



**Toivo Group Plc's
Half-year review
1 January–30 June 2025**

Toivo Group Plc's half-year review

1 January–30 June 2025: Toivo is well-positioned in the selective upswing of the real estate market. (Unaudited)

EUR thousand	1 January - 30 June 2025	1 January - 30 June 2024	Change, %
Revenue	23,180	28,403	-18%
Total revenue and investments	35,721	30,125	19%
Value of project portfolio (MEUR)*	328	680	-52%
Operating profit	3,457	2,344	47%
Operating profit without changes in values of investment properties	3,457	2,344	47%
Profit or loss for the financial year	1,627	437	272%
Earnings per share (EUR)	0.03	0.00	
Economic occupancy rate	92.3%	92.1%	0.2%
Total equity	71,165	68,537	4%
Total assets	169,795	161,176	5%

EUR thousand	1 April - 30 June 2025	1 April - 30 June 2024	Change, %
Revenue	11,646	18,135	-36%
Total revenue and investments	16,068	18,540	-13%
Value of project portfolio (MEUR)*	328	680	-52%
Operating profit	1,478	1,163	27%
Operