insurance Company	10,849,621	12.8%
The State Pension Fund	4,194,300	4.9%
Tradeka-invest Ltd	189,750	0.2%
Research Foundation of the Pulmonary Diseases	180,000	0.2%
SATO Corporation	166,000	0.2%
Finnish Paper Workers' Union	150,000	0.2%
Komulainen Pekka	139,825	0.2%
Entelä Tuula	131,300	0.2%
Others (104 shareholders)	211,674	0.2%

On 31 December 2025, the Group had 114 shareholders entered in the book-entry register. The turnover of SATO Corporation's shares was 1.6% during the reporting year.

Annual General Meeting 2026

The Annual General Meeting of SATO Corporation will be held in Helsinki on Thursday, 19 March.

Helsinki, 5 February 2026.

SATO Corporation, Board of Directors

Financial statements

Consolidated financial statements, IFRS

Consolidated income statement, IFRS

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Net sales		316.1	304.1
Property maintenance expenses		-93.2	-89.8
Net rental income		222.9	214.4
Fair value change of investment properties, realised	3, 11	0.2	0.7
Fair value change of investment properties, unrealised	11	8.9	12.0
Sales, marketing and administrative expenses	5, 6, 7	-40.2	-39.0
Other operating income	4	0.7	0.4
Other operating expenses	4	-4.1	-2.9
Share of profit of associated companies and joint ventures		0.0	0.0
Operating profit		188.4	185.6
Financial income	8	12.3	28.9
Financial expenses	8	-94.7	-109.0
Net financing expenses		-82.4	-80.1
Profit before tax		106.1	105.4
Income tax expenses	9	-21.1	-21.3
Profit for the period		84.9	84.1
Profit for the period attributable to			
Equity holders of the parent		84.9	84.1
Non-controlling interests		0.0	0.0
Total		84.9	84.1
Earnings per share attributable to equity holders of the parent	10		
Basic, EUR		1.00	1.04
Diluted, EUR		1.00	1.04
Average number of shares, million pcs		84.9	81.1

Consolidated statement of comprehensive income, IFRS

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Other comprehensive income			
Items that may be reclassified to income statement			
Cash flow hedges	24	0.5	-7.8
Related tax		-0.1	1.6
Items that may be reclassified to income statement total		0.4	-6.2
Other comprehensive income, net of tax		0.4	-6.2
Total comprehensive income		85.4	77.9
Comprehensive income attributable to			
Equity holders of the parent		85.4	77.9
Non-controlling interest		0.0	0.0
Total		85.4	77.9

Consolidated statement of financial position, IFRS

EUR million	Note	31 Dec 2025	31 Dec 2024
Assets			
Non-current assets			
Investment property	11	5,237.4	4,971.4
Tangible assets	12	1.7	2.6
Intangible assets	13	7.1	6.7
Investments in associated companies and joint ventures	15	0.1	0.1
Other non-current investments	16, 17	0.6	1.0
Other right-of-use assets	14	8.3	4.1
Derivative receivables	24	15.1	15.2
Non-current receivables	18	0.0	2.6
Deferred tax assets	19	6.7	6.9
Total		5,276.8	5,010.6
Current assets			
Accounts and other receivables	20	15.2	15.4
Current tax assets		1.2	2.3
Cash and cash equivalents	16, 21	15.4	31.3
Total		31.9	49.0
Total assets		5,308.7	5,059.6
Shareholders' equity and liabilities			
Equity attributable to equity holders of the parent			
Share capital		4.4	4.4
Fair value and other reserves		12.3	11.9
Reserve fund		43.7	43.7
Reserve for invested non-restricted equity		314.8	314.8
Retained earnings		2,310.1	2,225.2
Total	22	2,685.3	2,600.0
Non-controlling interests		-0.2	-0.2
Total shareholders' equity		2,685.2	2,599.8

EUR million	Note	31 Dec 2025	31 Dec 2024
Liabilities			
Non-current liabilities			
Deferred tax liabilities	19	373.1	368.8
Provisions	25	1.3	1.4
Lease liabilities	14	60.9	55.7
Derivative liabilities	16, 24	0.1	0.6
Long-term interest-bearing liabilities	16, 23	1,906.2	1,709.0
Total		2,341.5	2,135.5
Current liabilities			
Accounts payable and other liabilities	26	60.4	54.0
Provisions	25	0.5	0.5
Lease liabilities	14	6.1	5.8
Current tax liabilities		0.0	2.9
Short-term interest-bearing liabilities	16, 23	215.1	261.1
Total		282.0	324.3
Total liabilities		2,623.6	2,459.8
Total shareholders' equity and liabilities		5,308.7	5,059.6

Consolidated statement of cash flows, IFRS

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Cash flow from operating activities			
Profit for the period		84.9	84.1
Adjustments:			
Non-cash items included in the profit	28	-4.5	-7.6
Gains and losses on sales of investment properties and fixed assets		-0.5	-0.9
Other adjustments		-0.1	0.0
Interest expenses and other financial expenses	8	94.7	109.0
Interest income	8	-12.3	-28.9
Dividend income		0.0	0.0
Income taxes	9	21.1	21.3
Cash flow before change in net working capital		183.3	177.1
Change in net working capital:			
Changes in accounts receivable and other receivables		3.3	0.4
Change in accounts payable and other liabilities		5.2	-1.1
Interest and other financial expenses paid		-85.6	-107.1
Interest received		11.9	23.7
Taxes paid		-18.5	-6.5
Net cash flow from operating activities		99.7	86.6
Cash flow from investing activities			
Investments in investment properties		-264.5	-69.3
Net investment in tangible and intangible assets		-2.1	-1.8
Cash receipts from loans receivable and debt securities		0.0	19.9
Loans granted and investments in debt securities		0.0	-19.8
Disposals of investment property		10.9	6.8
Net cash flow from investing activities		-255.7	-64.1

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Cash flow from financing activities			
Share issue		0.0	199.9
Repayments (-) / withdrawals (+) of current loans		-3.0	-221.0
Withdrawals of non-current loans		695.2	768.2
Repayments of non-current loans		-549.6	-743.2
Repayments of lease liabilities		-2.4	-2.1
Net cash flow from financing activities		140.1	1.8
Change in cash and cash equivalents			
Cash and cash equivalents at the beginning of the period		31.3	7.0
Cash and cash equivalents at the end of the period		15.4	31.3

Consolidated statement of changes in shareholders' equity, IFRS

EUR million	Attributable to owners of the parent						Non-controlling interests	Total equity
	Share capital	Fair value and other reserves	Reserve fund	Reserve for invested non-restricted equity	Retained earnings	Total		
Shareholders' equity 1 Jan 2025	4.4	11.9	43.7	314.8	2,225.2	2,600.0	-0.2	2,599.8
Comprehensive income:								
Cash flow hedges, net of tax	-	0.4	-	-	-	0.4	-	0.4
Profit for the period	-	-	-	-	84.9	84.9	0.0	84.9
Total comprehensive income	-	0.4	-	-	84.9	85.4	0.0	85.4
Transactions with shareholders:								
Share issue	-	-	-	-	-	-	-	-
Dividend	-	-	-	-	-	-	-	-
Transactions with shareholders, total	-	-	-	-	-	-	-	-
Other adjustments	-	-	-	-	-	-	-	-
Total of equity movements	-	0.4	-	-	84.9	85.4	0.0	85.4
Shareholders' equity 31 Dec 2025	4.4	12.3	43.7	314.8	2,310.1	2,685.3	-0.2	2,685.2

EUR million	Attributable to owners of the parent						Non-controlling interests	Total equity
	Share capital	Fair value and other reserves	Reserve fund	Reserve for invested non-restricted equity	Retained earnings	Total		
Shareholders' equity 1 Jan 2024	4.4	18.1	43.7	227.9	2,141.0	2,435.1	-0.2	2,435.0
Comprehensive income:								
Cash flow hedges, net of tax	-	-6.2	-	-	-	-6.2	-	-6.2
Profit for the period	-	-	-	-	84.1	84.1	0.0	84.1
Total comprehensive income	-	-6.2	-	-	84.1	77.9	0.0	77.9
Transactions with shareholders:								
Share issue	-	-	-	86.9	-	86.9	-	86.9
Dividend	-	-	-	-	-	-	-	-
Transactions with shareholders, total	-	-	-	86.9	-	86.9	-	86.9
Other adjustments	-	-	-	-	-	-	-	-
Total of equity movements	-	-6.2	-	86.9	84.1	164.8	0.0	164.8
Shareholders' equity 31 Dec 2024	4.4	11.9	43.7	314.8	2,225.2	2,600.0	-0.2	2,599.8

Notes to the consolidated financial statements, IFRS

I. Material accounting principles

General company information

SATO Corporation is a Finnish public limited company domiciled in Helsinki, Finland. SATO's registered address is Panuntie 4, 00600 Helsinki, Finland. SATO Corporation and its subsidiaries together form the consolidated SATO Group ("SATO" or "the Group"). SATO Corporation's majority shareholder is Balder Finska Otas AB, whose parent company is Fastighets AB Balder, which is quoted on the Stockholm Stock Exchange.

The Board of Directors approved the consolidated financial statements on 5 February 2026. A copy of the consolidated financial statements may be obtained at the aforementioned address and at www.sato.fi/en.

SATO provides housing solutions and its operations primarily consist of investment in housing properties. The focus of the Group's operations is on the largest growth centres, and approximately 85.4% of its investment properties are in the Helsinki region. The rest of the operations are mainly located in Tampere and Turku.

SATO's housing investments include both privately financed and state-subsidised housing assets. In respect of the latter, SATO's business is affected by special characteristics of non-profit operations which are the result of restrictions set on the company's business by state-subsidised housing construction. The non-profit restrictions affect owner organisations through, among others, restrictions on distribution of profits, divestment and risk-taking as well as through the prohibition on lending and providing collateral. Housing is also affected by property-specific, fixed-term restrictions, which apply to matters such as the use and handover of apartments, the selection of the residents, and the setting of rent. In the exercise of non-profit activities, SATO is supervised by the following authorities: the Housing Fund of Finland (ARA), the State Treasury, the Ministry of the Environment, and, concerning the selection of residents, local authorities.

General accounting principles

SATOs consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union with observation of the standards and interpretations effective on 31

December 2025. The notes to the consolidated financial statements are also in compliance with the Finnish accounting principles and corporate legislation.

The information in the financial statements is stated in millions of euros. 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 IFRS financial statements requires judgement by the management in applying the accounting principles and making certain estimates and assumptions that are subject to uncertainty.

In note 2, information is given on key areas where management judgements or uncertainty factors in estimates and assumptions may cause the most material effects on the figures presented.

Principles of consolidation

The consolidated financial statements are a consolidation of the financial statements of the parent company and the subsidiaries. Subsidiaries are companies over which the parent company has control. Control over a subsidiary is presumed to exist when the investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Acquired subsidiaries are included in the consolidated financial statements from the date of acquisitions until the control ends. Acquired companies are included in the financial statements using the acquisition cost method. The net assets of the acquired company at the acquisition date are booked at the fair value of the land areas and buildings. Acquisitions of real property are generally treated as acquisitions of asset items.

All intra-group transactions, internal receivables and payables, in addition to profit on internal transactions and the distribution of profit between Group companies are eliminated as part of the consolidation process.

Mutual property companies and housing companies, in which the rights of control over specified apartments are determined by shareholdings, are treated as joint operations in the consolidated financial statements. In a joint operation, SATO has rights to the assets and obligations for the liabilities of the arrangement. Joint

operations are accounted for in the consolidated financial statements in the manner prescribed in the IFRS 11 *Joint Arrangements* standard, by recognising SATO's assets and liabilities in the arrangement, including its share of joint assets and liabilities, and its revenue and expenses, including its share of joint revenue and expenses. Joint ventures, in which the Group and another party have joint control in the arrangement and which give the Group rights to the net assets of the arrangement, are consolidated in SATO's consolidated financial statements in accordance with IFRS 11, i.e., by the equity method.

Transactions denominated in foreign currencies

The financial statements of the Group entities are based on their primary functional currencies of the economic environment where the companies are operating. The presentation currency of the financial statements is the euro, which is also the functional currency of the parent company.

Transactions in foreign currencies are translated into the functional currency using the exchange rate of the date of transactions. At the end of the accounting period, all open balances of assets and liabilities denominated in foreign currencies are translated into euros at the closing date exchange rate. Foreign exchange gains and losses related to the primary business are treated as adjustments to income or expenses. Investment-related foreign exchange gains and losses are treated as adjustments to investments. Financial foreign exchange gains and losses are reported under financial income and expenses. Foreign exchange gains and losses from the translation of other assets and liabilities are reported in the income statement. Unrealised gains and losses related to cash flow hedges are reported in other comprehensive income.

Investment property

As defined in the IAS 40 *Investment Property* standard, investment properties are properties of which the Group retains possession to obtain rental income or appreciation in value and which are not occupied for use by the Group or for its operations, nor for sale in the ordinary course of business. Investment properties also include right-of-use assets that are classified as investment property based on their nature (right-of-use investment property), such as land leases.

At initial recognition, owned investment properties are measured at acquisition value, which includes transaction costs. Subsequently, investment properties are valued at fair value in accordance with IAS 40 and IFRS 13 *Fair value measurement*.

Gains and losses from changes in fair value are recorded through profit and loss in the period when they are incurred. The fair value of an investment property represents the price that would be received for the property in an orderly transaction, taking place in the local (principal) market at the reporting date, considering the condition and location of the property.

Some of SATO's 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 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.

Investment properties financed with ARAVA loans and interest-subsidised loans are initially measured at acquisition cost, including the transaction costs. Subsequently, they are valued at the acquisition cost, plus accumulated investments and less accumulated depreciation and impairments. Unbuilt land and development projects whose realisation is uncertain are valued at cost or probable value, whichever is lower, if their fair value cannot be determined reliably.

Right-of-use investment properties are measured at cost upon their recognition, and, subsequently, at fair value in accordance with IFRS 16 and IAS 40 standards. The valuation is based on the present value of future contractual lease payments, which is deemed to represent the fair value of the right-of-use assets arising from the lease agreements.

The fair values of owned investment properties are based on the following:

- the income value method, used for investment properties that are currently let to tenants and can be sold without restrictions or that can be sold as entire properties and to a restricted group of buyers; and
- the remaining acquisition cost, used in properties funded with ARAVA loans or interest-subsidised loans, as well as unbuilt land and development projects, whose realisation is uncertain.

See further information on investment property valuation methods and related assumptions in notes 2 and 11.

An investment property is derecognised from the balance sheet when it is handed over or when the investment property is permanently removed from use and no future economic use can be expected from the handover. The profits and losses from divestments or removals from the use of investment properties are presented on separate lines in the profit and loss account.

Tangible assets

Tangible assets are valued at the original acquisition cost less accumulated depreciation and impairments. Other tangible assets are depreciated with the straight-line method over their estimated economic lives, which are as follows:

Machinery and equipment	5–10 years
Other tangible assets	3–6 years

The economic life and residual value of assets are reassessed at each year-end. Changes in the future economic benefits found in the assessment are taken into account by adjusting the economic life and residual value of the assets. Profits and losses arising from sales and divestments of tangible assets are booked in the profit and loss account and presented as other income and expenses of business operations.

Intangible assets

An intangible asset is recognised in the balance sheet only if the asset is identifiable, its cost can be measured reliably, and it is likely that an expected economic benefit attributable to the asset will flow to the Group.

An intangible asset is valued at the original acquisition cost less amortisation and any impairment. Intangible assets consist largely of computer software, which is subjected to straight-line amortisation over 3–6 years.

Lease agreements (SATO as a lessee)

SATO applies IFRS 16 *Leases* in its accounting for lease agreements. The Group makes an assessment of whether an agreement is a lease agreement in the scope of the standard and recognises, at the commencement date of the lease, a right-of-use asset and a lease liability (except for short-term leases and leases of low-value assets).

Based on their purpose, right-of-use assets are recognised either in investment properties, to the extent that they are classified as investment property, or in other leased assets.

Other right-of-use assets than those classified as investment property are recognised in the statement of financial position at the amount of the lease liability, including any initial direct costs and excluding any lease incentives received, and they are depreciated over their expected economic lives. The economic life is estimated separately for each asset, based on the duration of the lease and other key terms of the contract, such as extension or purchase options, if applicable. The right-of-use assets classified as investment property are subsequently measured at fair value (see section "Investment property" above). The lease liability is recognised in the statement of financial position at an amount equal to the discounted present value of future lease payments.

If any extension or purchase options are included in the contract, the Group assesses whether such an option is reasonably certain to be exercised and considers its effect on the economic life and cost of the asset.

The Group applies the recognition exemptions allowed by IFRS 16 and does not recognise short-term lease agreements and lease agreements of low-value assets in the statement of financial position. Leases with a duration of 12 months or less are considered short-term. The lease payments from these agreements are expensed in profit and loss over the lease term.

Lease agreements (SATO as a lessor)

Rental income from investment properties is recognised in profit and loss over the lease period and presented in net sales in the income statement. As a lessor, SATO has no agreements classified as financial lease agreements.

Impairment

At the end of each reporting period, an assessment of whether there is any indication that an asset may be impaired is made. If any such indication exists, the recoverable amount from the asset item is estimated. An asset is impaired if the carrying value exceeds the recoverable amount. An impairment loss is recognised in profit or loss.

When an impairment loss is booked, the economic life of the asset item subject to depreciation is reassessed. The impairment loss booked against the asset item is cancelled if there is an increase in the value of the assessment used to determine the recoverable amount from the asset item. However, the reversal of an impairment loss shall not exceed the carrying value of the asset item had no impairment loss been recognised.

Financial instruments

SATO's financial assets are classified, in accordance with IFRS 9 *Financial Instruments*, into the following categories: financial assets at fair value through profit and loss (FVTPL), financial assets at fair value through other comprehensive income (FVTOCI) and financial assets at amortised cost. The classification is made at the time of the initial recognition and is based on the contractual terms of the instrument and the Group's business model for the type of financial instruments.

Financial liabilities are classified as financial liabilities at amortised cost and financial liabilities at fair value through profit and loss under IFRS 9. The instruments are classified at the time of the initial recognition, based on the purpose of the instrument. Sales and purchases of financial instruments, other than those associated with derivatives, are booked on the clearance date. All derivatives are booked on the balance sheet on the trade date.

Financial assets and liabilities at fair value through profit and loss

The category includes derivative instruments which do not meet the conditions of hedge accounting in accordance with IFRS 9 and are hence classified in the trading portfolio. These instruments are valued at fair value, and gains and losses arising from changes in the fair value, both realised and unrealised, are recognised in the income statement for the period.

Financial assets at fair value through other comprehensive income

Financial assets at fair value through other comprehensive income are principally stocks and shares, and they are presented in the statement of financial position in other non-current investments. Investments in listed securities are valued in the financial statements at the prices quoted in an active market at the closing date of the reporting period. Unlisted shares, the fair value of which cannot be determined reliably, are valued at acquisition cost. Unrealised changes in the value of the assets in this class are booked in other comprehensive income, with allowance for the deferred tax. Accumulated changes in fair value are not booked from the fair value reserve to profit and loss until the investment is sold.

Financial assets at amortised cost

Financial assets at amortised cost are non-derivative assets for which the cash flows consist of payments of principal and interest, as applicable, and which are not held for trading purposes. On the statement of financial position, they are included in non-current receivables, accounts receivable and other receivables or cash and cash equivalents, according to their terms.

At initial recognition, loan receivables are measured at fair value including any transaction costs, and they are subsequently measured at amortised cost, using the effective interest rate method. Short-term accounts receivables are initially measured at the transaction value. For impairment of accounts receivable, the Group applies the simplified approach allowed by IFRS 9, whereby it makes an assessment of the lifetime expected credit losses for its accounts receivable at each reporting date, and based on this assessment, recognises the impairment through profit and loss.

Cash and cash equivalents are comprised of cash in hand, bank accounts and liquid investments with maturities of three months or less at the date of initial recognition. Any credit balances of bank accounts with an overdraft facility are included in current liabilities. The cash and cash equivalents of non-profit companies are kept separate from those of companies not subject to non-profit restrictions.

Financial liabilities at amortised cost

Financial liabilities are initially recognised at fair value of the proceeds less transaction expenses. Subsequently, interest-bearing liabilities are valued at amortised cost using the effective interest method. Financial liabilities are included in non-current and current liabilities, and they may be interest-bearing or non-interest-bearing. Interest is accrued in the income statement for the accounting period by the effective interest method.

Derivatives and hedge accounting

All derivatives are originally booked at fair value at the trade date and are subsequently measured at fair value. The accounting treatment of profits and losses depends on the intended use of the derivatives. The Group documents the designation of hedging instruments to hedged items and makes its assessment as to whether the derivatives used for hedging are highly effective in negating the changes in the cash flows of the hedged items. The effectiveness is reviewed both when starting the hedging and at each reporting date. The fair value of derivatives is calculated by discounting the contractual cash flows. The fair value of interest-rate options is calculated by using the market prices at the balance sheet date and option valuation models. The Group treats derivatives either as cash flow hedges for floating-rate loans or as derivatives which do not meet the conditions of hedge accounting under IFRS 9. Changes in the value of derivatives subject to hedge accounting are recorded in other comprehensive income. Gains and losses are transferred to the interest expenses in the income statement at the same time as the interest expenses on the hedged item. Any ineffective part of a hedging relationship is booked immediately in financial expenses. Changes in value of

derivatives, for which hedge accounting is not applied, are recorded in profit and loss.

Provisions

Provisions are recognised when the Group has a legal or constructive obligation as a result of past events, it is probable that settling the obligation will require payment or cause an economic loss, and the amount can be reliably estimated.

The Group recognises a provision for statutory 10-year guarantees related to new apartments sold. The 10-year provision is measured based on prior experience of the realisation of these obligations. In addition, a warranty provision is recognised upon the recognition of revenue from the project. The amount of the warranty provision is based on prior experience of the actual warranty costs and the specific risks related to the project.

A provision for onerous contracts is recognised when the unavoidable costs of settling the obligations exceed the benefits received from the contract.

Principles of income recognition

SATO recognises those income items that are not in the scope of any other standard according to the revenue recognition principles of IFRS 15 *Revenue from Contracts with Customers*. In addition, the rules in IAS 40 regarding disposals are applied to the sale of investment properties. Under IFRS 15, a five-step model is applied to determine when, and at which amount, revenue is recognised. SATO makes an assessment of the performance obligations included in the contract, after which income is recognised when (or as) control is transferred, either over time or at a point in time.

Principles of income recognition for sales of investment property

Sales of the Group's investment property normally consist of a single performance obligation, for which income is recognised at a point in time when control of the asset is transferred to the buyer. SATO assesses for each transaction whether the contract includes other performance obligations, such as a material financing component, and determines the expected income from them. Income from any additional performance obligations is recognised over time or at a point in time, depending on their nature.

Principles of income recognition for sales of new homes

Income from sales of new homes is recognised at a point in time when control of the sold asset is transferred to the buyer. The sale of an apartment is considered to form a single performance obligation. In respect of the homes sold during

construction, the risks and benefits are deemed to be transferred on the completion date of the property, whereas for completed homes, they are transferred on the sale date.

Income from services

Income from services, such as property management, is recognised as the service is performed.

Borrowing costs

Borrowing costs are capitalised as part of an asset's acquisition cost when they are due to acquisition, construction or manufacture of a qualifying asset. A qualifying asset is one of which the completion for its intended use or sale will necessarily take a substantial period of time. Other borrowing costs are expensed in the financial year when they have been incurred. Direct transaction costs from the raising of loans, which can be attributed to a particular loan, are included in the cost of the loan and amortised as an interest expense using the effective interest rate method.

Public grants

For SATO, the main form of public support is state-supported interest-subsidised loans and ARAVA loans, in which state-backed housing is funded by low-interest debt subsidised by the government. The real interest on these loans is lower than the interest expenses would be on loans with market terms. The interest benefit obtained through public support is therefore netted into interest expenses in accordance with IAS 20 *Accounting for Government Grants and Disclosure of Government Assistance* and is not separately presented as interest income.

Other direct public grants, such as investment grants, are recorded as reductions in the book values of the subsidised assets. The grants received therefore reduce the original acquisition cost of those assets.

Pension arrangements

SATO's current pension arrangements are classified as defined contribution arrangements. Contributions to defined contribution pension arrangements are recorded as expenses in profit and loss for the period when they are incurred. The Group has no legal or actual obligation to make further payments if the recipient of the payments is unable to perform the payment of these pension benefits.

Income taxes

Income taxes include taxes based on the taxable profit for the current year, adjustments to previous years' taxes, and changes in deferred taxes. Deferred tax assets and liabilities are calculated from the differences between the taxational values of assets and liabilities and their carrying values under IFRS. The tax rate approved by the financial statement date is used to determine the deferred taxes. For SATO, the largest temporary differences arise from investment properties measured at fair value through profit and loss and from financial instruments measured at fair value through other comprehensive income. Deferred tax assets are recorded up to the amount for which it is likely that there will be taxable income in the future, against which the temporary difference can be used.

Net rental income

Net rental income is the sum of net sales less property maintenance expenses.

Operating profit

Operating profit is the net sum obtained from net rental income, by adding gains from divestments of investment properties, the share of the profit of joint ventures and associated companies, and other operating income, and deducting the sales, marketing and administrative expenses, losses from divestments of investment properties and other operating expenses. Also, it includes the gain or loss from unrealised fair value changes of investment properties. Exchange gains and losses are included in operating profit when they arise from items related to ordinary business operations. Exchange gains and losses attributable to financing are recorded in financial income and expenses.

New and amended standards applied in the financial year ended

New IFRS standards, amendments to standards and IFRIC interpretations entered into force on 1 January 2025 have not had any material impact on the Group.

Adoption of new and amended standards and interpretations applicable in upcoming financial years

IFRS 18 *Presentation and Disclosure in Financial Statements* standard is effective for annual reporting periods beginning on or after 1 January 2027. IFRS 18 replaces current IAS 1 *Presentation of Financial Statements*. SATO is assessing the impact of IFRS 18 but as IFRS 18 is not changing the recognition and measurement requirements it is not expected to have significant impact other than on the presentation of financial information. SATO intends to adopt IFRS 18 and other new and amended standards and interpretations, if applicable, when they become effective.

Other new IFRS standards, amendments to standards and IFRIC interpretations effective on or after January 1, 2026, are not expected to have any material impact on the Group.

2. Management judgements and key estimates and assumptions underlying the consolidated financial statements

Preparing financial statements requires judgements, estimates and assumptions to be made in certain matters, affecting the amounts of assets, liabilities and conditional liabilities on the consolidated statements of financial position as well as the amount of income and expenses in the income statement. The judgements, estimates and assumptions that have the most material effects on the preparation of the financial statements, are presented in the following.

Management judgements

In the process of applying the Group's accounting principles, management has made the following judgements, which have a material effect on the amounts recognised in the consolidated financial statements.

- Classification of acquisitions. The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of assets. The Group considers whether the acquisition represents a business as defined in IFRS 3 *Business combinations*, i.e., whether an integrated set of activities and processes is acquired in addition to the property. When the acquisition of subsidiaries does not represent a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based on their relative fair values, and no goodwill or deferred tax is recognised.
- Classification of properties. The Group determines whether a property is classified as an investment property or a tangible asset. Investment property comprises land and buildings (primarily housing units) that are not occupied for use by the Group or for its operations, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants. Property in tangible assets comprises other than investment properties, and they are occupied for use by the Group or for its operations.

Key estimates and assumptions

Estimates and assumptions underlying the financial statements are based on the management's historical experience, the best available information about the events at the reporting date, and other factors, such as expectations concerning the future that are considered reasonable under current circumstances. Due to the uncertainty involved, actual amounts may differ materially from the estimates used in the financial statements. The changes in estimates, assumptions and the factors affecting them are followed in the Group by using both internal and external sources of information.

Rewards of accounting estimates are recorded for the period in which the estimate is revised if the change in the estimate only affects that period. If the change in the estimate affects both the period in which it is made and subsequent periods, the effect arising from the change in the estimate is correspondingly recorded in current and subsequent periods.

The key estimates and assumptions, which are considered to involve a material risk of causing a material adjustment in future periods, are described below.

- The fair value of investment property is determined using recognised valuation techniques and the principles of IFRS 13 *Fair Value Measurement*. Due to the fact that market prices for properties are not observable on a quoted market, the fair value measurement for investment property is performed using indirect valuation techniques that require the use of several assumptions by the Group management. For the majority of the Group's investment property, the fair value measurement is done with the income value method, whereby the expected future cash flows of the assets are discounted to their present value. The cash flow forecasts require making estimates and assumptions concerning the future rental income, vacancy, operating expenses and renovation needs of the properties. The discount rate is comprised of the estimated yield and the inflation assumption. More information on the methods and assumptions used by the Group in fair value measurement of investment property are presented in note 11.

- The amount of provisions recognised on property development projects requires estimates of the obligations arising from the projects. The amounts recorded as provisions are based on the management's assessment of the specific risks in each project. Key considerations in the management's assessment include technical, contractual and legal aspects related to the project, as well as the Group's prior experience on similar projects.

3. Result on disposal of investment properties

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Gains and losses on sales of investment properties		
Gains on sales of investment properties	1.0	5.3
Losses on sales of investment properties	-0.8	-4.6
Total	0.2	0.7

Proceeds from the disposal of investment properties include the disposal price received, net of disposal costs. The carrying value of disposed-of assets includes the fair value recognised on the prior period statement of financial position and any capitalised expenses for the period.

Specification of significant investments and disposals are presented in note 11. Investment properties.

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Sale of residential investment properties		
Proceeds from disposal of residential investment properties	3.3	2.4
Carrying value of investment properties sold	-3.2	-1.9
Total	0.1	0.5

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Sale of land plots		
Proceeds from disposal of land plots	6.8	4.4
Carrying value of land plots sold	-6.7	-4.2
Total	0.2	0.2
Total	0.2	0.7

4. Other operating income and expenses

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Other operating income		
Sales income, new production	0.9	0.7
New production expenses	-1.1	-0.8
Other income	0.9	0.6
Total	0.7	0.4

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Other operating expenses		
Bad debts expensed in the period	-4.3	-4.3
Post-collection income	0.9	1.1
Other expenses	-0.7	0.2
Total	-4.1	-2.9

5. Personnel expenses

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Personnel expenses		
Salaries and wages	18.1	18.0
Defined contribution pension plans	3.1	3.0
Other personnel expenses	0.6	0.5
Total	21.8	21.4

Management employee benefits are presented in note 30. Related party transactions. Average number of personnel during the period has been 319 (315).

6. Auditors' fees

EUR million	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Auditors' fees		
Audit	0.2	0.2
Other audit-related assignments	0.1	0.1
Total	0.4	0.3

Deloitte Oy, Authorised Public Accountants, have acted as SATO's auditors.

The audit fees include fees relating to audits of SATO Oyj, its subsidiaries and the consolidated financial statements of the Group. Other audit-related assignment fees include assurance and other services related to audit.

7. Depreciation, amortisation and impairment charges

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Depreciation, amortisation and impairment charges by asset class			
Tangible assets	12	1.0	1.1
Intangible assets	13	2.1	2.1
Other right-of-use assets	14	1.5	1.3
Total		4.5	4.5

8. Financial income and expenses

EUR million		1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Financial income			
Interest income on loans		1.3	6.4
Interest income on derivatives		11.0	16.6
Dividend income from other non-current investments		0.0	0.0
Foreign exchange gains		0.0	0.0
Other financial income		-	5.8
Total		12.3	28.9

EUR million		1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Financial expenses			
Interest expense on financial liabilities measured at amortised cost		-76.5	-90.8
Interest expense on derivatives		-6.7	-5.9
Interest expense on lease liabilities*		-3.6	-3.5
Foreign exchange losses		0.0	0.0
Fair value losses, financial instruments		-0.5	-0.4
Other financial expenses		-7.4	-8.4
Total		-94.7	-109.0
Financial income and expenses, net		-82.4	-80.1

* Includes the financial expense component from lease agreements recognised in accordance with IFRS 16 Leases. See note 14 for further information.

9. Income taxes

EUR million	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Income taxes recognised in income statement			
Current tax from accounting period		16.6	13.5
Current tax from previous periods		0.1	0.0
Changes in deferred tax assets and liabilities	19	4.4	7.8
Total		21.1	21.3

Reconciliation between the income tax expense recognised in income statement and tax expense calculated with domestic corporate tax rate (20%) of the parent company:

EUR million		1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Profit before taxes		106.1	105.4
Income tax calculated with domestic corporate tax rate of the parent		21.2	21.1
Non-deductible expenses and tax-exempt income		-0.1	-0.1
Taxes from prior periods		0.1	0.0
Other items		-0.1	0.2
Total adjustments		-0.1	0.2
Income tax expense in income statement		21.1	21.3

Effective tax rate, %

10. Earnings per share

Undiluted earnings per share is calculated by dividing parent company profit attributable to equity holders with weighted average number of shares outstanding. The total number of SATO's shares at 31 December 2025 was 85,062,444 (85,062,444). At the end of the reporting period, SATO held 166,000 of its own shares (166,000).

	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Profit attributable to equity holders of the parent, EUR million	84.9	84.1
Weighted average of shares, million pcs	84.9	81.1
Earnings per share, EUR		
Basic	1.00	1.04
Diluted	1.00	1.04

II. Investment properties

EUR million	Note	2025	2024
Fair value of investment properties, 1 Jan		4,971.4	4,885.7
Acquisitions of properties		220.0	36.1
New construction and other investments in properties		44.9	40.4
Disposals of investment properties		-11.3	-7.5
Capitalised borrowing costs	31	0.0	1.3
Reclassified from other items		1.2	0.5
Gains and losses in profit and loss from changes in fair value		8.9	12.0
Remeasurement of right-of-use investment properties, no P/L effect	14	2.3	3.0
Fair value of investment properties, 31 Dec		5,237.4	4,971.4

Significant acquisitions of investment properties during the period:

Based on a preliminary contract concluded on 1 July 2020, SATO Corporation and three landowners (Kesko Oyj, Oy Anglo-Nordic Ab and Jokirantakinteistöt Oy) signed the final contract for the acquisition of a complex of five residential apartment blocks in Kauklahti, Espoo, on 18 June 2025. The new zoning plan for the block area was confirmed on 26 March 2025. The blocks located along Hyttimestarintie have residential building rights for around 700–750 new apartments.

On 1 July 2025, SATO signed a purchase agreement with the OP-Rental Yield Fund for 968 rental homes. The acquisition includes 16 residential properties located in the Helsinki Metropolitan Area, Turku, Tampere, Pirkkala, Jyväskylä and Oulu.

Significant disposals of investment properties during the period:

Based on a preliminary contract concluded on 15 November 2024, SATO Corporation and JM Suomi Oy signed the final contract for the sale of a residential apartment building plot in Lauttasaari, Helsinki, on 15 January 2025. The new zoning plan for the plot that was sold will enable the construction of an apartment building with approximately 40 apartments.

Based on a preliminary contract concluded on 13 June 2024, SATO Corporation and Kiinteistö Oy M2-Kodit signed the final contract for the sale of a residential apartment building plot in Oulunkylä, Helsinki, on 11 June 2025. In connection with the sale, SATO also sold 18 parking space shares in Kiinteistö Oy Jokiniementien Pysäköinti.

Based on a preliminary contract concluded on 13 June 2024, SATO Corporation and VRP Etelä-Suomi Oy signed the final contract for the sale of a residential apartment building plot in Laajalahti, Espoo, on 19 August 2025. The sold plot included a residential apartment building planned for demolition. As part of the transaction, ownership of the 26 apartments located in the building was transferred to VRP Etelä-Suomi Oy.

SATO did not make any significant disposals of completed investment properties during the period.

Investment property valuation principles

SATO's investment properties mainly comprise of residential properties. In addition, the investment properties include commercial premises, parking spaces, unbuilt land and development projects, as well as right-of-use investment properties.

The housing properties are located in the largest growth centres, with approximately 85.4% of them located in the Helsinki region. The quality of investment properties is maintained by renovation and repair activities based on their lifecycle and repair plans. The change in the fair value of SATO's investment property was mainly due to market price levels, reclassifications from measurement group to another when legal restrictions ended and changes in parameters used in valuation, and the change in valuation method (see below section "Income value method").

Some of the residential 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 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 rents and divestment of apartments, and they are fixed-term.

The valuation of investment properties in SATO's ownership is based on a method which has been prepared by SATO in co-operation with a third party expert (currently: JLL). The external expert semi-annually issues 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 SATO's property on site every three years. The principles and methods used in the fair value measurement are approved by the Corporate Management Group. During the valuation process all the periodical changes are analysed. The result of the valuation and the periodic change in fair value recorded through profit and loss are reported to the Corporate Management Group and Board of Directors.

At inception, owned investment properties are recognised at acquisition value, which includes transaction costs. Thereafter, they are recorded at fair value. Gains and losses from changes in fair value are recorded through profit and loss in the period when they are incurred. Fair value of an investment property represents the price that, according to the Group's estimate, would be received for the property in an orderly transaction taking place in the local (principal) market at the reporting date, considering the condition and location of the property. Unbuilt land and development projects whose realization is uncertain are valued at cost or probable value, whichever is lower, if their fair value cannot be determined reliably. The valuation methods for SATO's owned investment properties are income value method and acquisition cost method.

SATO's right-of-use investment properties include land plots leased for residential construction. The land lease agreements are accounted for as right-of-use assets classified as investment property and measured at fair value in accordance with the IFRS 16 Leases and IAS 40 Investment property standards. They are valued at the present value of future lease payments of the underlying agreements, which is considered to be equivalent to their fair value. Further details about the Group's lease portfolio are presented in note 14.

Income value method

Most of the Group's investment properties that are currently let to tenants are valued using the income value method. The method is based on a cash flow analysis, whereby the estimated cash flows for 10 years and the terminal value are discounted to their present value. The cash flows are based on forecasts on rent levels, vacancy, operating expenses and renovation needs of the properties. The discount rate is comprised of the yield and the inflation assumption. The yields are determined based on location, age and technical condition of the properties.

An external expert (JLL) has issued a statement regarding the SATO's valuation method, and the statement is consistent with the valuation of investment properties in the consolidated financial statements.

The following table presents the key inputs used in valuation of investment properties by income value method, as of 31 December 2025.

	Average
Yield requirement, %	4.3
Long-term economic occupancy rate, %	98.0
Operating expenses, EUR/m ² /month	4.9
Growth assumption of operating expenses, %	2.3
Growth assumption of market rents, %	2.3
Inflation assumption, %	1.8

Acquisition cost

Properties funded with ARAVA loans or interest-subsidised loans are valued at cost less any impairments, which is estimated to represent their fair value. Unbuilt land and development projects whose realization is uncertain are valued at cost or probable value, whichever is lower, if their fair value cannot be determined reliably.

EUR million	Note	31 Dec 2025	31 Dec 2024
Investment property classified by valuation method			
Income value method		4,918.2	4,636.7
Acquisition cost		261.1	278.0
Owned investment property, total		5,179.4	4,914.7
Right-of-use investment properties	14	58.0	56.7
Investment property, total		5,237.4	4,971.4

Sensitivity analysis of investment property fair values, income value method

The following table illustrates how changes in key parameters used in fair value measurement by the income value method would affect the fair value of the property portfolio, when one parameter at a time is changed. In practice, changes in real estate markets are often reflected in more than one parameter simultaneously.

Change %	-10%	-5%	0%	5%	10%
Yield requirement, EUR million	504.4	238.9		-216.1	-412.4
Gross rental income, EUR million	-489.2	-244.6		244.6	489.2
Change %-points	-1%	0%	1%		
Economic occupancy rate, EUR million	-64.6			64.6	

All SATO's investment properties are classified in 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.

12. Tangible assets

2025

EUR million	Note	Machinery and equipment	Other tangible assets	Total
Acquisition cost, 1 Jan		9.0	1.8	10.7
Additions		0.1	-	0.1
Disposals		-1.4	-	-1.4
Transfers between items		0.0	-	0.0
Acquisition cost, 31 Dec		7.7	1.8	9.5
Accumulated depreciation, 1 Jan		6.9	1.2	8.2
Disposals		-1.3	-	-1.3
Depreciation and impairments for the period	7	0.9	0.0	1.0
Transfers between items		0.0	-	0.0
Accumulated depreciation, 31 Dec		6.5	1.3	7.8
Carrying value, 1 Jan		2.1	0.5	2.6
Carrying value, 31 Dec		1.2	0.5	1.7

2024

EUR million	Note	Machinery and equipment	Other tangible assets	Total
Acquisition cost, 1 Jan		9.2	1.7	10.9
Additions		0.4	0.1	0.4
Disposals		-0.5	0.0	-0.5
Transfers between items		0.0	0.0	0.0
Acquisition cost, 31 Dec		9.0	1.8	10.7
Accumulated depreciation, 1 Jan		6.3	1.2	7.5
Disposals		-0.5	-	-0.5
Depreciation and impairments for the period	7	1.1	0.0	1.1
Transfers between items		-	-	-
Accumulated depreciation, 31 Dec		6.9	1.2	8.2
Carrying value, 1 Jan		2.8	0.5	3.3
Carrying value, 31 Dec		2.1	0.5	2.6

13. Intangible assets

2025

EUR million	Note	Intangible rights	Other intangible assets	Total
Acquisition cost, 1 Jan		0.0	20.6	20.6
Additions		-	2.4	2.4
Disposals		0.0	-0.9	-1.0
Transfers between items		-	-	-
Acquisition cost, 31 Dec		0.0	22.1	22.1
Accumulated amortisation, 1 Jan		0.0	13.9	13.9
Disposals		0.0	-0.9	-1.0
Amortisation for the period	7	-	2.1	2.1
Transfers between items		-	-	-
Accumulated amortisation, 31 Dec		0.0	15.0	15.0
Carrying value, 1 Jan		0.0	6.7	6.7
Carrying value, 31 Dec		0.0	7.1	7.1

2024

EUR million	Note	Intangible rights	Other intangible assets	Total
Acquisition cost, 1 Jan		0.0	19.0	19.0
Additions		-	1.6	1.6
Disposals		-	-	-
Transfers between items		-	-	-
Acquisition cost, 31 Dec		0.0	20.6	20.6
Accumulated amortisation, 1 Jan		0.0	11.8	11.8
Disposals		-	-	-
Amortisation for the period	7	-	2.1	2.1
Transfers between items		-	-	-
Accumulated amortisation, 31 Dec		0.0	13.9	13.9
Carrying value, 1 Jan		0.0	7.2	7.2
Carrying value, 31 Dec		0.0	6.7	6.7

14. Leases**Right-of-use assets**

2025

EUR million	Note	Right-of-use investment properties*	Other right-of-use assets, office premises	Other right-of-use assets, cars	Total
Carrying value, 1 Jan		56.7	3.2	0.9	60.8
Additions		-	-	2.2	2.2
Disposals		-	-	0.0	0.0
Remeasurement of lease agreements		2.3	3.6	0.0	5.9
Changes of fair value in profit and loss	11	-1.0	-	-	-1.0
Depreciation for the period	7	-	-1.2	-0.3	-1.5
Carrying value, 31 Dec		58.0	5.6	2.7	66.3

2024

EUR million	Note	Right-of-use investment properties*	Other right-of-use assets, office premises	Other right-of-use assets, cars	Total
Carrying value, 1 Jan		54.7	4.2	-	58.9
Additions		-	-	0.9	0.9
Disposals		-0.1	-	-	-0.1
Remeasurement of lease agreements		3.0	0.2	0.0	3.2
Changes of fair value in profit and loss	11	-0.9	-	-	-0.9
Depreciation for the period	7	-	-1.2	-0.1	-1.3
Carrying value, 31 Dec		56.7	3.2	0.9	60.8

* Right-of-use investment properties are measured at fair value and presented under investment properties in the statement of financial position. See further details in note 11.

SATO recognises leases in accordance with the IFRS 16 Leases standard. SATO has recognised right-of-use assets in scope of the standard under investment properties, to the extent that they are classified as investment property (right-of-use investment properties, see note 11), and otherwise under a balance sheet item "Other right-of-use assets".

The right-of-use investment properties include land lease agreements, which are related to residential investment properties. At the end of the reporting period, the average remaining lease term of the Group's land leases was 16.8 years (16.8). Their lease payments are index dependent. Other right-of-use assets include leases for premises for SATO's own use and car leases. All lease agreements for SATO's own use premises mature in less than ten years and their lease payments are index-based. All SATO's car lease agreements mature in less than five years.

In the current period, the Group has recorded EUR 0.2 million (0.2) of lease expenses from short-term lease agreements in the

sales, marketing and administrative expenses. Total cash outflows for the Group's leases during the period amounted to EUR 6.3 million (5.9).

Lease liabilities

EUR million	31 Dec 2025	31 Dec 2024
Non-current		
From land lease agreements	54.0	52.7
From other lease agreements, office premises	4.9	2.3
From other lease agreements, cars	2.0	0.7
Total	60.9	55.7
Current		
From land lease agreements	4.4	4.3
From other lease agreements, office premises	1.0	1.2
From other lease agreements, cars	0.7	0.2
Total	6.1	5.8
Total lease liabilities	67.0	61.5

15. Interests in other entities**Group composition**

SATO has 10 subsidiaries (11) that are individually material to the Group. Subsidiaries are entities over which SATO has control, and they are consolidated to the Group. There are no material non-controlling interests in any of the Group's subsidiaries.

Mutual property companies and housing companies, in which the rights of control over specified apartments are determined by shareholdings, are treated as joint operations in the consolidated financial statements. None of these entities is individually material to the Group. Joint operations are accounted for in the consolidated financial statements in the manner prescribed in the IFRS 11 Joint Arrangements standard by recognising SATO's assets and liabilities in the arrangement, including its share of joint assets and liabilities, and its revenue and expenses, including its share of joint revenue and expenses.

A list of all entities owned by the Group or the parent company is presented in note 33.

Significant restrictions

The non-profit subsidiaries are subject to regulatory restrictions limiting distribution of profit from those entities. More information of the restrictions are presented in note 22. Shareholders' equity.

Joint ventures and associated companies

SATO did not have joint ventures or associated companies material to the Group in 2025 or 2024.

16. Financial assets and liabilities by category

31 December 2025

EUR million	Note	Fair value through other comprehensive income	Fair value through profit and loss	Assets and liabilities at amortised cost	Carrying amount total	Fair value hierarchy		
						Level 1	Level 2	Level 3
Non-current financial assets								
Other non-current investments	17	0.6	-	-	0.6	-	0.6	-
Derivative assets	24	14.8	0.2	-	15.1	-	15.1	-
Total		15.4	0.2	-	15.7			
Current financial assets								
Accounts receivable	20	-	-	6.4	6.4	-	6.4	-
Derivative assets	24	0.3	0.1	-	0.4	-	0.4	-
Cash and cash equivalents	21	-	-	15.4	15.4	-	15.4	-
Total		0.3	0.1	21.8	22.2			
Non-current financial liabilities								
Corporate bonds	23	-	-	577.1	577.1	575.9	-	-
Other loans	23	-	-	1,329.1	1,329.1	-	1,336.2	-
Derivative liabilities	24	0.1	-	-	0.1	-	0.1	-
Total		0.1	-	1,906.2	1,906.2			
Current financial liabilities								
Other loans	23	-	-	215.1	215.1	-	215.1	-
Derivative liabilities	24	0.2	-	-	0.2	-	0.2	-
Accounts payable	26	-	-	7.0	7.0	-	7.0	-
Total		0.2	-	222.1	222.3			

31 December 2024

EUR million	Note	Fair value through other comprehensive income	Fair value through profit and loss	Assets and liabilities at amortised cost	Carrying amount total	Fair value hierarchy		
						Level 1	Level 2	Level 3
Non-current financial assets								
Other non-current investments	17	1.0	-	-	1.0	-	1.0	-
Derivative assets	24	14.4	0.8	-	15.2	-	15.2	-
Total		15.4	0.8	-	16.2			
Current financial assets								
Accounts receivable	20	-	-	6.2	6.2	-	6.2	-
Derivative assets	24	0.6	-	-	0.6	-	0.6	-
Cash and cash equivalents	21	-	-	31.3	31.3	-	31.3	-
Total		0.6	-	37.5	38.1			
Non-current financial liabilities								
Corporate bonds	23	-	-	571.8	571.8	546.8	-	-
Other loans	23	-	-	1,137.2	1,137.2	-	1,143.7	-
Derivative liabilities	24	0.6	-	-	0.6	-	0.6	-
Total		0.6	-	1,709.0	1,709.6			
Current financial liabilities								
Other loans	23	-	-	261.1	261.1	-	261.1	-
Derivative liabilities	24	-	-	-	-	-	-	-
Accounts payable	26	-	-	7.8	7.8	-	7.8	-
Total		-	-	268.9	268.9			

The cash flow hedging derivatives are valued at fair value through other comprehensive income.

The 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.

17. Other non-current investments

EUR million	31 Dec 2025	31 Dec 2024
Other non-current investments		
Other holdings	0.6	1.0
Total	0.6	1.0

SATO presents its other non-current investments categorised into quoted shares and other holdings. Unrealised valuation gains and losses from other non-current investments are recognised in other comprehensive income and in fair value reserve, after accounting for tax effects. Other holdings include shares in unlisted companies and are valued at acquisition cost if their fair value cannot be reliably determined.

18. Non-current receivables

EUR million	31 Dec 2025	31 Dec 2024
Non-current receivables		
Other non-current receivables	-	2.6
Total	-	2.6

19. Changes in deferred tax assets and liabilities

2025

EUR million	1 Jan	Recognised through profit or loss	Recognised through other comprehensive income	31 Dec
Deferred tax assets				
Valuation of financial instruments at fair value	0.9	0.3	-0.1	1.1
Periodisation and temporary differences	6.0	-0.4	-	5.6
Total	6.9	-0.1	-0.1	6.7
Deferred tax liabilities				
Valuation of investment properties at fair value	334.5	6.7	-	341.2
Valuation of financial instruments at fair value	4.8	0.0	0.0	4.9
Reclassification of housing provisions and depreciation differences	27.8	-2.5	-	25.3
Periodisation and temporary differences	0.0	-	-	0.0
Allocated acquisition costs	1.6	-	-	1.6
Total	368.8	4.3	0.0	373.1

2024

EUR million	1 Jan	Recognised through profit or loss	Recognised through other comprehensive income	31 Dec
Deferred tax assets				
Valuation of financial instruments at fair value	0.4	0.3	0.1	0.9
Periodisation and temporary differences	10.1	-4.1	-	6.0
Total	10.5	-3.8	0.1	6.9
Deferred tax liabilities				
Valuation of investment properties at fair value	326.8	7.7	-	334.5
Valuation of financial instruments at fair value	5.5	0.8	-1.5	4.8
Reclassification of housing provisions and depreciation differences	32.3	-4.5	-	27.8
Periodisation and temporary differences	0.0	-	-	0.0
Allocated acquisition costs	1.6	-	-	1.6
Total	366.1	4.1	-1.5	368.8

20. Accounts receivable and other receivables

EUR million	Note	31 Dec 2025	31 Dec 2024
Accounts receivable and other receivables			
Accounts receivable	16	6.4	6.2
Prepaid expenses and accrued income		6.3	5.7
Other receivables		2.5	3.5
Total		15.2	15.4

31 December 2025

EUR million	Gross amount	Expected credit loss	Carrying amount
Aging structure of accounts receivable			
Not due and less than one month overdue	3.7	-1.3	2.4
1 to 6 months overdue	2.9	-0.8	2.1
More than 6 months overdue	4.3	-2.4	1.9
Total	10.9	-4.5	6.4

31 December 2024

EUR million	Gross amount	Expected credit loss	Carrying amount
Aging structure of accounts receivable			
Not due and less than one month overdue	3.7	-1.1	2.7
1 to 6 months overdue	2.8	-0.8	2.0
More than 6 months overdue	3.4	-1.9	1.5
Total	9.9	-3.7	6.2

SATO recognises the allowance for bad debts for accounts receivable according to IFRS 9. For measurement of the impairment of accounts receivable, the Group applies the simplified approach allowed by the standard, whereby it makes an assessment of the lifetime expected credit losses for its accounts receivable at each reporting date, and based on this assessment, recognises the impairment through profit and loss. The recorded allowance for bad debts amounted to EUR 4.5 million (3.7) at the end of the period.

EUR million	Note	31 Dec 2025	31 Dec 2024
Specification of prepaid expenses and accrued income			
Related to rental services		0.3	0.3
Related to new constructions		0.0	0.0
Prepayments		1.1	0.7
Interest receivables		4.4	4.0
Derivative assets	24	0.4	0.6
Other		0.1	0.0
Total		6.3	5.7

21. Cash and cash equivalents

EUR million	Note	31 Dec 2025	31 Dec 2024
Cash and cash equivalents	16	15.4	31.3
Total			

The cash assets of group companies subject to non-profit restrictions are kept separately from other companies' cash assets.

At the reporting date, such restricted companies' cash assets totalled EUR 0.2 million (0.1).

22. Shareholders' equity

EUR million

1 Jan-31 Dec 2025 1 Jan-31 Dec 2024

The following dividend and repayment of capital were declared and paid during the period:

Dividends, EUR 0.00 (0.00) per share	0.0	0.0
Total	0.0	0.0

No capital repayments were made by SATO in 2025 or 2024.

Description of items in shareholders' equity:

Shares and share capital

As at 31 December 2025, the share capital of SATO Corporation totalled EUR 4,442,192, fully paid and divided to 85,062,444 shares. The number of own shares held by the company at the reporting date was 166,000. SATO has one class of shares, each of which entitles to one vote at the Annual General Meeting. The shares do not have a nominal value.

On 20 March 2025, the General Meeting authorised the Board of Directors to decide on a share issue. The number of shares issued based on the authorisation cannot exceed 8,506,424 shares. The authorization is valid until the end of the next Annual General Meeting, but in any case, no later than 30 June 2026, and revokes the authorization granted by the Annual General Meeting on 21 March 2024. The Board of Directors has not decided on a share issue under the authorization by 31 December 2025.

Reserve fund

Reserve fund includes share premium fund.

Fair value reserves

Fair value reserves include change in fair value of financial instruments used in cash flow hedge accounting and fair valuation of available-for-sale financial assets.

Reserve for invested non-restricted equity

Reserve for invested non-restricted equity includes other equity investments and the subscription price of shares, to the extent that it is not recorded in share capital.

Dividends

After the balance sheet date 31 December 2025, the Board of Directors has proposed dividend distribution of EUR 0.25 per share (0.00).

Restrictions concerning SATO's shareholders' equity

SATO's retained earnings at the end of the period, EUR 2,310.1 million (2,225.2), included distribution-restricted capital totalling EUR 150.0 million (158.2) attributable to subsidised, non-profit businesses. The figure includes the share of the change in the

fair value reported in the income statement. Part of the Group companies are under statutory, non-profit restrictions according to which a company is allowed to distribute only a regulated amount of capital.

Management of capital structure

The aim of SATO's management of capital structure is to support the growth targets and to secure the ability to pay dividend. Another aim is to ensure SATO's prospects of operating in the equity market. SATO's targeted equity ratio measured at fair value is at least 40%. At the end of the period, SATO's equity ratio measured at fair value was 50.6% (51.4). The Board of Directors reviews and assesses SATO's capital structure regularly.

Some of SATO's interest-bearing financial agreements include covenants relating to capital structure and profitability (see note 27). SATO complied with the capital structure and profitability covenants during the reporting period.

23. Financial liabilities

EUR million	31 Dec 2025	31 Dec 2024
Non-current		
Corporate bonds	577.1	571.8
Bank loans	1,245.3	1,043.3
Interest-subsidised loans	71.0	77.2
State-subsidised ARAVA loans	12.8	16.7
Total	1,906.2	1,709.0
EUR million	31 Dec 2025	31 Dec 2024
Current		
Bank loans	184.1	226.7
Interest-subsidised loans	6.2	6.2
State-subsidised ARAVA loans	3.8	4.3
Commercial papers	20.9	23.9
Total	215.1	261.1
Total	2,121.2	1,970.1

During the reporting period, a total of EUR 697.2 million (800.0) of new long-term debt was drawn. At the reporting date, the average interest on the SATO debt portfolio was 3.4% (3.7) and the average maturity was 3.4 years (3.8).

For purposes of short-term financing, SATO has a commercial paper programme of EUR 400.0 million (400.0), of which EUR 379.0 million (375.0) were unused, committed credit limits of EUR 600.0 million (600.0), of which EUR 600.0 million (600.0) were unused, and a non-committed current overdraft limit of EUR 5.0 million (5.0), of which EUR 5.0 million (5.0) were unused.

Corporate bonds include the following bonds issued by SATO Corporation: EUR 300.0 million unsecured bond maturing on 24 February 2028 and carrying a fixed annual coupon of 1.375% and EUR 300.0 million unsecured bond maturing on 12 June 2030 and carrying a fixed annual coupon of 2.450%. The bonds are listed on the Irish Stock Exchange and have a public BBB credit rating from Standard & Poor's.

24. Derivatives

Fair values of derivative instruments

EUR million	Positive	Negative	31 Dec 2025 Net	Positive	Negative	31 Dec 2024 Net
Non-current						
Interest rate swaps, cash flow hedge	14.8	-0.1	14.8	14.4	-0.6	13.8
Interest rate swaps, not in hedge accounting	0.2	-	0.2	0.8	-	0.8
Total	15.1	-0.1	15.0	15.2	-0.6	14.6
Current						
Interest rate swaps, cash flow hedge	0.3	-0.2	0.1	0.6	-	0.6
Interest rate swaps, not in hedge accounting	0.1	-	0.1	-	-	-
Total	0.4	-0.2	0.2	0.6	-	0.6
Total	15.5	-0.3	15.2	15.8	-0.6	15.2
EUR million				31 Dec 2025	31 Dec 2024	
Nominal values of derivative instruments						
Interest rate swaps, cash flow hedge				488.0	408.0	
Interest rate swaps, not in hedge accounting				50.0	50.0	
Total				538.0	458.0	

Change in fair value of designated interest rate hedges, booked to hedge reserve in other comprehensive income, totalled EUR 0.4 million (-6.2). Interest rate swaps are used to hedge interest cash flows against fluctuation in market interest rates. SATO also hedges the interest rate risk with forward start swaps. On the reporting date, the forward start swaps amounted to EUR 0.0 million (0.0) in nominal value. Interest rate hedges have maturities ranging mainly between 1-10 years. 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.

25. Provisions

EUR million	2025	2024
Provision for refund claims, 1 Jan	1.9	2.0
Increases	0.1	0.0
Provisions used	-0.1	0.0
Reversals	-0.1	-0.1
Provision for refund claims, 31 Dec	1.8	1.9
EUR million	31 Dec 2025	31 Dec 2024
Non-current provisions	1.3	1.4
Current provisions	0.5	0.5
Total	1.8	1.9

The provision for refund claims includes guarantees related to new construction business and a 10-year warranty period after completion of the work. The provision for refund claims is measured based on previous claims and an assessment of previous experience. The provision for refund claims will be used, if applicable, within 10 years from the reporting date. SATO has no other provisions on 31 December 2025.

26. Accounts payable and other liabilities

EUR million	Note	31 Dec 2025	31 Dec 2024
Accounts payable and other liabilities			
Advances received		7.4	8.3
Accounts payable	16	7.0	7.8
Other liabilities		0.5	1.4
Accrued expenses and prepaid income		45.4	36.6
Total		60.4	54.0
EUR million	Note	31 Dec 2025	31 Dec 2024
Accrued expenses and prepaid income			
Personnel expenses		5.7	5.6
Interest expenses		19.5	16.4
Derivative instruments	24	0.2	-
Related to new constructions		1.4	2.6
Related to rental services		14.0	9.6
Other accrued expenses		4.6	2.4
Other		0.1	0.1
Total		45.4	36.6

27. Financial risk management

The goal of SATO's financial risk management is to protect the company from unfavourable changes occurring in the financial markets. The main principles of financing and financial risk management are set out in the Treasury Policy, approved by the Board of Directors. SATO Treasury is responsible for the management of financial risks in accordance with the Treasury Policy. SATO Treasury reports to the CFO, who is responsible for organising and managing the duties associated with the financing and financial risk management, as well as ensuring compliance with the principles set in the Treasury Policy.

Interest rate risk

The most significant of SATO market risks is the impact of market interest rate fluctuation on interest cash flows. To manage interest rate risk, the proportions of fixed and floating rate instruments are balanced in such a way that the risk of a rise in interest expenses is on an acceptable level and liquidity is secured. Interest rate risk is primarily attributable to market-based loans, but the interest rate risk of other types of financial liabilities is also monitored.

Market-based loans are primarily drawn at floating rates. In accordance with the Treasury Policy, the interest rate risk arising from these contracts is hedged using derivative instruments, mainly interest rate swaps and options, so that when hedging is applied, the fixed rate portion exceeds 60.0% of the nominal value of the total loan portfolio. At 31 December 2025, the fixed rate portion of the loan portfolio after hedging was 61.9% (63.0) excluding short-term loans and the average maturity was 3.4 years (3.8).

SATO uses interest rate derivatives to hedge against changes in the future interest payment cash flows of long-term loans. Cash flow hedge accounting according to the IFRS 9 standard is applied to the majority of derivatives. No ineffectiveness has occurred, as the hedged items and the hedging instruments have the same interest periods. The effect of changes in market interest rates on net financial expenses is examined in the "sensitivity analysis" table below. Derivative instruments for which the conditions for applying hedge accounting are not met, or SATO has decided not to apply hedge accounting, are included in financial assets or liabilities measured at fair value through profit and loss.

Changes in market interest rates affect interest expense on interest-subsidised loans. However, in interest-subsidised loans, a subsidy is received for the part exceeding the deductible rate, so the risk of increases in interest rates for interest-subsidised loans are considerably lower than for market-based loans. The deductible rate on interest-subsidised loans varies between 2.75% to 3.50% and on the so-called interim model interest-subsidy loans, funded in years 2009 to 2011, is 3.40%. A major part of the interest-subsidised loans is tied to long reference rates, ranging from 3 to 10 years. Due to the subsidies and long reference rates, the interest rate risk on these loans is not material.

In operations financed with state subsidies, rents are based on absorption cost, and hence any interest risk can be transferred to the rents. The interest on state-subsidised ARAVA loans is pegged to changes in Finnish consumer prices. The ARAVA rate is fixed in advance for the following financial period and hence there is no uncertainty of the following period interest expense. Some state-subsidised loans have an interest rate cap, the level of which is based on the interest rate of government 10-year bonds. A risk in state-subsidised ARAVA loans is a substantial increase in interest, which would be difficult to transfer in its entirety to rents without delay.

Currency risk

At present, SATO has no business-related currency risks or currency loans.

Price risk

At present, SATO has no items which might be subject to a significant price risk.

Credit risk

SATO is not exposed to significant concentrations of credit risk. The majority of SATO's accounts receivable consists of rent receivables. SATO has over 25,000 rental agreements, so the risk entailed in a single receivable is insignificant. The use of security deposit decreases the credit risk associated with rent receivables. SATO's actual credit losses have averaged the equivalent of 1.1% (1.0) of rental income. In addition, treasury functions, such as liquidity investments and derivative instruments, involve a counterparty risk, which is reduced by careful selection of counterparties and by diversification of contracts among a number of counterparties.

Liquidity risk

The Group constantly monitors the amount of financing demanded for business operations so that the adequacy of financing will be assured in all circumstances. The cash flow of operative business is steady and fluctuation mainly arise from investment activities.

Liquidity is managed with the commercial paper programme of EUR 400.0 million (400.0), committed credit limits EUR 600.0 million (600.0), and non-committed credit limits, EUR 5.0 million (5.0). At 31 December 2025, the commercial papers issued amounted to EUR 21.0 million (25.0) in nominal value. The credit facilities in use were EUR 0.0 million (0.0). In liquidity management, it is taken into account that the assets of Group companies subject to non-profit restrictions due to interest subsidies or state-subsidised ARAVA loans, are kept separately and allocated to those non-profit operations.

Standard & Poor's has assigned SATO with BBB credit rating with a stable outlook. With the investment grade credit rating, SATO aims to widen the investor base and to further limit dependency on any single financing counterparties.

SATO's funding agreements contain covenant clauses relating to the Group's capital structure and interest payment capacity. These clauses set a ratio of unencumbered assets to total assets at least 42.5%, a solvency ratio maximum of 65.0%, a secured solvency ratio maximum of 45.0%, an interest coverage ratio of at least 1.8 and unencumbered assets to unsecured debt at least 150.0%. At the reporting date, the ratio of unencumbered assets was 70.4% (73.0), the solvency ratio was 39.8% (38.6), the secured solvency ratio was 14.5% (12.1), the interest coverage ratio was 2.3 (2.2) and the ratio of unencumbered assets to unsecured debt was 271.9% (264.9).

Sensitivity analysis, interest rate risk

EUR million	31 Dec 2025				31 Dec 2024			
	Profit and Loss		Equity		Profit and Loss		Equity	
	1.0%	-1.0%	1.0%	-1.0%	1.0%	-1.0%	1.0%	-1.0%
Floating rate loans	-10.3	10.3	-	-	-8.3	8.3	-	-
Interest rate swaps	2.7	-2.7	12.6	-13.5	2.4	-2.4	11.4	-12.3
Total impact	-7.6	7.7	12.6	-13.5	-5.9	5.9	11.4	-12.3

Maturity analysis on financial instruments

31 December 2025						
EUR million	Within 1 year	2-5 years	6-10 years	11-15 years	After 15 years	Total
Financial liabilities						
Market-based loans	-271.8	-1,822.5	-88.8	-134.4	-4.2	-2,321.7
Interest-subsidised loans	-8.4	-32.5	-42.8	-8.2	-0.2	-92.0
State-subsidised ARAVA loans	-4.1	-10.2	-2.1	-	-	-16.4
Accounts payable	-7.0	-	-	-	-	-7.0
Total	-291.3	-1,865.2	-133.8	-142.5	-4.4	-2,437.2
Derivative contracts						
Interest rate derivatives	2.1	5.6	1.7	1.7	-	11.2
Total	2.1	5.6	1.7	1.7	-	11.2
Lease liabilities						
From land lease agreements	-4.5	-18.1	-22.5	-20.8	-67.0	-132.9
From other lease agreements, office premises	-1.1	-3.4	-2.6	-	-	-7.1
From other lease agreements, cars	-0.7	-2.4	-	-	-	-3.1
Total	-6.3	-23.9	-25.1	-20.8	-67.0	-143.1
Maturity analysis on financial instruments total	-295.5	-1,883.4	-157.2	-161.6	-71.4	-2,569.1

31 December 2024

EUR million	Within 1 year	2-5 years	6-10 years	11-15 years	After 15 years	Total
Financial liabilities						
Market-based loans	-312.3	-1,272.4	-412.2	-152.4	-5.8	-2,155.2
Interest-subsidised loans	-9.2	-32.6	-45.9	-11.8	-0.6	-100.1
State-subsidised ARAVA loans	-4.6	-13.5	-2.7	-	-	-20.8
Accounts payable	-7.8	-	-	-	-	-7.8
Total	-334.0	-1,318.6	-460.8	-164.2	-6.4	-2,283.9
Derivative contracts						
Interest rate derivatives	6.6	14.1	3.7	3.3	0.7	28.4
Total	6.6	14.1	3.7	3.3	0.7	28.4
Lease liabilities						
From land lease agreements	-4.4	-17.6	-21.6	-20.4	-66.6	-130.7
From other lease agreements, office premises	-1.2	-2.5	-	-	-	-3.7
From other lease agreements, cars	-0.2	-0.8	-	-	-	-1.0
Total	-5.9	-20.9	-21.6	-20.4	-66.6	-135.4
Maturity analysis on financial instruments total	-333.3	-1,325.3	-478.8	-181.3	-72.3	-2,391.0

The above figures represent contractual, non-discounted cash flows, including interest payments.

28. Notes to the cash flow statement

EUR million	Note	31 Dec 2025	31 Dec 2024
Non-cash items included in the profit			
Depreciation and amortisation	7	4.5	4.5
Gains and losses from changes in fair value of investment properties	11	-8.9	-12.0
Change in provisions	25	-0.1	-0.1
Share of profit of associated companies and joint ventures		0.0	0.0
Total		-4.5	-7.6
 EUR million			
Changes in interest-bearing debt during the period			
Interest-bearing debt, 1 Jan		1,970.1	2,159.2
Cash changes in interest-bearing debt during the period, total		142.6	-196.0
Non-cash changes:			
Interest accrued by the effective interest rate method		7.4	3.8
Transfers of debt to buyers upon disposals of investment property and other adjustments		1.1	3.1
Interest-bearing debt, 31 Dec		2,121.2	1,970.1

29. Collateral, commitments and contingencies

EUR million	31 Dec 2025	31 Dec 2024
Mortgages and pledges for secured borrowings		
Secured borrowings	769.2	604.5
Pledges and mortgages provided, fair value	1,569.7	1,365.2
 Guarantees for others		
Rs-guarantees	1.6	1.9
 Other collateral provided		
Mortgages provided to secure payment of rent and street maintenance	8.6	7.2
Guarantees and mortgages provided to secure payments of land use contracts	4.6	0.4
 Binding purchase agreements		
For acquisitions of investment properties	0.3	1.3
Pledges for land use payments on zoned plots	0.8	0.2
Letters of intent on properties under development for which there is a zoning or other condition	17.9	41.1

30. Related party transactions

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

Shareholders that are considered as SATO's related party in 2025 are Balder Finska Otas AB, other Balder-group companies (parent company: Fastighets AB Balder), Erik Selin Fastigheter AB, Stichting Depositary APG Strategic Real Estate Pool together with its parent company and asset manager (parent company: Stichting Pensioenfonds ABP, >95%; asset manager: APG Asset Management NV) and Elo Mutual Pension Insurance Company.

The members of the Board of Directors of SATO Corporation, the CEO and other members of the Extended Corporate Management Group and their close family members and the entities controlled or jointly controlled by them and joint venture SV-Asunnot Oy are considered as SATO's related party. The Extended Corporate Management Group comprises of SATO Corporation's President and CEO; EVP, Investments; Commercial Director; Chief Financial Officer; EVP, Housing Business; Chief Digital Officer; VP, Human Resources; Director, Business Development; and VP, General Counsel.

On 28 March 2024, SATO Corporation has received an unsecured revolving credit facility from Fastighets AB Balder in the amount of EUR 350.0 million, with the maturity at 31 March 2027. No withdrawals from the facility were made during the period.

The terms and conditions used in the related party transactions are equivalent to the terms used in transactions between independent parties.

EUR million	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Extended Management Group employee benefits		
Salaries and other short-term employee benefits	1.8	1.8
Total	1.8	1.8

EUR thousands

	1 Jan–31 Dec 2025	1 Jan–31 Dec 2024
Compensation paid to the members of the Board of Directors and the President & CEO		
Managing Director	409.3	329.9
Erik Selin	43.0	45.0
Esa Lager	28.0	29.5
Tarja Pääkkönen	24.5	26.5
Timo Stenius (till 20 March 2025)	5.7	25.5
Juha Juntunen (as of 20 March 2025)	18.2	-
Johannus (Hans) Spikker (till 21 March 2024)	-	7.2
Ming Eng (as of 21 March 2024)	24.0	18.2
Sharam Rahi	24.0	25.0
Total	576.8	506.9

Incentive schemes

Persons employed by SATO Group are not paid separate remuneration when serving as a member of the Board of Directors or as a President of a Group company. The members of SATO's Corporate Management Group and SATO's other management are covered by an annual incentive scheme based on SATO's profit and fulfilment of the targets for their respective area of responsibility.

In addition to the members of the Corporate Management Group, the incentive scheme covers around 25 SATO employees in executive, managerial and expert roles. The terms and conditions of the incentive scheme and the payment of performance bonuses are approved by the Board of Directors. The aim of the incentive scheme is to harmonize the objectives of shareholders, management and key persons, bolster the commitment of key persons, improve competitiveness and promote long-term financial success.

31. Borrowing costs

	Note	31 Dec 2025	31 Dec 2024
Capitalised expenses of borrowing costs during the period, EUR million	11	-	1.3
Financial expense index, %		-	3.7

32. Subsequent events

No significant events after the end of the reporting period.

33. Subsidiaries owned by the Group and parent company

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Holding percentages are the same as voting rights.					
Subsidiaries held by SATO Corporation					
Sato-Asunnot Oy	100.0	100.0	As. Oy Näsinkuja 2	2.5	2.5
Sato-Rakennuttajat Oy	100.0	100.0	As. Oy Näsinlaine	1.0	1.0
Sato-JoustoKoti Oy	100.0	100.0	As. Oy Peltohuhta	1.2	1.2
Sato-Hallintopalvelut Oy	100.0	100.0	As. Oy Turun Tallgreninkartano	23.7	23.7
Sato-Palvelut Oy	100.0	100.0	As. Oy Urheilukatu 38	56.0	56.0
Sato-Pysäköinti Oy	100.0	100.0	As. Oy Valtapolku	1.2	1.2
SATOtöö Oy	100.0	100.0	Asunto - Oy 4 linja 24	33.6	33.6
SATOtöö 24 Oy	100.0	100.0	Asunto O.Y. Kasarmikatu 14 - Bostads A.B. Kasärngatan 14	12.2	12.2
Suomen Satokodit 24 Oy	100.0	100.0	Asunto O.Y. Linjala 14	4.2	4.2
Vatrotalot 5 Oy	100.0	100.0	Asunto O/Y Pihlajatie N:o 23	3.0	3.0
Uusi Sarvik Oy	60.0	18.3	Asunto Oy Agricolankuja 3	3.0	3.0
Sarvikiin Vesialue Oy	60.0	18.3	Asunto Oy Agricolankuja 8	82.3	82.3
Joint ventures and associated companies					
SV-Asunnot Oy	50.0	50.0	Asunto Oy Agricolankulma	0.8	0.8
Other shares					
Asunto Oy Kirkkonummen Sarvikintie 4	100.0	18.3	Asunto Oy Albertus	1.1	1.1
Keskus-Sato Oy	100.0	100.0	Asunto Oy Erkintalo	1.1	1.1
Kiinteistö Oy Espoon Aallonrivi	100.0	100.0	Asunto Oy Espoon Hassel	4.4	4.4
Kiinteistö Oy Kirkkonummen Sarvikinportti	60.0	6.8	Asunto Oy Espoon Honkavaarantie 5	10.3	10.3
Kiinteistö Oy Outakessa	100.0	100.0	Asunto Oy Espoon Interior	11.4	11.4
Companies held by subsidiaries					
Sato-Asunnot Oy					
As Oy Espoon Suvikäytävä	29.9	29.9	Asunto Oy Espoon Kaupinkalliontie 5	47.8	47.8
As Oy Kuhakartano	0.7	0.7	Asunto Oy Espoon Kivenhakkaajankuja 3	2.3	2.3
As Oy Tampereen Hervantajärven Koroneiki	4.9	4.9	Asunto Oy Espoon Kuunkierros 2	9.3	9.3
As Oy Tampereen Kuikankatu 2	9.7	9.7	Asunto Oy Espoon Myötätuulenmäki	8.5	8.5
As. Oy Kotipiennar	2.8	2.8	Asunto Oy Espoon Niittyhuippu	28.1	28.1
As. Oy Matinraitti 14	1.0	1.0	Asunto Oy Espoon Nostoväenkuja 1	3.8	3.8
			Asunto Oy Espoon Numersinkatu 11	18.8	18.8
			Asunto Oy Espoon Numersinkatu 6	15.2	15.2
			Asunto Oy Espoon Omenapuu	16.0	16.0
			Asunto Oy Espoon Paratiisiomena	18.3	18.3
			Asunto Oy Espoon Puropuisto	58.4	58.4
			Asunto Oy Espoon Rastaspuistonpolku	22.6	22.6
			Asunto Oy Espoon Rastaspuistontie 8	7.3	7.3
			Asunto Oy Espoon Ristiniementie 22	8.2	8.2
			Asunto Oy Espoon Ruorikuja 4	3.8	3.8
			Asunto Oy Espoon Satokallio	11.6	11.6
			Asunto Oy Espoon Saunalyhty	6.8	6.8

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Asunto Oy Espoon Sokerilinnantie 1	5.8	5.8	Asunto Oy Helsingin Kultareuna 1	39.0	39.0
Asunto Oy Espoon Säterinkatu 10	17.4	17.4	Asunto Oy Helsingin Kuusihovi	25.4	25.4
Asunto Oy Espoon Vanharaide	90.1	90.1	Asunto Oy Helsingin Kyläkirkontie 13	68.5	68.5
Asunto Oy Espoon Vasaratörmä	5.2	5.2	Asunto Oy Helsingin Köysikuja 2	9.5	9.5
Asunto Oy Espoon Yläkartanonpiha	10.9	10.9	Asunto Oy Helsingin Laivalahdenkaari 1	85.4	85.4
Asunto Oy Espoon Zanseninkuja 4	29.9	29.9	Asunto Oy Helsingin Leikopiha	9.6	9.6
Asunto Oy Haagan Pappilantie 13	2.6	2.6	Asunto Oy Helsingin Leikosaarentie 31	18.7	18.7
Asunto Oy Hakaniemenranta	2.5	2.5	Asunto Oy Helsingin Leikovuo	9.1	9.1
Asunto Oy Hannanpiha	19.1	19.1	Asunto Oy Helsingin Lönnrotinkatu 32	55.1	55.1
Asunto Oy Harjulehmust	7.1	7.1	Asunto Oy Helsingin Mariankatu 19	1.0	1.0
Asunto Oy Helkalax	1.3	1.3	Asunto Oy Helsingin Merenkävijä	5.1	5.1
Asunto Oy Helsingin Akaasia	13.9	13.9	Asunto Oy Helsingin Minna Canthinkatu 24	1.1	1.1
Asunto Oy Helsingin Apollonkatu 19	38.2	38.2	Asunto Oy Helsingin Mustankivenraitti 5	94.6	94.6
Asunto Oy Helsingin Arabian Kotiranta	4.2	4.2	Asunto Oy Helsingin Myllypellonpolku 4	2.2	2.2
Asunto Oy Helsingin Arabiankatu 3	13.4	13.4	Asunto Oy Helsingin Mylläri	2.3	2.3
Asunto Oy Helsingin Casa Canal	13.3	13.3	Asunto Oy Helsingin Nautilus	26.0	26.0
Asunto Oy Helsingin Cirrus	1.7	1.7	Asunto Oy Helsingin Nukkeruusunkuja 3	15.5	15.5
Asunto Oy Helsingin Corona	17.0	17.0	Asunto Oy Helsingin Pasilantornit	52.1	52.1
Asunto Oy Helsingin Eiranrannan Estella	30.8	30.8	Asunto Oy Helsingin Perustie 16	56.1	56.1
Asunto Oy Helsingin Eiel Saarisen Tie 10	96.1	96.1	Asunto Oy Helsingin Pirta	17.1	17.1
Asunto Oy Helsingin Finniläntalo	80.2	80.2	Asunto Oy Helsingin Porthaninkatu 4	0.7	0.7
Asunto Oy Helsingin Follow	0.0	0.0	Asunto Oy Helsingin Pumpputehdas	0.5	0.5
Asunto Oy Helsingin Gerbera	12.7	12.7	Asunto Oy Helsingin Puuskarinne 1	98.2	98.2
Asunto Oy Helsingin Graniittikallio	12.8	12.8	Asunto Oy Helsingin Päivöläntie 72	7.7	7.7
Asunto Oy Helsingin Happiness	22.2	22.2	Asunto Oy Helsingin Rautahepo	100.0	100.0
Asunto Oy Helsingin Hildankulma	80.1	80.1	Asunto Oy Helsingin Reginankuja 4	11.8	11.8
Asunto Oy Helsingin Isopurje	3.2	3.2	Asunto Oy Helsingin Rosas	9.6	9.6
Asunto Oy Helsingin Kaivonkatsojantie 2	16.4	16.4	Asunto Oy Helsingin Ruusutarhantie 2-4	30.7	30.7
Asunto Oy Helsingin Kalevankatu 53	6.6	6.6	Asunto Oy Helsingin Satoalto	8.6	8.6
Asunto Oy Helsingin Kalliolinna	0.8	0.8	Asunto Oy Helsingin Satorinne	8.5	8.5
Asunto Oy Helsingin Kanavaranta	8.8	8.8	Asunto Oy Helsingin Serica	3.8	3.8
Asunto Oy Helsingin Kerttulinkuja 1	7.5	7.5	Asunto Oy Helsingin Solarus	5.9	5.9
Asunto Oy Helsingin Kokkosaarenkatu 4	20.8	20.8	Asunto Oy Helsingin Solnantie 22	98.0	98.0
Asunto Oy Helsingin Koralli	4.1	4.1	Asunto Oy Helsingin Ståhlbergintie 4	93.5	93.5
Asunto Oy Helsingin Koroistentie	9.4	9.4	Asunto Oy Helsingin Sumppari	0.9	0.9
Asunto Oy Helsingin Kotihiiisi	100.0	100.0	Asunto Oy Helsingin Tapaninkulo	4.7	4.7

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Asunto Oy Helsingin Tila	24.5	24.5	Asunto Oy Kuusihalme	2.3	2.3
Asunto Oy Helsingin Topeliuksenkatu 29	4.6	4.6	Asunto Oy Kuusitie 15	1.5	1.5
Asunto Oy Helsingin Tunturinlinna	9.5	9.5	Asunto Oy Kuusitie 3	1.8	1.8
Asunto Oy Helsingin Töölön Oscar	25.3	25.3	Asunto Oy Lapinniemen Pallopurje	1.9	1.9
Asunto Oy Helsingin Vanha Viertotie 16	68.8	68.8	Asunto Oy Lapintalo	1.0	1.0
Asunto Oy Helsingin Vanha Viertotie 18	42.8	42.8	Asunto Oy Lauttasaarentie 11	1.6	1.6
Asunto Oy Helsingin Vanhanlinnantie 10	6.4	6.4	Asunto Oy Lielahdentie 10	9.1	9.1
Asunto Oy Helsingin Vaskiseppä	4.7	4.7	Asunto Oy Läntinen Brahenkatu 8	0.8	0.8
Asunto Oy Helsingin Villa Kuohu	25.6	25.6	Asunto Oy Mannerheimintie 108	3.0	3.0
Asunto Oy Hervannan Juhani	14.9	14.9	Asunto Oy Mannerheimintie 148	2.5	2.5
Asunto Oy Hiihtomäentie 34	3.7	3.7	Asunto Oy Mannerheimintie 77	1.2	1.2
Asunto Oy Humalniementie 3-5	1.1	1.1	Asunto Oy Mannerheimintie 83-85	0.7	0.7
Asunto Oy Iidesranta 42 Tampere	9.9	9.9	Asunto Oy Mannerheimintie 93	0.3	0.3
Asunto Oy Jukolanniitty	7.7	7.7	Asunto Oy Mellunsusi	1.5	1.5
Asunto Oy Jussinhovi	3.5	3.5	Asunto Oy Messeniuksenkatu 8	2.0	2.0
Asunto Oy Jyväskylän Kipinämikko	100.0	100.0	Asunto Oy Messilä	70.0	70.0
Asunto Oy Järvenpään Alhonrinne	18.4	18.4	Asunto Oy Muotialantie 31	7.0	7.0
Asunto Oy Kaarinan Katariinankallio	35.8	35.8	Asunto Oy Myllysalama	59.8	59.8
Asunto Oy Kaarinan Kiurunpuisto	48.1	48.1	Asunto Oy Naantalin Kastuvuorenrinne	16.7	16.7
Asunto Oy Kaarinan Kultarinta	39.8	39.8	Asunto Oy Neulapadontie 4	1.2	1.2
Asunto Oy Kaarinan Mattelpiha	49.5	49.5	Asunto Oy Nokian Miharintie 38-40	13.1	13.1
Asunto Oy Kaarinan Verkapatrunga	3.7	3.7	Asunto Oy Nordenskiöldinkatu 8	2.5	2.5
Asunto Oy Kalasataman Fregatti, Helsinki	25.3	25.3	Asunto Oy Näyttelijäntien Pistetalot	1.4	1.4
Asunto Oy Kasarminkatu 10	26.7	26.7	Asunto Oy Oskelantie 5	4.1	4.1
Asunto Oy Kaukotie 10-12	3.1	3.1	Asunto Oy Oskelantie 8	2.1	2.1
Asunto Oy Kauniaisten Konsuli Bostads Ab	7.4	7.4	Asunto Oy Otavantie 4	1.8	1.8
Asunto Oy Ketturinne	1.3	1.3	Asunto Oy Oulun Laukka	100.0	100.0
Asunto Oy Kirkkosalmentie 3	0.9	0.9	Asunto Oy Pengerkatu 27	2.6	2.6
Asunto Oy Kivisaarentie	2.7	2.7	Asunto Oy Pirkkalan Vanamo	8.0	8.0
Asunto Oy Kolehmaisentori	5.5	5.5	Asunto Oy Pohjanpoika	8.0	8.0
Asunto Oy Kulmavuorenrinne	1.0	1.0	Asunto Oy Poutuntie 2	3.7	3.7
Asunto Oy Kupittaan Kotka, Turku	10.9	10.9	Asunto Oy Puistokaari 13	1.9	1.9
Asunto Oy Kupittaan Kurki, Turku	6.1	6.1	Asunto Oy Raikurinne 1	1.3	1.3
Asunto Oy Kupittaan Peippo, Turku	34.6	34.6	Asunto Oy Raison Tasontorni	39.3	39.3
Asunto Oy Kupittaan Satakieli, Turku	6.1	6.1	Asunto Oy Raison Toripuisto	56.9	56.9
Asunto Oy Kuuselanpuisto	23.0	23.0	Asunto Oy Rantasentteri	1.5	1.5

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Asunto Oy Risto Rytin Tie 28 Bostads Ab	1.5	1.5	Asunto Oy Turun Eteläranta III	2.9	2.9
Asunto Oy Ristolantie 7	2.5	2.5	Asunto Oy Turun Eteläranta IV	3.0	3.0
Asunto Oy Riviuuhkola	4.4	4.4	Asunto Oy Turun Fregatinranta	4.7	4.7
Asunto Oy Ryytikuja 5	0.8	0.8	Asunto Oy Turun Förinranta II	1.0	1.0
Asunto Oy Saarenkeskus	0.4	0.4	Asunto Oy Turun Ipnoksenrinne	6.7	6.7
Asunto Oy Salpakolmio	31.3	31.3	Asunto Oy Turun Kaasukellonaukio	98.4	98.4
Asunto Oy Satakallio	0.2	0.2	Asunto Oy Turun Kivimaanrivi	6.5	6.5
Asunto Oy Satosorsa	19.9	19.9	Asunto Oy Turun Linnanhuppu	1.1	1.1
Asunto Oy Savilankatu 1 b	33.3	33.3	Asunto Oy Turun Linnanpuisto	8.8	8.8
Asunto Oy Solnantie 32	0.9	0.9	Asunto Oy Turun Merenneito	24.7	24.7
Asunto Oy Sompasaaren Priki	63.1	63.1	Asunto Oy Turun Meripoika	40.8	40.8
Asunto Oy Sulkapolku 6	0.4	0.4	Asunto Oy Turun Pernon Kartanonlaakso	14.5	14.5
Asunto Oy Säästökartano	0.3	0.3	Asunto Oy Turun Puutarhakatu 50	13.1	13.1
Asunto Oy Taapuri	2.5	2.5	Asunto Oy Turun Sipimetsä	8.5	8.5
Asunto Oy Tallbergin Puistotie 1	2.0	2.0	Asunto Oy Turun Unikkoniitty	39.9	39.9
Asunto Oy Tammitie 21	0.9	0.9	Asunto Oy Turuntie 112	1.4	1.4
Asunto Oy Tampereen Charlotta	2.0	2.0	Asunto Oy Turuntie 63	1.6	1.6
Asunto Oy Tampereen Haapalinnan Antintalo	66.7	66.7	Asunto Oy Tuusulan Naavankierto 10	11.2	11.2
Asunto Oy Tampereen Kanjoninkatu 15	56.3	56.3	Asunto Oy Töölön Estradi, Helsinki	63.0	63.0
Asunto Oy Tampereen Kokinpellonrinne 2	86.9	86.9	Asunto Oy Töölön Gaala	50.3	50.3
Asunto Oy Tampereen Kristiina	19.1	19.1	Asunto Oy Ulpukkaniemi	25.4	25.4
Asunto Oy Tampereen Kyläläni	93.2	93.2	Asunto Oy Vaasankatu 15	0.8	0.8
Asunto Oy Tampereen Kyyhky	11.1	11.1	Asunto Oy Vallinkyyhky	6.0	6.0
Asunto Oy Tampereen Rantatie 13 E-G	44.9	44.9	Asunto Oy Vantaan Albert Petreliuksen Katu 8	7.7	7.7
Asunto Oy Tampereen Ratinan Satama	1.8	1.8	Asunto Oy Vantaan Kilterinpisto	51.5	51.5
Asunto Oy Tampereen Rotkonraitti 6	48.2	48.2	Asunto Oy Vantaan Kortteeri	6.4	6.4
Asunto Oy Tampereen Siirtolapuutarhankatu 12	5.6	5.6	Asunto Oy Vantaan Kärjäkuja 3	19.8	19.8
Asunto Oy Tampereen Strada	46.6	46.6	Asunto Oy Vantaan Maarinrinne	12.0	12.0
Asunto Oy Tampereen Waltteri	23.9	23.9	Asunto Oy Vantaan Maarukanrinne 6	14.6	14.6
Asunto Oy Tapiolan Itäkartano, Espoo	53.6	53.6	Asunto Oy Vantaan Minkkikuja	49.0	49.0
Asunto Oy Tapiolan Tuuliniitty Espoo	6.8	6.8	Asunto Oy Vantaan Myyrin Tähti	6.8	6.8
Asunto Oy Tarkkampujankatu 14	44.1	44.1	Asunto Oy Vantaan Orvokkitie 17	14.3	14.3
Asunto Oy Tasatuomo	1.3	1.3	Asunto Oy Vantaan Pakkalanrinne 3	41.8	41.8
Asunto Oy Terhokuja 6	11.3	11.3	Asunto Oy Vantaan Pakkalanruusu	3.1	3.1
Asunto Oy Turun Asemanlinna	20.9	20.9	Asunto Oy Vantaan Ravurinmäki	33.2	33.2
Asunto Oy Turun Eteläranta II	3.2	3.2	Asunto Oy Vantaan Talvikkitie 38	96.1	96.1

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Asunto Oy Vantaan Tammiston Tringa	8.3	8.3	Bostads Ab Munksnäs N:o 25 Asunto Oy	14.1	14.1
Asunto Oy Vantaan Tammistonkatu 29	29.1	29.1	Bostads Ab Spargäddan Asunto Oy	1.3	1.3
Asunto Oy Vantaan Tuurakuja 4	34.1	34.1	Bostadsaktiebolaget Lönegropen, Skidbacksvägen 18	1.6	1.6
Asunto Oy Vantaan Tähkiö	33.2	33.2	Jyväskylän Faneerin Parkki Oy	0.1	0.1
Asunto Oy Vantaan Varikonaarre	3.3	3.3	Kiinteistö Oy Espoon Anna Sahlsténin katu 14	100.0	100.0
Asunto Oy Vantaan Virtakuja 4	63.9	63.9	Kiinteistö Oy Espoon Anna Sahlsténin katu 7A	100.0	100.0
Asunto Oy Vaskivuorentie 12 Senioritalo Vantaa	1.2	1.2	Kiinteistö Oy Espoon Elosalama	100.0	100.0
Asunto Oy Viides Linja 16	1.1	1.1	Kiinteistö Oy Espoon Henttaan puistokatu 6	100.0	100.0
Asunto Oy Viikkisankari	31.1	31.1	Kiinteistö Oy Espoon Henttaan puistokatu 8	100.0	100.0
Asunto Oy Vilhonvuorenkatu 8 - Bostads Ab Vilhelmsbergsgatan 8	1.1	1.1	Kiinteistö Oy Espoon Hopeavillakko	100.0	100.0
Asunto Oy Vuomeren-Salpa	2.7	2.7	Kiinteistö Oy Espoon Hyttimestari	100.0	100.0
Asunto Oy Vuorastila	99.0	99.0	Kiinteistö Oy Espoon Jousenkaari 5	100.0	100.0
Asunto Oy Vuoreksen Vega, Tampere	83.8	83.8	Kiinteistö Oy Espoon Jousenkaari 7	100.0	100.0
Asunto Oy Vuosaaren Meripihka Helsinki	42.7	42.7	Kiinteistö Oy Espoon Kala-Maija 4	100.0	100.0
Asunto Oy Välkynkallio	0.8	0.8	Kiinteistö Oy Espoon Kappelirinne 4	100.0	100.0
Asunto-Osakeyhtiö Amos	0.5	0.5	Kiinteistö Oy Espoon Kaskenkaatajantie 5	100.0	100.0
Asunto-Osakeyhtiö Arabian Valo, Helsinki	52.2	52.2	Kiinteistö Oy Espoon Kaskivuorenkuja 3	100.0	100.0
Asunto-Osakeyhtiö Fredrikinkatu 38	2.7	2.7	Kiinteistö Oy Espoon Kastevuoren Palvelutalo	100.0	100.0
Asunto-Osakeyhtiö Haagan Talontie 4	3.1	3.1	Kiinteistö Oy Espoon Kilonkallionkuja 5	100.0	100.0
Asunto-Osakeyhtiö Kristianinkatu 2	1.7	1.7	Kiinteistö Oy Espoon Kilvoituksentie 1	100.0	100.0
Asunto-Osakeyhtiö Kulmakatu 12	2.1	2.1	Kiinteistö Oy Espoon Kiskottajankuja 4	100.0	100.0
Asunto-Osakeyhtiö Kuusitie 9	2.3	2.3	Kiinteistö Oy Espoon Kuunsirppi	100.0	100.0
Asunto-Osakeyhtiö Merimiehenkatu 41 Bostadsaktiebolag	1.6	1.6	Kiinteistö Oy Espoon Kyyhkysmäki 16	100.0	100.0
Asunto-Osakeyhtiö Minna Canthin Katu 22	2.4	2.4	Kiinteistö Oy Espoon Kyyhkysmäki 9	100.0	100.0
Asunto-Osakeyhtiö Mursu	0.5	0.5	Kiinteistö Oy Espoon Lansantie 3	100.0	100.0
Asunto-Osakeyhtiö Nervanderinkatu 9	2.6	2.6	Kiinteistö Oy Espoon Likusterikatu 1 D	100.0	100.0
Asunto-Osakeyhtiö Otavantie 3	0.6	0.6	Kiinteistö Oy Espoon Linnustajantie 17	100.0	100.0
Asunto-Oy Laajalahdentie 26	6.5	6.5	Kiinteistö Oy Espoon Magneettikatu 8	100.0	100.0
Asunto-Oy Mannerheimintie 100	0.9	0.9	Kiinteistö Oy Espoon Majurinkatu 3	100.0	100.0
Asunto-Oy Mariankatu 21	1.3	1.3	Kiinteistö Oy Espoon Matinkylän Poutapilvi	100.0	100.0
Asunto-oy Turun Linnankatu 37 a	1.7	1.7	Kiinteistö Oy Espoon Matinniitynkuja 8	100.0	100.0
Asunto-Oy Ulvilantie 11 b	0.6	0.6	Kiinteistö Oy Espoon Merituulentie 38	100.0	100.0
Asunto-Oy Vantaan Herttuantie 3	35.2	35.2	Kiinteistö Oy Espoon Nihtisillankuja 2 E-G	100.0	100.0
Bostads Ab Björneborgsvägen 5	0.5	0.5	Kiinteistö Oy Espoon Niittymaantie 1	100.0	100.0
Bostads Ab Kajaneborg	7.3	7.3	Kiinteistö Oy Espoon Niittymaantie 3	100.0	100.0
Bostads Ab Kvarnhyddan	1.8	1.8	Kiinteistö Oy Espoon Niittysillankulma 2 C-D	100.0	100.0

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Kiinteistö Oy Espoon Perkkaankuja 3	100.0	100.0	Kiinteistö Oy Helsingin Jokiniementie 46	100.0	100.0
Kiinteistö Oy Espoon Porarinkatu 2 D - E	100.0	100.0	Kiinteistö Oy Helsingin Jokiniementie 48	100.0	100.0
Kiinteistö Oy Espoon Porarinkatu 2 F	100.0	100.0	Kiinteistö Oy Helsingin Juhani Ahon Tie 12-14	100.0	100.0
Kiinteistö Oy Espoon Puikkarinmäki	100.0	100.0	Kiinteistö Oy Helsingin Junonkatu 4	100.0	100.0
Kiinteistö Oy Espoon Rummunlyöjäinkatu 11 D - E	100.0	100.0	Kiinteistö Oy Helsingin Kaarenjalka 5	100.0	100.0
Kiinteistö Oy Espoon Runoratsunkatu 15	100.0	100.0	Kiinteistö Oy Helsingin Kangaspellontie 1-5	100.0	100.0
Kiinteistö Oy Espoon Runoratsunkatu 5	100.0	100.0	Kiinteistö Oy Helsingin Kaustisenpolku 1	100.0	100.0
Kiinteistö Oy Espoon Ruusulinna	100.0	100.0	Kiinteistö Oy Helsingin Keinulaudantie 7	100.0	100.0
Kiinteistö Oy Espoon Sepetlahdentie 6	100.0	100.0	Kiinteistö Oy Helsingin Kiillekuja 4	100.0	100.0
Kiinteistö Oy Espoon Siniheinä	100.0	100.0	Kiinteistö Oy Helsingin Kirjala	100.0	100.0
Kiinteistö Oy Espoon Soukankaari 11-13	100.0	100.0	Kiinteistö Oy Helsingin Klaavuntie 8-10	100.0	100.0
Kiinteistö Oy Espoon Soukanniementie 1	100.0	100.0	Kiinteistö Oy Helsingin Koirasaarentie 45	100.0	100.0
Kiinteistö Oy Espoon Taivalmäki 5	100.0	100.0	Kiinteistö Oy Helsingin Koirasaarentie 47	100.0	100.0
Kiinteistö Oy Espoon Taivalrinne	100.0	100.0	Kiinteistö Oy Helsingin Korppaanmäentie 17	100.0	100.0
Kiinteistö Oy Espoon Tähtimötie	100.0	100.0	Kiinteistö Oy Helsingin Korppaanmäentie 21	100.0	100.0
Kiinteistö Oy Espoon Viherlaaksonranta 3-5	100.0	100.0	Kiinteistö Oy Helsingin Kristianinkatu 11-13	100.0	100.0
Kiinteistö Oy Espoon Viherlaaksonranta 7	100.0	100.0	Kiinteistö Oy Helsingin Kulmavuorenpiha	100.0	100.0
Kiinteistö Oy Espoon Zanseninkuja 6	100.0	100.0	Kiinteistö Oy Helsingin Kutomotie 10a	75.0	75.0
Kiinteistö Oy Helsingin Amiraalinkatu 2	100.0	100.0	Kiinteistö Oy Helsingin Kutomotie 12a	100.0	100.0
Kiinteistö Oy Helsingin Ansaritie 1	100.0	100.0	Kiinteistö Oy Helsingin Kutomotie 14 A	100.0	100.0
Kiinteistö Oy Helsingin Ansaritie 2-4	100.0	100.0	Kiinteistö Oy Helsingin Kutomotie 8a	100.0	100.0
Kiinteistö Oy Helsingin Ansaritie 3	100.0	100.0	Kiinteistö Oy Helsingin Lapponia	100.0	100.0
Kiinteistö Oy Helsingin Arhotie 22	100.0	100.0	Kiinteistö Oy Helsingin Lauttasaarentie 19	58.3	58.3
Kiinteistö Oy Helsingin Atlantinkatu 12	100.0	100.0	Kiinteistö Oy Helsingin Leirikuja 3	100.0	100.0
Kiinteistö Oy Helsingin Aurinkotuulenkatu 6	100.0	100.0	Kiinteistö Oy Helsingin Lintulahdenpuisto	100.0	100.0
Kiinteistö Oy Helsingin Capellan puistotie 21	100.0	100.0	Kiinteistö Oy Helsingin Lontoonkatu 9	100.0	100.0
Kiinteistö Oy Helsingin Castreninkatu 3	100.0	100.0	Kiinteistö Oy Helsingin Maakaarenkuja 2A	100.0	100.0
Kiinteistö Oy Helsingin Eura III	100.0	100.0	Kiinteistö Oy Helsingin Maakaarenkuja Pysäköinti	100.0	100.0
Kiinteistö Oy Helsingin Gadolininkatu 1	100.0	100.0	Kiinteistö Oy Helsingin Malagankatu 7	100.0	100.0
Kiinteistö Oy Helsingin Graniittitie 8 ja 13	100.0	100.0	Kiinteistö Oy Helsingin Mechelininkatu 12-14	100.0	100.0
Kiinteistö Oy Helsingin Hakaniemenkatu 9	100.0	100.0	Kiinteistö Oy Helsingin Meripellonhovi	98.3	98.3
Kiinteistö Oy Helsingin Hitsaajankatu 9	100.0	100.0	Kiinteistö Oy Helsingin Mestari	100.0	100.0
Kiinteistö Oy Helsingin Hämeenpenger	100.0	100.0	Kiinteistö Oy Helsingin Myllymatkantie 1	100.0	100.0
Kiinteistö Oy Helsingin Ida Aalbergin Tie 3 A	100.0	100.0	Kiinteistö Oy Helsingin Navigatortalo	44.7	44.7
Kiinteistö Oy Helsingin Ida Aalbergintie 1b	100.0	100.0	Kiinteistö Oy Helsingin Niuttaajankadun Klaava	100.0	100.0
Kiinteistö Oy Helsingin Itälahdenkatu 21	100.0	100.0	Kiinteistö Oy Helsingin Nils Westermarkin kuja 18	100.0	100.0

31 December 2025	Group's holding, %	Parent company's holding, %
Kiinteistö Oy Helsingin Näkinkuja 6	100.0	100.0
Kiinteistö Oy Helsingin Näyttelijäntie 24	100.0	100.0
Kiinteistö Oy Helsingin Pajamäentie 6	100.0	100.0
Kiinteistö Oy Helsingin Pajamäentie 7	100.0	100.0
Kiinteistö Oy Helsingin Pakilantie 17	100.0	100.0
Kiinteistö Oy Helsingin Piispantie 3	100.0	100.0
Kiinteistö Oy Helsingin Piispantie 5	100.0	100.0
Kiinteistö Oy Helsingin Piispantie 7	100.0	100.0
Kiinteistö Oy Helsingin Piispantie 8	100.0	100.0
Kiinteistö Oy Helsingin Pääskylänrinne	100.0	100.0
Kiinteistö Oy Helsingin Rikhard Nymanin tie 3	100.0	100.0
Kiinteistö Oy Helsingin Riontähti	100.0	100.0
Kiinteistö Oy Helsingin Rusthollarinkuja 2	100.0	100.0
Kiinteistö Oy Helsingin Sateenkaari	100.0	100.0
Kiinteistö Oy Helsingin Siltavoudintie 20	100.0	100.0
Kiinteistö Oy Helsingin Snellmaninkatu 23	100.0	100.0
Kiinteistö Oy Helsingin Stenbäckinkatu 5	60.0	60.0
Kiinteistö Oy Helsingin Sähköttäjäinkatu 6	100.0	100.0
Kiinteistö Oy Helsingin Tilkankatu 15	100.0	100.0
Kiinteistö Oy Helsingin Tilkankatu 2	100.0	100.0
Kiinteistö Oy Helsingin Tilkankatu 6	100.0	100.0
Kiinteistö Oy Helsingin Tulisuontie 20	100.0	100.0
Kiinteistö Oy Helsingin Vanha Viertotie 6	100.0	100.0
Kiinteistö Oy Helsingin Vanha Viertotie 8	100.0	100.0
Kiinteistö Oy Helsingin Venemestarintie 4	100.0	100.0
Kiinteistö Oy Helsingin Vervi	100.0	100.0
Kiinteistö Oy Helsingin Vetelintie 5	100.0	100.0
Kiinteistö Oy Helsingin Viulutie 1	100.0	100.0
Kiinteistö Oy Helsingin Von Daehninkatu 12	100.0	100.0
Kiinteistö Oy Helsingin Vuosaaren Helmi	100.0	100.0
Kiinteistö Oy Helsingin Välskärinkatu 4	100.0	100.0
Kiinteistö Oy Järvenpään Kotokartano	100.0	100.0
Kiinteistö Oy Kaarenjalka 5g	100.0	100.0
Kiinteistö Oy Kaarinan Auranpihat	100.0	100.0
Kiinteistö Oy Kangasalan Unikkoniitty	100.0	100.0
Kiinteistö Oy Kapellimestarinparkki	9.1	9.1

31 December 2025	Group's holding, %	Parent company's holding, %
Kiinteistö Oy Kauniaisten Ratapolku 6	100.0	100.0
Kiinteistö Oy Keinulaudantie 7h	100.0	100.0
Kiinteistö Oy Keravan Papintie 1	100.0	100.0
Kiinteistö Oy Kirkkonummen Sarvvikinportti	60.0	6.4
Kiinteistö Oy Kirkkonummen Sarvvikinrinne 4	100.0	100.0
Kiinteistö Oy Lempäälän Moisionaukea 25	100.0	100.0
Kiinteistö Oy Mannerheimintie 170	63.3	63.3
Kiinteistö Oy Mellunpuiston Tontti S 13 Holding	100.0	100.0
Kiinteistö Oy Mellunpuiston Tontti S 4 Holding	100.0	100.0
Kiinteistö Oy Nekalanpuisto	2.9	2.9
Kiinteistö Oy Niittykummun Huippuparkki	38.2	38.2
Kiinteistö Oy Nokian Virran Ritari	100.0	100.0
Kiinteistö Oy Pellervon Pysäköinti	16.0	16.0
Kiinteistö Oy Pirkkalan Pereentie 1	100.0	100.0
Kiinteistö Oy Raikkuja II	100.0	100.0
Kiinteistö Oy Sammon Parkki	21.2	21.2
Kiinteistö Oy Tampereen Aitolahdentie 22	100.0	100.0
Kiinteistö Oy Tampereen Aitolahdentie 24	100.0	100.0
Kiinteistö Oy Tampereen Alapeusonkatu 6	100.0	100.0
Kiinteistö Oy Tampereen Atanväylä 4A	100.0	100.0
Kiinteistö Oy Tampereen Atanväylä 4B	100.0	100.0
Kiinteistö Oy Tampereen Hannulanpolku 10	100.0	100.0
Kiinteistö Oy Tampereen Heitonniityn Parkki	56.7	56.7
Kiinteistö Oy Tampereen Heitonniitynkuja 5	100.0	100.0
Kiinteistö Oy Tampereen Hervannan Puistokallio	100.0	100.0
Kiinteistö Oy Tampereen Härmälänrannan Aurinkokallio	100.0	100.0
Kiinteistö Oy Tampereen Härmälänrannan Sisu	100.0	100.0
Kiinteistö Oy Tampereen Iidesranta 18	100.0	100.0
Kiinteistö Oy Tampereen Jankanpuisto	100.0	100.0
Kiinteistö Oy Tampereen Kaidanpääty	100.0	100.0
Kiinteistö Oy Tampereen Kauppa-aukio	100.0	100.0
Kiinteistö Oy Tampereen Linnanherra	100.0	100.0
Kiinteistö Oy Tampereen Meesakatu 10	100.0	100.0
Kiinteistö Oy Tampereen Pappilan Herra	100.0	100.0
Kiinteistö Oy Tampereen Puistofasaani	100.0	100.0
Kiinteistö Oy Tampereen Ruovedenkatu 11	100.0	100.0

31 December 2025	Group's holding, %	Parent company's holding, %	31 December 2025	Group's holding, %	Parent company's holding, %
Kiinteistö Oy Tampereen Sammon Kalervo	100.0	100.0	Kiinteistö Oy Vantaan Kaarenlehumus	100.0	100.0
Kiinteistö Oy Tampereen Tarmonkatu 6	100.0	100.0	Kiinteistö Oy Vantaan Kesäniitty	100.0	100.0
Kiinteistö Oy Tampereen Titeenkatu 14	100.0	100.0	Kiinteistö Oy Vantaan Kevätpuro	100.0	100.0
Kiinteistö Oy Tampereen Tuiskunkatu 7	100.0	100.0	Kiinteistö Oy Vantaan Kivivuorentie 8 A-B	100.0	100.0
Kiinteistö Oy Tampereen Voimakatu 18	100.0	100.0	Kiinteistö Oy Vantaan Kivivuorentie 8 C	100.0	100.0
Kiinteistö Oy Tohlopinkontu	100.0	60.0	Kiinteistö Oy Vantaan Krassipuisto	100.0	100.0
Kiinteistö Oy Turun Gränsbackankuja 3	100.0	100.0	Kiinteistö Oy Vantaan Kukinkuja 2	100.0	100.0
Kiinteistö Oy Turun Joutsenpuisto 7	100.0	100.0	Kiinteistö Oy Vantaan Kärry	100.0	100.0
Kiinteistö Oy Turun Kaivokatu 10	100.0	100.0	Kiinteistö Oy Vantaan Leksankuja 3	100.0	100.0
Kiinteistö Oy Turun Kuovi	100.0	100.0	Kiinteistö Oy Vantaan Lincolnnaukio 4	100.0	100.0
Kiinteistö Oy Turun Kupittaan Kyyhky	100.0	100.0	Kiinteistö Oy Vantaan Lummeperiä	100.0	100.0
Kiinteistö Oy Turun Marianportti	100.0	100.0	Kiinteistö Oy Vantaan Martinpääsky	100.0	100.0
Kiinteistö Oy Turun Marmoririnne 2	100.0	100.0	Kiinteistö Oy Vantaan Myyriinhaukka	100.0	100.0
Kiinteistö Oy Turun Metallikatu	100.0	100.0	Kiinteistö Oy Vantaan Myyriinmutka	100.0	100.0
Kiinteistö Oy Turun Pryssinkatu 13	100.0	100.0	Kiinteistö Oy Vantaan Oritie 1	100.0	100.0
Kiinteistö Oy Turun Ratavahdinrinne	100.0	100.0	Kiinteistö Oy Vantaan Orvokkikuja 1a	100.0	100.0
Kiinteistö Oy Turun Rauhankatu 8	100.0	100.0	Kiinteistö Oy Vantaan Orvokkikuja 1b	100.0	100.0
Kiinteistö Oy Turun Raunistulantie 7	100.0	100.0	Kiinteistö Oy Vantaan Pakkalanportti	100.0	100.0
Kiinteistö Oy Turun Sato-Koto	100.0	100.0	Kiinteistö Oy Vantaan Pakkalanrinne 5-7	100.0	100.0
Kiinteistö Oy Turun Sorakatu 9	100.0	100.0	Kiinteistö Oy Vantaan Peltolantie 14	100.0	100.0
Kiinteistö Oy Turun Sukkulakoti	100.0	100.0	Kiinteistö Oy Vantaan Piparminttu	100.0	100.0
Kiinteistö Oy Turun Tervaporvari	100.0	100.0	Kiinteistö Oy Vantaan Pronssikuja 1	100.0	100.0
Kiinteistö Oy Turun Uudenmaanlinna	100.0	100.0	Kiinteistö Oy Vantaan Raikukuja 4B	100.0	100.0
Kiinteistö Oy Turun Veistämöntori	100.0	100.0	Kiinteistö Oy Vantaan Raudikkokuja 7	100.0	100.0
Kiinteistö Oy Turun Westparkin Eeben	100.0	100.0	Kiinteistö Oy Vantaan Rubiinikehä 1B	100.0	100.0
Kiinteistö Oy Turun Westparkin Tuija	100.0	100.0	Kiinteistö Oy Vantaan Ruostekuja 3	100.0	100.0
Kiinteistö Oy Tuusulan Pataljoonantie 3	100.0	100.0	Kiinteistö Oy Vantaan Sipulitie 1	100.0	100.0
Kiinteistö Oy Uudenmaantulli	24.3	24.3	Kiinteistö Oy Vantaan Solkikuja 2	100.0	100.0
Kiinteistö Oy Vallikallionpolku	100.0	100.0	Kiinteistö Oy Vantaan Solkikuja 5	100.0	100.0
Kiinteistö Oy Vantaan Aapramintie 4	100.0	100.0	Kiinteistö Oy Vantaan Sompakuja 2-4	100.0	100.0
Kiinteistö Oy Vantaan Havukoskenkatu 20	100.0	100.0	Kiinteistö Oy Vantaan Talvikkite 7 A-B	100.0	100.0
Kiinteistö Oy Vantaan Heporinne 4	100.0	100.0	Kiinteistö Oy Vantaan Talvikkite 7 G-H	100.0	100.0
Kiinteistö Oy Vantaan Hernetie 1	100.0	100.0	Kiinteistö Oy Vantaan Tempo	100.0	100.0
Kiinteistö Oy Vantaan Hiekkaharjuntie 16	100.0	100.0	Kiinteistö Oy Vantaan Teodora	100.0	100.0
Kiinteistö Oy Vantaan Horsmakuja 4a	100.0	100.0	Kiinteistö Oy Vantaan Terhokuja 3	100.0	100.0
Kiinteistö Oy Vantaan Kaarenkunnas	100.0	100.0	Kiinteistö Oy Vantaan Tykkikuja 11	100.0	100.0

31 December 2025	Group's holding, %	Parent company's holding, %
Kiinteistö Oy Vantaan Tykkikuja 7	100.0	100.0
Kiinteistö Oy Vantaan Uomarinne 5	100.0	100.0
Kiinteistö Oy Vantaan Varikkokaarre 2	100.0	100.0
Kiinteistö Oy Vantaan Vihvilätie 3	100.0	100.0
Kiinteistö Oy Vantaan Virtakuja 6	100.0	100.0
Kiinteistö Oy Vantaan Väinö Tannerin tie 15	100.0	100.0
Kiinteistö Oy Ylöjärven Viljavainio	100.0	100.0
Työväen Asunto-osakeyhtiö Rauha	10.2	10.2
Ömsesidiga Fastighets Ab Malmeken	13.0	13.0
Sato-Pysäköinti Oy		
Kiinteistö Oy Aloittajan Parkki	100.0	100.0
Kiinteistö Oy Espoon Kotkatien Pysäköinti	89.1	89.1
Kiinteistö Oy Espoon Nihtiparkki	50.0	50.0
Kiinteistö Oy Espoon Pegasos Pysäköinti	25.1	25.1
Kiinteistö Oy Espoon Peijinkujan Pysäköinti	97.1	97.1
Kiinteistö Oy Finnoonsillan Parkki	12.0	12.0
Kiinteistö Oy Helsingin Jokiniementien Pysäköinti	64.2	64.2
Kiinteistö Oy Helsingin Käskynhaltijantien Pysäköinti	80.0	80.0
Kiinteistö Oy Puhaltajan Parkki	100.0	100.0
Kiinteistö Oy Puutorin Pysäköinti	51.6	51.6
Kiinteistö Oy Runoratsun Pysäköinti	20.7	20.7
Kiinteistö Oy Skanssin Autoparkki	24.7	24.7
Kiinteistö Oy Vantaan Lincolninauktion Pysäköinti	100.0	100.0
Kruunuvuoren Parkki Oy	76.9	76.9
Sato-JoustoKoti Oy		
Asunto Oy Helsingin Käskynhaltija	100.0	100.0
Asunto Oy Hervantajärven Helmi, Tampere	98.6	98.6
Asunto-osakeyhtiö Talin Estelle, Helsinki	100.0	100.0
Kiinteistö Oy Espoon Humisevanportti 2	100.0	100.0
SATOkoti Oy		
Kiinteistö Oy Ida Aalbergintie 1	100.0	100.0
Kiinteistö Oy Tohlopinkonttu	100.0	40.0

31 December 2025	Group's holding, %	Parent company's holding, %
SATOkoti 24 Oy		
Asunto Oy Vantaan Neulansilmä	2.2	2.2
Vatrotalot 5 Oy		
Asunto Oy Helsingin Laivalahdenportti 5	75.5	75.5
Asunto Oy Helsingin Toini Muonan Katu 8	8.8	8.8
Asunto Oy Kirkkonummen Riihipolku	100.0	100.0
Asunto Oy Kylänpäänpelto	43.8	43.8
Asunto Oy Laakavuorentie 4	39.1	39.1
Asunto Oy Meriramsi	25.6	25.6
Asunto Oy Meri-Rastilan Tie 5	23.5	23.5
Asunto Oy Meri-Rastilan Tie 9	9.1	9.1
Asunto Oy Nurmijärven Kylänpääänkaari	45.0	45.0
Asunto Oy Nurmijärven Kylänpäänniitty	31.2	31.2
Asunto Oy Vantaan Ravurinpuisto	61.1	61.1
Sato-Rakennuttajat Oy		
Asunto Oy Kirkkonummen Helmi	100.0	100.0
Asunto Oy Kirkkonummen Sarvikintie 4	100.0	81.7
Kiinteistö Oy Kirkkonummen Sarvikingportti	60.0	46.8
Sarviking Vesialue Oy	60.0	41.7
Uusi Sarvik Oy	60.0	41.7

Financial statements of the parent company, FAS

Parent company income statement, FAS

EUR	Note	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Net sales	2	11,645,714.84	10,842,800.74
Other operating income	3	369,826.98	217,528.78
Materials and services	4	-70,683.57	-23,749.40
Personnel expenses	5, 6, 7	-2,191,819.67	-2,114,804.82
Depreciation and impairment charges	8	-2,866,243.87	-3,023,526.81
Other operating expenses	9	-10,155,597.00	-9,617,870.43
Operating profit/loss		-3,268,802.29	-3,719,621.94
Financial income and expenses	10	-7,460,366.90	-1,135,696.19
Profit/loss before appropriations and taxes		-10,729,169.19	-4,855,318.13
Group contribution	11	50,700,000.00	46,600,000.00
Income taxes	12	-8,053,427.12	-4,360,308.97
Profit for the period		31,917,403.69	37,384,372.90

Parent company balance sheet, FAS

EUR	Note	31 Dec 2025	31 Dec 2024
Assets			
Non-current assets			
Intangible assets	13	7,300,708.58	7,439,718.53
Tangible assets	14	1,266,435.99	1,493,554.07
Holdings in Group companies	15	978,408,326.41	978,197,057.97
Holdings in associated companies	16	1,250.00	1,250.00
Other holdings and shares	17	523,529.25	955,882.53
Total		987,500,250.23	988,087,463.10

EUR	Note	31 Dec 2025	31 Dec 2024
Current assets			
Inventories	18	228,966.87	491,108.96
Long-term receivables, group	19	1,358,330,038.16	1,325,530,163.98
Long-term receivables, external	19	17,127,012.16	22,093,332.16
Short-term receivables, group	20	609,117,262.76	447,816,794.56
Short-term receivables, external	20	8,728,070.05	8,697,752.45
Cash and cash equivalents		14,332,505.29	30,197,463.62
Total		2,007,863,855.29	1,834,826,615.73
Total assets		2,995,364,105.52	2,822,914,078.83
Shareholder's equity and liabilities			
Shareholders' equity	21, 22		
Share capital	23	4,442,192.00	4,442,192.00
Reserve fund		43,683,500.96	43,683,500.96
Other funds		315,913,231.74	315,913,231.74
Retained earnings		413,535,278.99	376,150,906.09
Profit for the period		31,917,403.69	37,384,372.90
Total		809,491,607.38	777,574,203.69
Liabilities			
Non-current liabilities, external	24	1,794,206,375.26	1,576,299,850.81
Current liabilities, group	25	165,690,662.74	204,755,730.75
Current liabilities, external	25	225,975,460.14	264,284,293.58
Total		2,185,872,498.14	2,045,339,875.14
Shareholder's equity and liabilities, total		2,995,364,105.52	2,822,914,078.83

Parent company's cash flow statement, FAS

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Cash flow from operating activities		
Net profit for the financial year	31,917,403.69	37,384,372.90
Adjustments:		
Depreciation	2,866,243.87	3,023,526.81
Financial income (-) and expenses (+)	7,460,366.90	1,135,696.19
Income tax	8,053,427.12	4,360,308.97
Proceeds (-) and losses (+) on sales of non-current assets	-334,144.14	-186,420.74
Group contribution	-50,700,000.00	-46,600,000.00
Other adjustments	156,157.33	3,000.00
Cash flow before change in working capital	-580,545.23	-879,515.87
Change in working capital		
Decrease (+)/increase(-) in current non-interest bearing receivables	-21,031.29	-96,811.86
Decrease (+)/increase(-) in inventories	0.00	4,650.04
Decrease (-)/increase(+) in current loans	1,255,668.83	862,009.22
Cash flow before financial items and taxes	654,092.31	-109,668.47
Interest paid	-69,053,991.72	-88,966,635.86
Dividends received	68,551.00	37,679.70
Interest received	85,609,465.97	106,934,464.42
Other financial expenses	-16,297,851.87	-22,345,057.34
Direct taxes paid	-9,617,412.27	6,448,656.19
Cash flow from operating activities (A)	-8,637,146.58	1,999,438.64

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Cash flow from investing activities		
Investments in tangible and intangible assets	-2,490,674.10	-1,710,926.99
Income from disposals of tangible assets	353,661.00	252,405.87
Other investments to subsidiaries	0.00	-10,000.00
Placements in other investments	-28,958.60	-151,825.46
Loans granted	-75,170,863.39	-19,251,297.74
Instalments on loan receivable	23,279,642.23	12,540,000.00
Investments in debt securities	0.00	-19,767,601.86
Cash receipts from debt securities	0.00	19,767,601.86
Cash flow from investing activities (B)	-54,057,192.86	-8,331,644.32
Cash flow from financing activities		
Paid share issue	0.00	199,935,195.39
Loans taken	951,441,115.35	850,680,726.75
Payments on loans	-775,148,846.08	-1,028,504,679.59
Changes in short-term cash pool liabilities and receivables	-176,062,888.16	10,115,883.90
Group contributions (contribution-based)	46,600,000.00	0.00
Cash flow from financing activities (C)	46,829,381.11	32,227,126.45
Change in cash equivalents	-15,864,958.33	25,894,920.77
Cash and cash equivalents at the beginning of the year	30,197,463.62	4,302,542.85
Cash and cash equivalents at the end of the year	14,332,505.29	30,197,463.62

Notes to the parent company's financial statements, FAS

I. Parent company accounting principles

Basic information

SATO Corporation is a Finnish public limited company domiciled in Helsinki, Finland. SATO's registered address is Panuntie 4, 00600 Helsinki, Finland.

SATO Corporation and its subsidiaries together form the consolidated SATO Group. SATO Corporation's majority shareholder with 58.3% shareholding is Balder Finska Otas AB, whose parent company is Fastighets AB Balder, which is quoted on the Stockholm Stock Exchange. SATO Group operations primarily consist of investment in housing properties and most of its investment property is located in the Helsinki region.

General principles

Sato Corporation's financial statements have been prepared in accordance with the provisions of the Finnish Accounting Act and the Finnish Limited Liability Companies Act.

Income related to rental operations and compensation for administration costs

Income related to rental operations and compensation for administration costs are recognised on an accrual basis during the agreement period.

Valuation of fixed assets

Tangible and intangible assets are recognised in the balance sheet at original acquisition cost less depreciation according to plan and possible impairment. Depreciations according to plan are calculated as straight-line depreciation on the basis of the estimated useful life of the assets.

Depreciation periods:

Other intangible long-term expenses	6-10 years
Buildings	67 years
Structures	15 years
Machinery and equipment	5-10 years
Other tangible assets	3-6 years
Shelters	40 years
Vehicles	4 years

Shares in subsidiaries are valued based on acquisition costs less possible impairments.

Pension costs

The pension cover of Group companies is handled by external pension insurance companies in all respects. Pension costs are recognised as costs in the income statement on an accrual basis.

Development expenditures

Development costs are recognised as expenses in the income statement in the financial year in which they have occurred.

Valuation of inventories

Inventories have been recognised at the lower of cost or probable sales price on the balance sheet date.

Derivatives

Interest rate derivatives are used for hedging against the interest rate risks of floating term loans. The interest income and expenses based on derivative instruments are allocated over the agreement period.

The company has recorded the negative fair values of the derivates as a non-current and current liability in full in its balance sheet. No deferred tax assets have been recorded from the derivative liability.

Derivatives having positive fair values are not entered into the balance sheet and positive fair values are reported only in the notes to the financial statements.

Methods used in derivative fair valuations have been discussed under the Group Financial Statements note number 24.

Notes to income statement**2. Net Sales**

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Rental income and compensation charges	2,044,260.95	1,945,418.32
Other income	153.00	196.00
Management service charges	9,601,300.89	8,897,186.42
Total	11,645,714.84	10,842,800.74

3. Other operating income

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Other operating income	35,682.84	14,939.16
Profit on sales of fixed assets	334,144.14	202,589.62
Total	369,826.98	217,528.78

4. Materials and services

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Materials and consumables		
Purchases	19,809.92	19,099.36
Change in inventories	50,873.65	4,650.04
Total	70,683.57	23,749.40

5. Personnel expenses

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Salaries and wages	1,842,945.85	1,813,113.69
Pension expenses	283,821.96	255,446.88
Other personnel expenses	65,051.86	46,244.25
Total	2,191,819.67	2,114,804.82

6. Management salaries and compensations

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
President and members of the Board of Directors	576,825.30	506,920.65

7. Average number of personnel

Employees	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
	10	11

8. Depreciation, amortisation and impairment charges

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Intangible assets	2,138,200.22	2,133,811.05
Tangible assets	728,043.65	889,715.76
Total	2,866,243.87	3,023,526.81

9. Other operating expenses

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Rents	249,826.91	240,229.66
Maintenance expenses	194,512.65	210,537.40
Other fixed expenses*	9,562,264.92	9,132,332.89
Other operating expenses	148,992.52	18,601.60
Losses on sales of fixed assets	0.00	16,168.88
Total	10,155,597.00	9,617,870.43

* Audit fees were EUR 121,468.63 (91,146.31) and audit related assignment fees were EUR 125,500.00 (51,500.00).

I0. Financial income and expenses

EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Interest income and other financial income on long-term investments		
From Group companies	74,356,109.41	84,737,013.27
From others	11,804,580.57	27,921,828.71
Change of derivative fair values	319,889.00	0.00
Total	86,480,578.98	112,658,841.98
EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Interest expenses and other financing expenses		
To Group companies	-8,975,521.04	-10,113,134.57
To others:		
Interest expenses	-72,246,323.91	-88,947,409.95
Other financial expenses	-12,286,747.65	-14,236,347.65
Impairment of investments under non-current assets	-432,353.28	0.00
Change of derivative fair values	0.00	-497,646.00
Total	-93,940,945.88	-113,794,538.17
Financial income and expenses, total	-7,460,366.90	-1,135,696.19
II. Group contributions		
EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Group contributions received	50,700,000.00	46,600,000.00
Total	50,700,000.00	46,600,000.00
I2. Income taxes		
EUR	1 Jan-31 Dec 2025	1 Jan-31 Dec 2024
Income taxes, business operations	8,053,427.12	4,360,308.97
Total	8,053,427.12	4,360,308.97

Notes to balance sheet**I3. Intangible assets**

EUR	2025	2024
Other long-term expenditure		
Acquisition cost, 1 Jan	21,356,477.51	19,653,541.44
Additions	1,966,776.28	1,663,606.27
Disposals	-948,112.14	0.00
Transfers between items	32,413.99	39,329.80
Acquisition cost, 31 Dec	22,407,555.64	21,356,477.51
Accumulated depreciation and impairment, 1 Jan	13,916,758.98	11,782,947.93
Accumulated depreciation of disposals	-948,112.14	0.00
Depreciation, current year	2,138,200.22	2,133,811.05
Accumulated depreciation and impairment, 31 Dec	15,106,847.06	13,916,758.98
Book value, 31 Dec	7,300,708.58	7,439,718.53
Intangible assets, total	7,300,708.58	7,439,718.53

I4. Tangible assets

EUR	2025	2024
Land and water areas		
Acquisition cost, 1 Jan	19,595.69	19,595.69
Acquisition cost, 31 Dec	19,595.69	19,595.69
Book value, 31 Dec	19,595.69	19,595.69
Buildings and structures		
Acquisition cost, 1 Jan	10,275.62	10,275.62
Acquisition cost, 31 Dec	10,275.62	10,275.62
Accumulated depreciation and impairment, 1 Jan	10,274.62	10,274.62
Accumulated depreciation and impairment, 31 Dec	10,274.62	10,274.62
Book value, 31 Dec	1.00	1.00

EUR	2025	2024
Connection fees		
Acquisition cost, 1 Jan	3,139.28	3,139.28
Acquisition cost, 31 Dec	3,139.28	3,139.28
Book value, 31 Dec	3,139.28	3,139.28
Machinery and equipment		
Acquisition cost, 1 Jan	7,024,426.82	7,445,473.38
Additions	78,193.31	110,966.17
Disposals	-1,082,828.38	-532,012.73
Acquisition cost, 31 Dec	6,019,791.75	7,024,426.82
Accumulated depreciation and impairment, 1 Jan	5,689,344.26	5,292,597.48
Accumulated depreciation of decreases	-1,063,311.52	-466,027.60
Depreciation, current year	701,184.77	862,774.38
Accumulated depreciation and impairment, 31 Dec	5,327,217.51	5,689,344.26
Book value, 31 Dec	692,574.23	1,335,082.55
Other tangible assets		
Acquisition cost, 1 Jan	1,553,686.53	1,553,686.53
Acquisition cost, 31 Dec	1,553,686.53	1,553,686.53
Accumulated depreciation and impairment, 1 Jan	1,450,364.97	1,423,423.59
Depreciation, current year	26,858.88	26,941.38
Accumulated depreciation and impairment, 31 Dec	1,477,223.85	1,450,364.97
Book value, 31 Dec	76,462.68	103,321.56
Assets in progress		
Acquisition cost, 1 Jan	32,413.99	39,329.80
Additions	474,663.11	32,413.99
Transfers between items	-32,413.99	-39,329.80
Acquisition cost, 31 Dec	474,663.11	32,413.99
Book value, 31 Dec	474,663.11	32,413.99
Tangible assets, total	1,266,435.99	1,493,554.07

I5. Holdings in Group companies

EUR	2025	2024
Acquisition cost, 1 Jan	978,197,057.97	978,131,291.95
Additions	0.00	10,000.00
Transfers between items	211,268.44	55,766.02
Acquisition cost, 31 Dec	978,408,326.41	978,197,057.97
Book value, 31 Dec	978,408,326.41	978,197,057.97

I6. Holdings in associated companies

EUR	2025	2024
Acquisition cost, 1 Jan	1,250.00	1,250.00
Acquisition cost, 31 Dec	1,250.00	1,250.00
Book value, 31 Dec	1,250.00	1,250.00

I7. Other stocks and shares

EUR	2025	2024
Acquisition cost, 1 Jan	989,245.89	989,245.89
Acquisition cost, 31 Dec	989,245.89	989,245.89
Accumulated depreciation and impairment, 1 Jan	33,363.36	30,841.54
Additions	432,353.28	2,521.82
Accumulated depreciation and impairment, 31 Dec	465,716.64	33,363.36
Book value, 31 Dec	523,529.25	955,882.53

Investments, total	978,933,105.66	979,154,190.50
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I8. Inventories

EUR	2025	2024
Land areas and land area companies	221,947.65	272,821.30
Other inventories	7,019.22	218,287.66
Book value, 31 Dec	228,966.87	491,108.96

19. Non-current receivables

EUR	31 Dec 2025	31 Dec 2024
Receivables from Group companies		
Notes receivable	1,358,330,038.16	1,325,530,163.98
Total	1,358,330,038.16	1,325,530,163.98

Loan agreements between group companies follow normal terms and conditions, and the loans are unsecured. The interest rate was 3.9% (4.6) and the average maturity was 4.1 years (5.0).

EUR	31 Dec 2025	31 Dec 2024
Receivables from others		
Prepaid expenses and accrued income, capital discount of debt securities*	17,127,012.16	22,093,332.16
Total	17,127,012.16	22,093,332.16
Non-current receivables, total	1,375,457,050.32	1,347,623,496.14

* Relates to the bond issued during the financial year 2024

20. Current receivables

EUR	31 Dec 2025	31 Dec 2024
Receivables from Group companies		
Accounts receivable	3,824.60	0.00
Loans	17,227.46	0.00
Other receivables*	604,058,431.70	443,202,977.12
Prepaid expenses and accrued income	5,037,779.00	4,613,817.44
Total	609,117,262.76	447,816,794.56

* Includes receivables from in-house bank accounts totaling 551,834,545.32 euros (396,602,977.12). The interest rate was 3.0% (3.0).

EUR	31 Dec 2025	31 Dec 2024
Receivables from others		
Accounts receivable	85,225.28	201,685.67
Prepaid expenses and accrued income	8,642,844.77	8,496,066.78
Total	8,728,070.05	8,697,752.45
Current receivables, total	617,845,332.81	456,514,547.01
Receivables total	1,993,302,383.13	1,804,138,043.15
EUR	31 Dec 2025	31 Dec 2024
Specification of prepaid expenses and accrued income		
Current tax receivables	54,779.96	0.00
Capital discount of debt securities	4,966,322.41	4,966,322.41
Interest receivables	2,494,336.74	2,692,102.52
Other	1,127,405.66	837,641.85
Total	8,642,844.77	8,496,066.78

21. Shareholders' equity

EUR	2025	2024
Share capital, 1 Jan	4,442,192.00	4,442,192.00
Share capital, 31 Dec	4,442,192.00	4,442,192.00
Reserve fund, 1 Jan	43,683,500.96	43,683,500.96
Reserve fund, 31 Dec	43,683,500.96	43,683,500.96
Other funds, 1 Jan	1,132,319.33	1,132,319.33
Other funds, 31 Dec	1,132,319.33	1,132,319.33
Invested unrestricted equity fund, 1 Jan	314,780,912.41	227,894,493.84
Share issue	0.00	86,886,418.57
Invested unrestricted equity fund, 31 Dec	314,780,912.41	314,780,912.41
Retained earnings, 1 Jan	413,535,278.99	376,150,906.09
Retained earnings, 31 Dec	413,535,278.99	376,150,906.09
Profit for the period	31,917,403.69	37,384,372.90
Shareholders' equity, total, 31 Dec	809,491,607.38	777,574,203.69

22. Calculation of distributable funds

EUR	31 Dec 2025	31 Dec 2024
Other funds	1,132,319.33	1,132,319.33
Invested unrestricted equity fund	314,780,912.41	314,780,912.41
Retained earnings	413,535,278.99	376,150,906.09
Profit for the period	31,917,403.69	37,384,372.90
Distributable funds, 31 Dec	761,365,914.42	729,448,510.73

23. Share capital and shares

	31 Dec 2025	31 Dec 2024
Total number of shares	85,062,444	85,062,444
SATO Corporation has one class of shares, each of which entitles to one vote at the Annual General Meeting. The shares do not have a nominal value. The share capital of the company totalled EUR 4,442,192.00 at the financial statement date, and it was fully paid. The company held 166,000 of its own shares at the financial statement date.		
On 20 March 2025, the General Meeting authorised the Board of Directors to decide on a share issue. The number of shares issued based on the authorization cannot exceed 8,506,424 shares. The authorization is valid until the end of the next Annual General Meeting, but in any case, no later than 30 June 2026, and revokes the authorization granted by the Annual General Meeting on 21 March 2024. The Board of Directors has not decided on a share issue under the authorization by 31 December 2025.		
EUR	31 Dec 2025	31 Dec 2024
Loans from financial institutions		
Bonds*	600,000,000.00	600,000,000.00
Loans from financial institutions	1,194,147,968.26	975,686,650.81
Derivative liabilities	58,407.00	613,200.00
Total	1,794,206,375.26	1,576,299,850.81
Long-term liabilities, total	1,794,206,375.26	1,576,299,850.81

* More information on Group financial statements note 23.

Sensitivity analysis, interest rate risk**Profit and Loss 2025**

EUR	1.0%	-1.0%
Interest rate swaps	15.3	-16.2
Total	15.3	-16.2

Profit and Loss 2024

EUR	1.0%	-1.0%
Interest rate swaps	13.8	-14.7
Total	13.8	-14.7

Hedge accounting is not applied on SATO Corporation level, therefore the sensitivity analysis is presented only on the Profit and Loss.

EUR	31 Dec 2025	31 Dec 2024
Loans maturing in more than five years	144,713,571.43	459,108,142.86

Derivatives

EUR	31 Dec 2025	31 Dec 2024
Nominal values of derivative instruments		
Interest rate swaps	538,000,000.00	458,000,000.00
Net	538,000,000.00	458,000,000.00
EUR	31 Dec 2025	31 Dec 2024
Fair values of derivative instruments		
Interest rate swaps		
Positive	15,475,081.22	15,771,175.72
Negative	-293,311.47	-613,200.55
Net	15,181,769.75	15,157,975.17

Interest rate risk arising from floating rate loans of Group companies is hedged using derivative instruments in accordance with the Treasury Policy. The hedge ratio complies with the Treasury Policy, according to which the ratio of fixed-rate loans to the entire loan portfolio is kept above 60%. Treasury aims to optimize the interest risk by maintaining the average interest fixing period between 3 to 5 years when market interest rates (ECB key rate) are above 1%, and between 3 to 10 years when market interest rates are equal to or below 1%.

No deferred tax assets have been recorded in relation to derivative liabilities. The deferred tax asset as of 31 December 2025 would have been EUR 58,662.29 (122,640.11).

25. Current liabilities**EUR****Loans to Group companies**

	31 Dec 2025	31 Dec 2024
Accounts payable	0.00	407,124.30
Other liabilities	165,646,004.92	204,324,423.48
Accrued expenses and prepaid income to 100% owned housing companies	44,657.82	24,182.97
Total	165,690,662.74	204,755,730.75

EUR**Loans to others***

	31 Dec 2025	31 Dec 2024
Loans from financial institutions	199,705,593.96	241,874,642.14
Advances received	29,890.56	21,536.96
Accounts payable	956,346.39	1,365,120.71
Other liabilities	361,285.06	140,734.75
Accrued expenses and prepaid income	24,922,344.17	20,882,259.02
Total	225,975,460.14	264,284,293.58

Current liabilities, total

	31 Dec 2025	31 Dec 2024
Liabilities, total	391,666,122.88	469,040,024.33

	31 Dec 2025	31 Dec 2024
Specification of accrued expenses and prepaid income	2,185,872,498.14	2,045,339,875.14

* Current liabilities include derivative liabilities EUR 0.2 million (0,0).

For purposes of short-term financing, SATO has a commercial paper programme of EUR 400.0 million (400.0), of which EUR 379.0 million (375.0) were unused, committed credit limits of EUR 600.0 million (600.0), of which EUR 600.0 million (600.0) were unused, and a noncommitted current overdraft limit of EUR 5.0 million (5.0), of which EUR 5.0 million (5.0) were unused.

EUR	31 Dec 2025	31 Dec 2024
Specification of accrued expenses and prepaid income		
Wages and salaries including employee benefits	999,651.58	977,494.65
Interest payable	19,312,922.80	16,120,590.61
Others	4,609,769.79	2,302,151.54
Current tax liabilities	0.00	1,506,205.19
Total	24,922,344.17	20,906,441.99

26. Collaterals, contingent liabilities and other commitments

EUR	31 Dec 2025	31 Dec 2024
Guarantees		
Guarantees for debts and derivatives of Group companies	35,406,433.00	46,947,776.00
Bank guarantees for Group companies	18,533,455.51	17,876,997.47
Total	53,939,888.51	64,824,773.47
EUR		
Other commitments		
Lease agreements for office premises, amounts due (incl.VAT)		
Within one year	1,063,893.56	1,248,762.12
Later than one year but within five years	3,432,175.83	2,487,651.59
Over five years	2,555,310.65	0.00
Lease agreements for cars, bicycles and others, amounts due (incl.VAT)		
Within one year	51,224.43	31,798.20
Later than one year but within five years	124,479.43	72,505.54
Over five years	0.00	0.00
Utilities and other commitments	17,090,500.00	17,090,500.00
Pledges and contingent liabilities, total	24,317,583.90	20,931,217.45

SATO has granted a community guarantee included in bank guarantee for Sato-Asunnot Oy, SATOkoti Oy and Sato-Rakennuttajat Oy.

SATO's funding agreements contain covenant clauses relating to the Group's capital structure and interest payment capacity. These clauses set a ratio of unencumbered assets to total assets at least 42.5%, a solvency ratio maximum of 65.0%, a secured solvency ratio maximum 45.0%, interest coverage ratio of at least 1.8 and unencumbered assets to unsecured debt at least 150.0%. At the reporting date, the ratio of unencumbered assets was 70.4% (73.0), the solvency ratio was 39.8% (38.6), the secured solvency ratio was 14.5% (12.1), the interest coverage ratio was 2.3 (2.2) and the ratio of unencumbered assets to unsecured debt was 271.9% (264.9).

Signatures to the Financial Statements and the report of the Board of Directors

The financial statements prepared in accordance with the applicable accounting regulations provide a true and fair view of the assets, liabilities, financial position, and profit or loss of both the company and the entities included in its consolidated financial statements.

Report of the Board of Directors includes a description that provides a true and fair view of the development and results of the business activities of both the company and the entities included in its consolidated financial statements, as well as a description of the most significant risks and uncertainties and other aspects concerning the company.

Helsinki, 5 February 2026

Erik Selin

Esa Lager

Tarja Pääkkönen

Sharam Rahi

Ming Eng

Juha Juntunen

Antti Aarnio
President and CEO

The auditors' note

Our report on the conducted audit has been issued today.

Helsinki, 5 February 2026

Deloitte Oy
Authorised Public Accountants

Aleksi Martamo
Authorised Public Accountant

Auditor's report

(Translation of the Finnish Original)

To the Annual General Meeting of SATO Oyj

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of SATO Oyj (business identity code 0201470-5) for the year ended 31 December, 2025. The financial statements comprise the consolidated balance sheet, income statement, statement of comprehensive income, statement of changes in equity, statement of cash flows and notes, including material accounting policy information, as well as the parent company's balance sheet, income statement, statement of cash flows and notes.

In our opinion

- the consolidated financial statements give a true and fair view of the group's financial position, financial performance and cash flows in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU.
- the financial statements give a true and fair view of the parent company's financial performance and financial position in accordance with the laws and regulations governing the preparation of financial statements in Finland and comply with statutory requirements.

Our opinion is consistent with the additional report submitted to the Board of Directors.

Basis for Opinion

We conducted our audit in accordance with good auditing practice in Finland. Our responsibilities under good auditing practice are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We are independent of the parent company and of the group companies in accordance with the ethical requirements that are applicable in Finland and are relevant to our audit, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

In our best knowledge and understanding, the non-audit services that we have provided to the parent company and group companies are in compliance with laws and regulations applicable in Finland regarding these services, and we have not provided any prohibited non-audit services referred to in Article 5(1) of regulation (EU) 537/2014. The non-audit services that we have provided have been disclosed in note 6 to the consolidated financial statements and in note 9 to the parent company's financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have also addressed the risk of management override of internal controls. This includes consideration of whether there was evidence of management bias that represented a risk of material misstatement due to fraud.

Key audit matter	How our audit addressed the key audit matter
<p>Valuation of investment properties Refer to note 11 to the consolidated financial statements.</p> <p>Consolidated financial statements as of 31 December 2025 include investment properties amounting to EUR 5,237.4 million.</p> <p>Investment properties, as defined in IAS 40, are measured at fair value in accordance with IFRS 13.</p> <p>Fair value measurement of investment properties requires management judgment and assumptions, since market prices for investment properties are not available in publicly traded markets.</p> <p>This matter is regarded as significant risk of material misstatement in accordance with EU Audit Regulation (537/2014) Article 10 paragraph 2 c.</p>	<p>We have assessed and challenged the principles and methods applied in the fair value measurement. Our audit procedures included the following, among others:</p> <ul style="list-style-type: none"> assessment of the appropriateness of valuation methods and the reasonableness of management assumptions testing the applied valuation model for mathematical accuracy comparison of the valuation of investment properties against externally available market data sources evaluation of the appropriateness of the input data used in the valuation evaluation of the competence and objectivity of the external valuation expert used by the management testing the key controls for operating effectiveness. <p>We have assessed the appropriateness of the presentation in the consolidated financial statements.</p>

Key audit matter	How our audit addressed the key audit matter
<p>Fair value measurement of derivative instruments and application of hedge accounting Refer to note 24 to consolidated financial statements.</p> <p>Derivative receivables as of 31 December 2025 in the consolidated financial statements amount to EUR 15.5 million and derivative liabilities amount to EUR 0.3 million.</p> <p>Management estimates are used in the fair value measurement of derivatives and in the application of hedge accounting. These estimates contain management assumptions.</p>	<p>Our audit procedures included an assessment of internal control environment and processes over the hedge accounting documentation, effectiveness testing, and fair value measurement.</p> <p>We have also assessed the procedures and assumptions used by the management in fair value measurement.</p> <ul style="list-style-type: none"> • We have assessed the appropriateness of valuation methods and accounting policies used against the requirements set in IFRS 9 and IFRS 13 for consolidated financial statements. • We have compared the assumptions used by management in valuation against externally available market data. • We have assessed the existence and completeness of outstanding derivative contracts by requesting confirmations from the counterparties. • We have assessed that financial instruments included in hedge relationships are accounted for in accordance with IFRS 9 in the consolidated financial statements. <p>We have assessed the appropriateness of the presentation for derivative financial instruments and hedge accounting applied in the consolidated financial statements.</p>

Responsibilities of the Board of Directors and the Managing Director for the Financial Statements

The Board of Directors and the Managing Director are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, and of financial statements that give a true and fair view in accordance with the laws and regulations governing the preparation of financial statements in Finland and comply with statutory requirements. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors and the Managing Director are responsible for assessing the parent company's and the group's ability to continue as going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting. The financial statements are prepared using the going concern basis of accounting unless there is an intention to liquidate the parent company or the group or cease operations, or there is no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance on whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with good auditing practice will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with good auditing practice, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the parent company's or the group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the parent company's or the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the parent company or the group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events so that the financial statements give a true and fair view.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Reporting Requirements

Information on our audit engagement

We were first appointed as auditors by the Annual General Meeting on 23 March 2018, and our appointment represents a total period of uninterrupted engagement of eight years.

Other Information

The Board of Directors and the Managing Director are responsible for the other information. The other information comprises the report of the Board of Directors and the information included in the Annual Report but does not include the financial statements and our auditor's report thereon. We have obtained the report of the Board of Directors prior to the date of this auditor's report, and the Annual Report is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. With respect to the report of the Board of Directors, our responsibility also includes considering whether the report of the Board of Directors has been prepared in compliance with the applicable provisions.

In our opinion, the information in the report of the Board of Directors is consistent with the information in the financial statements and the report of the Board of Directors has been prepared in compliance with the applicable provisions.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Helsinki, 5 February 2026

Deloitte Oy

Audit Firm

Aleksi Martamo

Authorised Public Accountant (KHT)

Five year indicators

Key financial indicators	2025	2024	2023	2022	2021
Net sales, EUR million	316.1	304.1	288.4	291.2	298.3
Net rental income, EUR million	222.9	214.4	198.7	200.4	210.6
Operating profit, EUR million	188.4	185.6	-113.6	198.9	304.5
Net financing expenses, EUR million	-82.4	-80.1	-72.2	-47.0	-45.1
Profit before taxes, EUR million	106.1	105.4	-185.8	151.9	259.4
Balance sheet total, EUR million	5,308.7	5,059.6	5,085.0	5,184.7	5,091.4
Shareholders' equity, EUR million	2,685.2	2,599.8	2,435.0	2,480.9	2,351.3
Interest-bearing liabilities, EUR million	2,121.2	1,970.1	2,159.2	2,145.7	2,169.5
Return on invested capital (ROIC), %	4.0%	4.0%	-2.5%	4.3%	6.7%
Return on equity (ROE), %	3.2%	3.3%	-6.3%	5.0%	9.1%
Equity ratio, %	50.6%	51.4%	47.9%	47.8%	46.2%
Solvency ratio, %	39.8%	38.6%	42.4%	40.7%	42.5%
Interest cover ratio (R12)	2.3	2.2	2.9	8.2	4.1
Unencumbered assets ratio, %	70.4%	73.0%	87.7%	89.2%	87.5%
Secured solvency ratio, %***	14.5%	12.1%	6.2%	5.0%	7.2%
Personnel, average*	319	315	333	328	276
Personnel at the end of the period	314	300	323	325	313
Key indicators per share					
Earnings per share, EUR	1.00	1.04	-2.72	2.13	3.64
Equity per share, EUR**	31.63	30.63	43.01	43.82	41.53
Number of shares outstanding, million pcs	84.9	84.9	56.6	56.6	56.6
Operational key figures and net asset value					
Operational earnings, EUR million	78.2	74.4	58.7	88.5	101.6
Operational earnings per share, EUR	0.92	0.92	1.04	1.56	1.79
Net asset value, EUR million	3,039.6	2,949.8	2,767.5	2,849.4	2,779.3
Net asset value per share, EUR	35.80	34.75	48.88	50.33	49.09
Cash earnings (CE), EUR million	91.8	88.2	32.9	141.3	107.9
Cash earnings per share (CEPS), EUR	1.08	1.09	0.58	2.50	1.91

* Including seasonal employees.

** Equity excluding non-controlling interests.

*** From Q1 2025, the key figure is calculated based on the book values of secured borrowings instead of nominal values.

Items impacting comparability

SATO's equity and the number of shares have increased after the rights offering completed in 2024. Comparative figures have not been restated.

Formulas used in calculation

Net rental income, EUR =	Net Sales – Property maintenance expenses	Operational earnings, EUR =	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 taxes of above items - Non-controlling interests
Return on invested capital (ROIC), % =	Operating profit _____ x 100 Balance sheet total average during the period – non-interest-bearing debt average during the period		
Return on equity (ROE), % =	Profit for the period _____ x 100 Shareholders' equity average during the period		
Equity ratio, % =	Shareholders' equity _____ x 100 Balance sheet total	Net asset value, EUR =	Shareholders' equity attributable to owners of the parent -/+ Fair value of financial instruments (net), net of tax -/+ Deferred tax assets and liabilities (net)
Solvency ratio, % =	Interest-bearing liabilities – Cash and Cash Equivalents _____ x 100 Balance sheet total – Cash and Cash Equivalents	Cash earnings (CE), EUR =	Operating profit +/- Gains and losses from valuation of investment properties + Depreciations +/- Change of provisions +/- Defined benefit plans – Cash based financial income and expenses – Cash based taxes +/- Other items
Interest cover ratio (R12) =	Operating profit –/+ Fair value change of investment properties, unrealised – Carrying value of investment properties sold + Depreciations Net financing expenses		
Unencumbered assets ratio, % =	Balance sheet total – Pledges and mortgages provided, fair value _____ x 100 Balance sheet total		
Secured solvency ratio, % =	Secured borrowings _____ x 100 Balance sheet total		
Earnings per share, EUR =	Profit for the period attributable to owners of the parent Number of shares, Basic, average during the period		
Equity per share, EUR =	Shareholders' equity attributable to owners of the parent Number of shares, Basic, at the end of the reporting period		

Governance

SATO's governance is based on Finnish legislation and SATO's Articles of Association. SATO also complies with the Corporate Governance Code 2025 issued by the Finnish Securities Market Association.

Risk management

The purpose of risk management is to advance the fulfilment of SATO's strategic and business objectives. We assess opportunities and threats that arise in our operations in relation to our set objectives. We also ensure the continuity of our operations, produce information to support business decisions and maintain the organisation's understanding of the opportunities and uncertainties of our operating environment.

SATO's risk management is based on the risk assessment embedded in the strategic and annual planning process. This assessment also covers the risks of the financial reporting process. The risk assessment includes actions to mitigate the risks.

Business risks include strategic and operative risks as well as financing and market risks. In order to ensure that strategic and operational risks are handled comprehensively, key SATO employees take part in the risk identification process.

Our approach

We have laid down responsibilities for evaluating and monitoring the realisation of recognised risks. When required, we initiate risk management measures with the goal of preventing risks from being realised or to enhance the monitoring of a certain area. Management can also be strengthened by preparing operating models for various risk situations.

We continuously monitor changes in our operating environment and the sufficiency of risk management on both the Group level and for each risk area under the responsibility of the designated person.

Risk management system

Risk evaluations and risk management

Key guidelines:

- Decision-making model and authorisations
- Code of Ethics
- Treasury policy
- Risk and crisis management policy
- Control model for procurement and partner management (cooperation with suppliers, selection of suppliers, criteria for suppliers, selection of partners)
- Insurance management system, evaluation and responsibilities
- Internal control system

Process management model

- Ownership of key processes, monitoring and development model, and indicators

Financial and operational reporting

- Balance between leading and lagging indicators



Management of key risks

Risk	Description of risk	Control measures
Regulatory risk	A risk that actions by authorities, political decisions, or legislative changes hinders urban development and compromises SATO's operational prerequisites.	<ul style="list-style-type: none"> Continuous communication with authorities Advocacy in housing policy Active monitoring of legislative change initiatives
Cyber risk	A risk that IT systems become unavailable for several days, halting operational activities or resulting in the loss of critical information, such as personal data, to an external party. The consequences of a cyberattack could include operational disruption, damage to the company's reputation, or fines imposed by authorities	<ul style="list-style-type: none"> Centralised IT decision-making Staff training, access restrictions, and minimising software usage Regular updates to security software and the use of third-party service providers to prevent security breaches
The repair backlog becomes too large	A risk that SATO's housing assets are not maintained systematically and in a timely and controlled manner. This may lead to negative impacts on SATO's reputation and the rentability and pricing of the apartments, and, therefore, the value development of the assets. This may also have a negative impact on residents' comfort and health.	<ul style="list-style-type: none"> Active updating of long-term repair plans Dividing renovations into life cycle-based partial repairs Divestment of individual properties
Market risk	A risk that the construction of new apartments could lead to supply exceeding demand. This leads to vacancies in rental apartments and creates pressure to even out or lower the rent level especially for the old housing portfolio.	<ul style="list-style-type: none"> Close monitoring of the city planning development and construction projects of different areas Placing special focus on the microlocation of new investments Carrying out renovations of existing housing assets in line with renovation plans Targeted marketing measures Careful pricing of both new and existing contracts
Finland's economic situation weakens, and affects the housing market and customers' ability to meet their obligations	A risk that a weaker-than-expected economic situation in Finland will be reflected in the housing markets through reduced market demand, weakened solvency among the customer base, increased credit losses, lower market rents, and consequently, a decline in the value of SATO's housing assets.	<ul style="list-style-type: none"> Sufficient financial reserves and liquidity buffers Development of the housing portfolio: investments (procurement and repairs) and divestments Sensitivity analyses Allocation of new investments/microlocation strategy Customer selection process and active monitoring of payment behaviour Careful pricing of both new and existing contracts More efficient debt recovery Customer advisory services
Reputation risk	A risk that SATO's reputation is damaged, for example, due to non-compliance with data protection regulations, due to partners not operating in accordance with SATO's requirements, or due to neglected repairs leading to health issues for customers. A risk that SATO does not operate responsibly or that irresponsible activities in the real estate sector ruin the reputation of the entire industry. A risk that a major player or players in the sector face financial difficulties, which could also impact the value of other stakeholders' housing assets.	<ul style="list-style-type: none"> Compliance with the data protection policy in the company's and partners' business activities Extending SATO's operating model to partners' activities Regular updates to and compliance with the long-term renovation plan Acting in accordance with SATO's sustainability programme and focusing on topics identified as material based on stakeholder dialogue In-depth and close monitoring of partners' financial situations Regular communication with partners' management teams Contingency planning for partners' potential problem situations

Risk	Description of risk	Control measures
Personnel risk	A risk that human resources are not managed efficiently or that SATO is unable to recruit, train and retain personnel with the right kind of experience and competence. A risk that competence is concentrated and the related key personnel risk.	<ul style="list-style-type: none"> Strengthening SATO's leadership culture and practices Enhancing the SATO brand Internal training
Significant increase in costs	A risk that the costs of maintenance, construction and financing rise sharply, and the market situation does not allow for these increased costs to be fully passed on to rents. As a result, investments and property maintenance repairs must be postponed, and the number of apartment repairs increases. This leads to a decline in customer satisfaction, which in turn results in a lower occupancy rate.	<ul style="list-style-type: none"> Close monitoring of costs; postponing investments on a case-by-case basis. Carrying out repairs in line with the property strategy. Active maintenance of long-term repair plans for individual properties. Selling properties with significant repair needs.
Significant difficulties in the availability and price of financing	A risk that current funding sources are unable to meet SATO's financing needs. The key risks include reduced availability of financing and a dramatic surge in the financing costs due to developments in the market environment, weakened lending capacity of banks, and decreased demand in both domestic and international bond markets.	<ul style="list-style-type: none"> A diversified financing mix Sufficient financial reserves Maintaining an investment-grade credit rating Utilising collateral in securing financing
Risks resulting from climate change	<p>Climate-related risks are divided into physical risks and transition risks. Physical risks include long-term changes in weather patterns (chronic risks), such as permanent global warming, as well as extreme weather events (acute risks), such as storms or flooding. Transition risks refer to risks associated with the shift towards a low-carbon society, such as changes in technology, legislation, and consumer attitudes.</p> <p>More detailed descriptions of the risks are presented in SATO's Sustainability Report.</p>	<ul style="list-style-type: none"> Identifying and assessing climate-related risks and opportunities, as well as regularly conducting and updating resilience and scenario analyses Minimising the construction of heated spaces (space efficiency) and maximising energy-efficient solutions Transitioning to renewable energy sources, including the increased use of cooling solutions Weather-resistant design guidelines for buildings and renovations, including material choices and climate-resilient planning. Operating in line with SATO's sustainability programme and communicating on it openly and transparently
Geopolitical risk	Geopolitical risks include, for example, wars, tensions between states, changes in international commitments, attempts to reshape the international system in opposition to shared goals or to support individual objectives, broad influence efforts, and new methods of interference, such as hybrid influencing, migration, data, and technology.	<p>More detailed measures are presented in SATO's Sustainability Report.</p> <ul style="list-style-type: none"> Sufficient financial reserves Maintaining an investment-grade credit rating Ensuring cybersecurity
Segregation risk	A risk that disadvantage, exclusion, and gang activity increase and become concentrated in specific properties or neighbourhoods, leading to situations that may pose safety threats to residents and personnel. This can result in higher turnover rates, lower occupancy rates, declining rents, and ultimately a decrease in property values.	<ul style="list-style-type: none"> Following property-specific strategies in sales and customer selection Providing housing counselling

Sustainability management

SATO's sustainability efforts are guided by its strategy, sustainability policy and Code of Ethics. The focus areas and annual actions are based on the Sustainability Programme 2023–2026. Our sustainability objectives are aligned with the United Nations Sustainable Development Goals.

SATO reports on sustainability voluntarily in alignment with the ESRS standard, following a decision made by the Board of Directors in June 2025. The 2025 sustainability report does not cover all disclosure requirements set by the standard. The report has been partially assured.

Sustainability management and implementation

The Board of Directors is the highest governing body responsible for sustainability within the SATO Group. The Board makes strategic decisions and gives guidelines related to sustainability, approves the Sustainability Programme, and sets the policies that guide the Group's operations and internal control. The Board is responsible for overseeing the process of managing material impacts, risks and opportunities by deciding on the Group's strategy and long-term goals and monitoring their implementation. The Board also takes sustainability criteria into account when making investment decisions.

The CEO and the Management Group are responsible for implementing the sustainability objectives approved by the Board and for reporting to the Board on material impacts, risks and opportunities. The Management Group reviews the sustainability goals, monitors the implementation of sustainability measures, and regularly assesses sustainability-related impacts, risks and opportunities in Management Group meetings. Within the Management Group, the Chief Financial Officer is responsible for SATO's sustainability efforts. The CFO oversees the sustainability team, which is in charge of practical sustainability work, its development, and the implementation of sustainability reporting.

A Sustainability Manager is responsible for the implementation and development of sustainability work. The Sustainability Manager coordinates the preparation and implementation of the measures in accordance with the sustainability programme, supports the units in sustainability matters and promote the enhancement of sustainability expertise within the organisation. The Sustainability Manager reports at least quarterly to SATO's Management Group.

The sustainability steering group addresses sustainability development matters four to six times a year across organisational boundaries, monitors the achievement of targets and discusses sustainability topics raised by SATO employees. The sustainability steering group supports the units in sustainability matters and takes sustainability work forward in their own units and at SATO as a whole. The Sustainability Manager coordinates the activities of the steering group.

Practical measures and development targets are included in the operational plans of each unit, which are monitored by unit heads together with the sustainability steering group. In addition to the sustainability work carried out within individual units, SATO has cross-functional teams that promote sustainability initiatives and report on their work and progress towards targets to the sustainability steering group. The implementation of annual actions set out in the Sustainability Programme is linked to the remuneration of management and all SATO employees. Sustainability-related information is actively shared across the organisation through internal communications.



Corporate Governance Statement 2025

I. Introduction

The governance of SATO Corporation ("SATO" or "Company") is based on legislation applicable in Finland and SATO's Articles of Association. The Company also complies with the recommendations of the Corporate Governance Code 2025 issued by the Finnish Securities Market Association (apart from the procedure concerning remuneration of the President and CEO mentioned in recommendation 22, see below) as well as with SATO's internal guidelines. The Corporate Governance Code is available on the Finnish Securities Market Association website www.cgfinland.fi/en/.

Since SATO's shares are not publicly listed, legislation does not require SATO to have either the remuneration policy or the remuneration report referred to in the Corporate Governance Code 2025 (including, among other things, the principles for the CEO's remuneration). While SATO does not prepare the said documents, it prepares a remuneration statement in accordance with the Corporate Governance Code 2015. The parent company of SATO, Fastighets AB Balder, is listed on the Stockholm Stock Exchange and it prepares the instructions, policies and reports regarding the remuneration of management as required by Sweden's legislation and Corporate Governance Code at any given time, which may also include information on the remuneration of SATO's management.

SATO has issued corporate bonds which are listed on Euronext, and the Company complies with the rules and regulations of the exchange for listed bonds as well as with the EU Market Abuse Regulation, securities markets legislation and the regulations of supervisory authorities.

SATO prepares its consolidated financial statements as well as its interim reports and half-year financial reports in accordance with the International Financial Reporting Standards (IFRS) approved in the EU. The report of the Company's Board of Directors and the financial statements of the parent company of SATO Group are prepared in accordance with Finnish accounting legislation. An independent external appraiser is commissioned to issue a statement on the values of SATO's housing portfolio and the appropriateness of the methods used to assess the values.

This statement is published separate from the Report of the Company's Board of Directors, and it was considered by the Board of Directors at its meeting on 5 February 2026.

2. Descriptions concerning corporate governance

Control and governance in the Company are divided between the Annual General Meeting, the Board of Directors, and the President and CEO. The President and CEO implements the operative business with the assistance of the Corporate Management Group. Internal audit, which reports to the Board of Directors, is responsible for internal auditing while auditors are responsible for the external audit.

Annual General Meeting

The general meeting of shareholders is SATO's highest governing body. The Annual General Meeting ("AGM") shall be held once a year, within six months of the end of the financial period. An extraordinary general meeting shall be held when considered necessary by the Board of Directors or required under the Finnish Limited Liability Companies Act ("Companies Act").

The AGM decides on the matters that fall within its competence by virtue of the Companies Act and the Company's Articles of Association. These include adoption of the Company's financial statements and consolidated financial statements, the use of the profit shown on the balance sheet, the discharge of the members of the Board of Directors and the President and CEO from liability, the remuneration and appointment of the members and Chair of the Board of Directors, and appointment of the auditor.

The meeting may also discuss other matters which under the Companies Act are to be dealt with at a general meeting, such as share issue, acquisition of the Company's own shares and amendments to the Articles of Association. The meeting furthermore discusses matters which a shareholder has requested to be discussed at a general meeting, as provided in the Companies Act. The resolutions of general meetings are published as a stock exchange release without delay following the meeting.

SATO has a single series of shares. Each share confers one vote at a general meeting. The right to attend general meetings is held by shareholders who are entered in the register of shareholders maintained by Euroclear Finland eight working days before the general meeting. The Companies Act also contains provisions concerning nominee-registered shareholders attending a general meeting.

In order to ensure dialogue between shareholders and Company bodies and to fulfil the shareholders' right to request information, the President and CEO, Chair of the Board of Directors and the Board members are present at the AGM. A candidate for a Board membership must be present at the general meeting where the decision on their appointment is made.

The Company's AGM was held on 20 March 2025. It was attended by a total of 11 shareholders representing 93,25% of the Company's shares and votes. The minutes of the AGM are available for review on the Company's website at [Governance I Annual General Meeting](#).

Shareholders' Nomination Committee

The AGM resolved on 3 March 2015 to establish a Shareholders' Nomination Committee and approved its rules of procedure. The duties of the Committee are to prepare proposals for the AGM concerning the number and appointment of the members of the Board of Directors, appointment of the Chair of the Board of Directors, and the remuneration of Board members. The Committee's rules of procedure are available for review on SATO's website at [Governance I Rules of Procedure](#).

The Committee's term of office begins in October each year, once the largest shareholders have nominated their representatives, and ends at the closing of the next AGM. The shareholder shall nominate as member of the Nomination Committee a person who is independent of the company.

The Shareholder's Nomination Committee consists of representatives of SATO's four largest shareholders registered in the book-entry system on 1 October, who accept the task. Where a shareholder declines to exercise its right of nomination, the right transfers to the next largest shareholder. The fourth and fifth largest shareholders of the Company on 1 October 2025, the State Pension Fund and Erkka Valkila, did not exercise their nomination rights and consequently, the right transferred to the sixth largest shareholder, Tradeka-invest Ltd. The Chair of the Company's Board of Directors serves on the Shareholders' Nomination Committee as an expert member. The Committee elects one of its members to serve as Chair.

The Shareholders' Nomination Committee consisted of the following representatives nominated by the following shareholders:

Balder Finska Otas AB (holding on 1 October 2025: 48,510,564 shares, 57.0%): Erik Selin, Chair. For more information on the member, please see the table "SATO Board of Directors"

Stichting Depositary APG Strategic Real Estate Pool (holding on 1 October 2025: 19,217,470 shares, 22.6%): Ming Eng. For more information on the member, please see the table "SATO Board of Directors"

Elo Mutual Pension Insurance Company (holding on 1 October 2025: 10,849,621 shares, 12.8%): Niko Syrjänen, Head of Equities.

Tradeka-invest Ltd (holding on 1 October 2025: 189 750 shares, 0,2 %): Jari Pussinen, CEO.

The Shareholders' Nomination Committee made its decisions in one meeting held during the term of office starting on 1 October 2025. All members of the Committee participated in the decision-making.

Board of Directors

The members of SATO's Board of Directors are elected at the Annual General Meeting held each year. The Articles of Association do not specify a particular procedure for the nomination of Board members. according to the Articles of Association, the general meeting appoints no fewer than five and no more than nine members to the Board of Directors and appoints one member of the Board of Directors to serve as Chair of the Board. The general meeting also decides on the remuneration of the Board of Directors. The Board appoints one of its members to serve as Deputy Chair. The term of office of the members of the Board of Directors expires at the closing of the AGM first following their appointment.

The AGM of 20 March 2025 appointed six members to the Board of Directors. All appointed members, with the exception of Juha Juntunen, already served as Board members prior to the AGM. The General Meeting elected Erik Selin as Chair of the Board, and the Board appointed Esa Lager as Deputy Chair. The shareholdings of the Board members as at 31 December 2025 are presented in the table "SATO Board of Directors".

The majority of the Board of Directors must be independent of the Company. At least two Board members who are independent of the Company must also be independent of the significant shareholders in the Company. The Board of Directors assesses the independence of its members and declares which of the

members of the Board of Directors are considered independent of the Company, and which independent of the significant shareholders.

The Board of Directors conducted its assessment of the independence of the members of the Board of Directors at its meeting held following the AGM on 20 March 2025. All members of the Board of Directors are independent of the Company. Esa Lager, Tarja Pääkkönen and Juha Juntunen are also independent of the significant shareholders. Ming Eng is not independent of major shareholders, as he is employed by or holds a position with Stichting Depositary APG Strategic Real Estate Pool, Sharam Rahi and Erik Selin are non-independent of the significant shareholders as they are employed by or hold a position with Fastighets AB Balder. In addition, Selin is a member of the Board of Directors of Fastighets AB Balder.

The Company's Board of Directors shall see to the administration of the Company and the appropriate organisation of its operations. It is the duty of the Board of Directors to promote the interests of the Company and all its shareholders

The Board of Directors convened 10 times in 2025. An average of 98.33% of Board members attended the meetings. Board members' attendance at the meetings was as follows: Erik Selin 9/10, Ming Eng 10/10, Esa Lager 10/10, Tarja Pääkkönen 10/10, Sharam Rahi 10/10, Juha Juntunen (member of the Board since 20 March 2025) 9/9 and Timo Stenius (member of the Board until 20 March 2025) 1/1.

A report of the CEO on current issues and a report on the financial position of the Company are presented to meetings of the Board of Directors for their consideration. In 2025, the focus in Board work was on the monitoring of the Company's business profitability and financial position. The auditor's findings are presented to the Board of Directors in connection with the consideration of the financial statements, interim reports and half-year financial report.

SATO's Board of Directors has adopted rules of procedure covering the duties, meeting practices and decision-making procedures of the Board of Directors. These rules of procedure are available on the Company's website at [Rules of Procedure I Governance](#). In addition to matters for decision, the Board is also presented with up-to-date information on the Company's operations, financial position and risks at its meetings.

In addition to its duties under the Finnish Limited Liability Companies Act, the Board of Directors also decides on matters which, considering the extent and size of the Group's operations, have considerable importance for the Group's business.

The duties of the Board of Directors include: adopting the Group's business strategy and monitoring its implementation, adopting and monitoring the annual budget and the business plan, discussing the Company's financial statements and report of the Board of Directors as well as the interim reports and half-year financial reports, monitoring the sustainability reporting, adopting the Company's dividend policy and financial targets, organising and overseeing risk management, internal control and internal audit, making decisions regarding Group's financing and making decisions on significant investments and divestments.

The Board of Directors also appoints and dismisses the Company's President and CEO and, when necessary, their deputy, as well as the members of the Corporate Management Group, and determines the terms of their employment or service as well as their remuneration schemes.

The duty of the Board of Directors is to promote the best interests of the Company and all its shareholders. At the Company, the members of the Board of Directors do not represent the interests of the parties which nominated them for appointment to the Board.

The Board of Directors performs an annual internal self-assessment of its activities and its ways of working. The purpose of the self-assessment is to review the Board's performance during the year and to serve as a basis for evaluating the Board's procedures. The Board of Directors conducted its self-assessment for 2025 in January 2026, and the summary of the assessment was considered at the meeting of the Board in February.

Diversity of the Board of Directors

The diversity of the Board of Directors supports the Company's business, its development and thus the success of the Company. Diversity strengthens the work of the Board of Directors by giving voice to the views of people of different ages, different educational backgrounds and different experience concerning the Company's development and the management of its business. Diversity increases open discussion and strengthens the decision-making of the Board members.

When preparing a proposal to the AGM concerning the number of Board members and the persons to be appointed as members and Chair, the Shareholders' Nomination Committee must take into account the requirement for diversity. The Committee must evaluate the requirements set for the number of Board members and their competence by the Company's current situation, taking into account aspects such as the experience of the Board members, their knowledge of SATO's business, their education, and their age and gender

distribution. A member of the Board of Directors must have the possibility to devote a sufficient amount of time to Board work. The number of Board members must be sufficient. Board members must have diverse expertise to support the implementation of the Company's current strategic targets. A further key duty of the Board is to support and challenge SATO's management from various perspectives.

The requirements for diversity have been implemented in the composition of SATO's Board of Directors. The members of SATO's Board possess complementary and supportive experience and education relative to their colleagues. The members of SATO's Board hold degree in technology, business, economics or law. The Board members have experience in management functions and Board memberships at major companies as well as companies operating internationally. Extensive experience in housing investment, financing and consumer business is represented on SATO's Board. Both genders (16.7% women and 83.3% men) are represented on the Board of Directors, and the age of Board members ranges from 35 to 69. The members have served on the Board for an average of seven years.

Committees of the Board of Directors

At the inaugural meeting held after the AGM, the Board appoints the Personnel and Remuneration Committee. The committee is composed of 3-5 members selected by the Board from among its members, with one member serving as the chair.

The rules of procedure for the committees at any given time are adopted by the Board of Directors. The committees have no independent decision-making authority. Their duty is to prepare matters for decision by the Board of Directors and the AGM, and they report constantly on their actions to the Board of Directors. The rules of procedure are available on the SATO website at [Rules of Procedure | Governance](#).

In 2025, the HR and Remuneration Committee consisted of Chair Erik Selin, and members Ming Eng and Tarja Pääkkönen. All Committee members are independent of the Company and additionally Tarja Pääkkönen is also independent of the significant shareholders. During 2025 the Committee held one meeting. All members attended the meeting.

SATO does not have an audit committee; instead, the entire Board of Directors is responsible for carrying out the mandatory audit-related duties typically assigned to an audit committee.

SATO Board of Directors on 31 December 2025

Name	Role	Shareholding	Independency
Erik Selin (m), born 1967, Swedish national, Degree in business economics	Chair of the Board of Directors, member of the Board since 2015, Chair from 3/2016 Managing Director, Fastighets AB Balder	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. Erik Selin holds 63,000 series B shares in Fastighets AB Balder. In addition, Erik Selin Fastigheter AB, an entity wholly owned by Erik Selin, holds 343,202,400 series B shares and 49,855,968 series A shares in Fastighets AB Balder, representing 34.1% of the share capital and 47.8% of the votes. Erik Selin is the CEO of Fastighets AB Balder and a member of its Board. Fastighets AB Balder is the ultimate parent company of SATO Corp. 	Independent of the company, non-independent of its main shareholders.
Ming Eng (m), born 1990, Dutch national, M.Sc., Management Science	Member of the Board since 2024 Senior Portfolio Manager Real Estate Europe, APG Asset Management	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. 	Independent of the company, non-independent of its main shareholders.
Juha Juntunen (m), born 1973, Finnish national, B. Sc. (Engineering)	Member of the Board since 2025 Partner, Jtel Oy	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. 	Independent of the company and its main shareholders.
Esa Lager (m), born 1959, Finnish national, M.Sc.(Econ.)	Member of the Board, in the Board since 2014, Chair of the Board 2015–2016, Deputy Chair 2014-2015 and 2021- Board professional LL.M.	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. 	Independent of the company and its main shareholders.
Tarja Pääkkönen (f), born 1962, Finnish national, D.Sc. (Corporate strategies), M.Sc. (Construction)	Member of the Board since 2013 Partner, Boardman Ltd and Board professional LL.M.	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. 	Independent of the company and its main shareholders.
Sharam Rahi (m), born 1973, Swedish national	Member of the Board since 2021 Deputy CEO, Fastighets AB Balder	<ul style="list-style-type: none"> No shareholdings in SATO Group companies No holdings in Group companies through controlled entities. Sharam Rahi holds 3,616,932 series B shares in Fastighets AB Balder. In addition, a company wholly owned by Sharam Rahi holds 5,580,868 series B shares in Fastighets AB Balder. The holdings represent 0.8% of the share capital and 0.5% of the votes in Fastighets AB Balder. Sharam Rahi is the Deputy CEO of Fastighets AB Balder. 	Independent of the company, non-independent of its main shareholders.

President and CEO

The President and CEO is responsible for the management and planning of the Group's business operations and for the attainment of its goals. They are responsible for preparing matters for the Board of Directors' attention and for executing the decisions of the Board. The President and CEO sees to the executive management of the Company in accordance with the instructions and orders given by the Board of Directors. The President and CEO serves as Chair of the Corporate Management Group. The Board of Directors appoints and dismisses the Company's President and CEO.

Since 18 December 2020, SATO's President and CEO has been Antti Aarnio.

Corporate Management Group

The Corporate Management Group assists the President and CEO in the planning and management of operations and in decision-making. The Corporate Management Group deals with all key issues for the management of SATO Group, such as matters related to the strategy, budgeting, investments, business planning, and financial reporting.

The Corporate Management Group's duties include the implementation of the decisions of the Board of Directors under the leadership of the President and CEO. The Corporate Management Group has no authority under law or the Articles of Association; it serves as a body to assist the President and CEO. The shareholdings of the members of the Corporate Management Group are presented on "The Corporate Management Group" table as at 31 December 2025.

In 2025, the Corporate Management Group convened weekly for a total of 42 meetings. Meetings were also attended by VP, General Counsel; VP, Human Resources; Director, Business Development; and Chief Digital Officer (CDO).

The focus areas of the Corporate Management Group in 2025 were rents and occupancy rate, maintenance costs, repair investments, resourcing, sustainability matters, improvement of customer experience and utilization of AI. In addition, there are management groups in the various areas of business and financing which focus on the monitoring, development and supervision of their respective areas of responsibility.

The Corporate Management Group on 31 December 2025

Name	Position	Education	Shareholding
Antti Aarnio (m), born 1972	President and CEO, Chair of the Management Group, member of the Management Group since 2016	M.Sc. (Tech.),	<ul style="list-style-type: none"> • No shareholdings in SATO Group companies • No holdings in Group companies through controlled entities.
Arto Aalto (m), born 1966	EVP, Investments, member of the Management Group since 2022	B.Eng.,	<ul style="list-style-type: none"> • No shareholdings in SATO Group companies • No holdings in Group companies through controlled entities.
Markku Honkasalo (m), born 1964	Chief Finance Officer, responsible for sustainability matters in the Management Group, member of the Management Group since 2016	LL.M., eMBA,	<ul style="list-style-type: none"> • No shareholdings in SATO Group companies • No holdings in Group companies through controlled entities.
Laura Laamanen (f), born 1972	Chief Commercial Officer, member of the Management Group since 2023	MA	<ul style="list-style-type: none"> • No shareholdings in SATO Group companies • No holdings in Group companies through controlled entities.
Elina Vaurasalo (f), born 1974	EVP, Housing business, Member of the Management Group since 2022	M.Sc.,	<ul style="list-style-type: none"> • No shareholdings in SATO Group companies • No holdings in Group companies through controlled entities.

3. Descriptions of internal control procedures and the main features of the risk management system

Group financial reporting

The financial reporting of SATO is based on SATO's management model. The financial result of the Group is reported and analysed internally on a monthly basis. Public financial reporting includes interim reports, the half-year financial report and the financial statement release which the Board of Directors approves for publication.

Overview of the risk management systems

SATO's risk management is based on the risk assessment embedded in the strategic and annual planning process. This assessment also covers the risks of the financial reporting process. The risk assessment includes actions to mitigate the risks. Business risks include strategic and operative risks as well as financing and market risks. In 2025, particular attention was paid to monitoring and controlling risks related to financing.

During the year under review, the Board of Directors approved SATO's risk and crisis management policy, and a risk and crisis management steering group was established. The group leads and coordinates risk management within SATO. The organisation and supervision of risk management is the responsibility of the Company's Board of Directors and the President and CEO. Internal audit and internal control support the Board of Directors in performing its duty of supervision.

Internal control

Internal control aims to ensure the effective, profitable and reliable operations of the Group, and compliance with legislation and other rules and regulations. In its activities, SATO is moreover guided by its internal instructions, such as the Code of Ethics. SATO seeks to ensure that all SATO employees are familiar with the regulations and principles applicable to their work and comply with these. SATO organises regular training on internal instructions, and these are also an essential element in new employee onboarding.

The Group's internal control systems serve, among other things, to verify that the financial reports disclosed by the Company provide in all material respects true and accurate information about the Group's financial position. Group-wide principles and policies which form the basis for internal control have been defined

by the Group for its key areas of operations. Each of SATO's business units has its own controller function to ensure that financial reporting is in line with regulations and Group instructions.

The organisation of internal control is the responsibility of the Board of Directors and the President and CEO who implements the Board's decisions. Board members are provided with regular reports on the Group's financial position and operating environment. The Board oversees the effectiveness of internal control and the accuracy of financial reporting. Responsibility for the performance of internal control is held by the operational organisation of the entire Group in such a way that Group employees are responsible to their supervisor at all times for the supervision of their particular sphere of responsibility.

The content of the financial reporting process and compliance with regulations are the responsibility of the Group Finance. The Group's financial reporting process complies with the Group's operational guidelines and process descriptions. Control measures to ensure reporting quality are in place. The controls on the reporting process have been determined on the basis of a control risk assessment matrix. The types of controls include system controls, reconciliations, and audits or actions carried out by management or another party. Responsible parties have been designated for controls and these are responsible for the implementation and effectiveness of the controls.

The monitoring and application of accounting standards has been consolidated in the hands of the Group Finance, which maintains operating guidelines, process descriptions, calculation manuals and control mechanism descriptions concerning financial reporting, and is in charge of the associated in-house communications. The Group Finance also oversees compliance with these instructions and procedures.

The monitoring of the budgeting and reporting processes is based on the Group's reporting principles, which are defined and centrally maintained by the Group Finance. The principles are applied uniformly throughout the Group, and a standardised Group reporting system is in use. The Group's treasury policy, adopted by SATO's Board of Directors, is observed in the management of financial risks.

SATO's IT management, in cooperation with the business units, uses a cybersecurity governance model to monitor information security in the organisation. Information security at SATO is risk-based and it is overseen by a steering group. Information security audits are one of the ways used to monitor information system use.

4. Other information to be provided in the CG statement

Internal audit

Internal audit enhances the Board of Directors' performance of its duty of supervision. Internal audit acts in accordance with the annual plan adopted by the Board of Directors. Audit objects are selected in accordance with the Group's strategic targets, estimated risks and focus areas.

In 2025, internal audit carried out three extensive audits. Internal audit independently and systematically assesses the effectiveness, efficiency and appropriateness of the Group's management and governance systems as well as the business processes and risk management. In its reports, internal audit makes recommendations for the improvement of systems and processes.

The objective of internal audit is to provide reasonable assurance in the accuracy of financial and business reporting, the appropriate management of the Company's assets and the lawfulness of the Company's activities. In addition, internal audit aims to promote the development of risk management. Administratively, the person in charge of internal audit reports to the Chief Financial Officer, and reports internal audit findings to the President and CEO as well as the Board of Directors.

Related party transactions

The individuals specified in the SATO Corporation Related Party Instructions must report their related party transactions to the Company in writing. The report must be submitted for approval prior to undertaking the related party transaction.

In the case of major transactions, the Board of Directors will decide whether to approve the reported related party transaction. In the case of transactions that are a part of SATO's regular business, or minor transactions valued at less than EUR 10,000, approval can be decided by the Chair of the Board, the President and CEO or the CFO.

The rules for conflicts of interest are observed in decision-making. However, no approval is required for ordinary contracts concerning the leasing of apartments. When considering decisions, account is taken of the closeness of the related party relationship and the size of the transaction. Other aspects considered are any deviations from market conditions, whether the transaction is a part of SATO Group's daily business, whether there are financial grounds for the transaction and whether the transaction is acceptable from the viewpoint of SATO Group.

Insider administration

SATO's rules concerning insider trading are based on the EU's Market Abuse Regulation (596/2014, "MAR") and the Finnish Securities Markets Act. The rules comply with the standards of the Finnish Financial Supervisory Authority and the guidelines of the Euronext Stock Exchange to the extent they apply to an issuer of listed bonds.

The insider guidelines include, among other things, guidelines concerning trading in SATO's financial instruments. SATO has no permanent insiders and it does not maintain a list of permanent insiders. A project-specific list of insiders is established by decision of the President and CEO or, when the President and CEO is absent or prevented, of the CFO. In particular, any information that concerns the ability of SATO and the SATO Group to fulfil their commitments in respect of issued bonds constitutes insider information. At SATO, persons discharging managerial responsibilities, within the meaning of MAR, comprise the members of the Board of Directors and the President and CEO. SATO maintains a list of them and persons closely associated as defined in MAR.

SATO managers are prohibited from trading in SATO's financial instruments during the closed period starting 30 days prior to the publication of SATO's financial statements or interim report and ending at the closing of the publication day. Also persons who participate in the preparation or publication of the financial statements or interim reports are prohibited from trading in SATO's financial instruments during the closed period. A separate register of persons acting in the informative core is maintained of these persons. Managers and their closely associated persons must notify SATO and the Finnish Financial Supervision Authority of all transactions conducted with SATO's financial instruments within three working days of the transaction.

Audit

The AGM appoints for the Company a single auditor, which must be an audit firm approved by Auditor Oversight at the Finnish Patent and Registration Office. The auditor's term of office is the financial period and the duties of the auditor expire at the closing of the AGM first following their appointment.

The auditor for the financial period of 1 Jan–31 Dec 2025 was Deloitte Oy with Aleksi Martamo, APA as principal auditor. The audit examines the accounts, financial statements and governance of the Company and Group. In 2025, the auditor Deloitte Oy was paid EUR 243,821 in auditing fees, EUR 125,500 in fees for other services related to auditing, and EUR 0.00 in fees for other consulting services (including all companies belonging to the same Group or chain).

Remuneration statement 2025

I. Members of SATO's Board of Directors

I.I Decision-making procedure

The remuneration payable to the members, Deputy Chair and Chair of the Board of Directors of SATO Corporation (hereinafter "SATO") is decided by the SATO shareholders at the Annual General Meeting. The remuneration proposal, together with a proposal for the appointment of Board members and the Chair of the Board of Directors, is prepared by the Shareholders' Nomination Committee consisting of representatives of SATO's four largest shareholders registered in the book-entry system at 1 October, provided the said shareholders have accepted the assignment.

SATO's Annual General Meeting ("AGM") held on 20 March 2025 decided that the following annual remuneration be paid for the term of office starting at the close of the AGM and ending at the close of the AGM in 2026:

- Chair of the Board of Directors, EUR 38,000;
- Deputy Chair of the Board of Directors EUR 23,000; and
- other members of the Board of Directors, EUR 19,000 each.

In addition, the AGM resolved that a meeting fee of EUR 500 per meeting be paid to the Chair, Deputy Chair and members of the Board of Directors for meetings of the Board of Directors and its committees. This remuneration is in line with the remuneration paid to Board members for the previous term of office.

I.2 Fees paid to members of the Board of Directors in 2025

The following fees were paid to members of SATO's Board of Directors during the financial period of 1.1.–31.12.2025:

Erik Selin, Chair of the Board	43,000 €
Esa Lager, Deputy Chair of the Board	28,000 €
Ming Eng	24,000 €
Tarja Pääkkönen	24,500 €
Sharam Rahi	24,000 €
Juha Juntunen (from 20 March 2025)	18,250 €
Timo Stenius (until 20 March 2025)	5,750 €

Fees paid to Board members in 2025 totalled EUR 167,500. During the financial period, no shares or share-based rights were issued to Board members as fees.

2. President and CEO and other Group management

2.I Decision-making procedure

The terms of employment or service of the President and CEO and the Corporate Management Group of SATO, their remuneration and the criteria of their annual bonus schemes and long-term incentive schemes as well as the amount of bonuses payable on the basis of the schemes and the manner and time of payment of these bonuses are decided by SATO's Board of Directors on the basis of proposals by the HR and Remuneration Committee.

Individuals employed by SATO Group do not receive any separate compensation for serving as a member of the Board of Directors or as CEO in the subsidiaries of the Group.

2.2 Service contract of the President and CEO

A written service contract has been concluded between SATO and its President and CEO Antti Aarnio. According to this contract, the President and CEO receives a monthly salary divided into a monetary component and customary fringe benefits. The President and CEO is covered by the annual bonus and/or long-term incentive schemes in place at SATO at any given time, as decided by SATO's Board of Directors.

There is a six-month notice period when the service contract is terminated by the President and CEO. If the contract is terminated by SATO, Aarnio is entitled to six months' salary for the notice period as well as severance pay equal to six months' salary.

3. Remuneration schemes

The objective of incentive schemes is to align the objectives of shareholders and key individuals to increase the company's value, improve the Group's competitiveness and ensure long-term financial success.

SATO has in place the following remuneration scheme concerning 2025: The members of the Corporate Management Group and certain designated key individuals of the Group are covered by an annual bonus scheme. The bonus scheme for 2025 includes Group-level targets (60%) and individual targets (40%). Payment of the bonus requires the lower limit of all Group-level targets to be reached.

The Board of Directors approves the criteria for annual bonuses, the individuals covered by them, and the payment of the bonus. In the highest payment segments, annual bonuses are paid in two parts: the first part in the year following the earning period, the second part two years after the earning period to those individuals who are in the employ of SATO at the time of payment.

4. Salaries and fees paid to the President and CEO in 2025

President and CEO Antti Aarnio was paid a salary of EUR 409,325, of which monetary salary accounted for EUR 317,682 and fringe benefits for EUR 15,332. In addition, he was paid a bonus of EUR 76,311.

Board of Directors



Erik Selin

born 1967, B.Sc. (Econ.), Board member since 2015, Chair of the Board since March 2016, independent of the company, non-independent of its main shareholders.

Primary working experience:

Fastighets AB Balder: CEO and Board Member since 2005 Owner of several companies in real estate business.

Main positions of trust:

- SLP Swedish Logistic Property AB: Chair of the Board of Directors
- Brinova Fastigheter AB: Chair of the Board of Directors
- K-Fast Holding AB: Chair of the Board of Directors
- Skandrenting AB: Chair of the Board of Directors
- Norion Bank AB: Chair of the Board of Directors
- Hedin Mobility Group AB: Member of the Board of Directors



Esa Lager

born 1959, LL.M., M.Sc.(Econ.), Board member since 2014, Chair of the Board 2015–2016, Deputy Chair of the Board 2014–2015 and 2021–, independent of the company and its main shareholders.

Primary working experience:

Outokumpu Oyj: Deputy to the CEO 2011–2013, Executive Vice President - Chief Financial Officer 2005–2013, Executive Vice President of Finance and Administration 2001–2004, Corporate Treasurer 1995–2000, Assistant Treasurer 1991–1994 Kansallis Banking Group: various specialist and managerial positions in the overseas operations of the Head Office and London Branch 1984–1990.

Main positions of trust:

- GRK Infra Oy: Member of the Board of Directors and the audit committee



Sharam Rahi

born 1973, Board member since 2021, independent on the company, non-independent of its main shareholders.

Primary working experience:

Fastighets AB Balder, deputy CEO since 2005.

Main positions of trust:

- Member of the Board for several Balder companies



Tarja Pääkkönen

born 1962, Ph.D (Corp.Strategies), M.Sc. (Const. & Architecture), Board member since 2013, independent of the company and its main shareholders.

Primary working experience:

Boardman Ltd: Executive Partner, 2010–, Brand Compass Group: Chair 2010–2019, Posti Group: Senior Vice President, Corporate Sales and Marketing and member of Executive Board 2005–2010, Nokia Corporation: member of the Management Board of Nokia Mobile Phones and several global Senior Vice President positions in Europe, the USA and Asia 1994–2004 , Mecrastor Oy (PwC): Management Consultant 1992–1994 Kienbaum KmbH, Germany: Management Consultant 1990–1992.

Main positions of trust:

- Andiata Oy: Advisor Board, Chair
- Panostaja Oyj: Member of the Board of Directors
- United Bankers Oyj: Member of the Board and Remuneration Committee
- GRK Infra Oy: Member of the Board of Directors and Chair of the Personnel and Remuneration Committee



Ming Eng

born 1990, M.Sc., Management Science, Board member since 2024, independent of the company, non-independent of its main shareholders.

Primary working experience:

Senior Portfolio Manager Real Estate Europe, APG Asset Management, The Netherlands, 2022– , Research Analyst (Listed) Real Estate Europe, Morgan Stanley Investment Management, 2016–2022, Investment Analyst, UBS Group, 2013–2016.

Main positions of trust: –



Juha Juntunen

born 1973, B.Sc. (engineering), Board member since 2025, independent of the company and its main shareholders.

Primary working experience:

Jtel Oy: Partner 2025-, Ilmatar Energy: COO 2023–2024, Oulun Energia Group: CEO, 2020–2023, Technopolis Plc: COO, 2014–2019, Technopolis Plc: Director Finnish operations, 2013.

Main positions of trust:

- Vantaan Valo GP Ltd, Chair of the Board since 2021

Corporate Management Group



Antti Aarnio

President and CEO
born 1972, M.Sc. (Tech.), has worked for SATO since 2000

Primary working experience:

SATO Corporation: President and CEO since 2021, Acting President and CEO and EVP, Housing Business 2020–2021, Vice President, Housing Business and Investments 2016–2020 Director, Investments and divestments, Helsinki Region and St. Petersburg 2010–2016, Nordic Real Estate Partners Oy: Housing investments and investment management/managing director of Minun Koti associations 2007–2009, SATO Corporation, Housing investments: Director, SATO Asunnot 2006–2007 Real estate manager 2004–2006, Building manager 2003–2004, Project engineer 2002–2003 Administrative building manager 2000–2001.

Main positions of trust:

Member of the Board for several SATO Group companies
HOK-Elanto, Member of the Board
Helsinki Region Chamber of Commerce: Regional and housing committee, chair

Shareholding in SATO: –



Elina Vaurasalo

Executive Vice President, Housing Business
born 1974, M.Sc., has worked for SATO since 2017

Primary working experience:

SATO Corporation: Executive Vice President, Housing Business since 2021, Service Director, Housing Business, 2017–2021, S-Group: Development Manager, Customer experience & analytics, 2012–2017, Kiipula Vocational Centre: Head of Business Unit, Business & administration, 2009–2012, Managing Director/Entrepreneur, Retail & import business, 2006–2009, Kesko Corporation: Development Manager; Customer experience & analytics, 2002–2006, PwC Consulting, Management Consultant, Customer management & analytics, 2001–2002.

Main positions of trust:

Member of the Board for several SATO Group companies
Rakli: Chair of the Housing Management Team

Shareholding in SATO: –



Markku Honkasalo

Chief Financial Officer
born 1964, LL.M., eMBA, has worked for SATO since 2016

Primary working experience:

SATO Corporation: Chief Financial Officer, since 2016, Componenta Corporation: CFO 2015–2016, Valmet Corporation: CFO 2013–2015, Rautaruukki Oyj: CFO 2009–2013, Myllykoski Corporation: Director, Administration, Legal & HR 2003–2008, Different positions in the banking sectors 1989–2003.

Main positions of trust:

Member of the Board for several SATO Group companies Member of the Board of Directors for Index Helsinki Oy

Shareholding in SATO: –



Laura Laamanen

Chief Commercial Officer
born 1972, MA, has worked for SATO since 2021

Primary working experience:

SATO Corporation: Chief Commercial Officer, since 2023, Director, Marketing and Communications, 2021–2023, OP Financial Group: Business Lead, Digital Sales, 2016–2021, NearMe Services: CMO, 2014–2016, Wunderman Helsinki: Client Service Director, 2011–2014, Blyk Services: Brand and Design Lead, Brand Manager, 2011–2006, Satama Interactive: Client Manager, 2002–2006, Benefon: Export Manager, 1998–2002.

Main positions of trust: –

Shareholding in SATO: –



Arto Aalto

Executive Vice President, Investments
born 1966, B.Eng., has worked for SATO since 2002

Primary working experience:

SATO Corporation: Executive Vice President, Investments, since 2020, Director, investments, planning and projects 2018–2020 Director, investments and projects 2016–2018 Regional Director Oulu and Jyväskylä 2015–2016, Regional Director Oulu 2009–2015, Construction Manager 2005–2009, Construction Engineer 2002–2005, HMR Oy: Project Director, St. Petersburg 1998–2002.

Main positions of trust:

Member of the Board for several SATO Group companies
The Construction Quality Association (RALA ry): Member of the Board

Shareholding in SATO: –



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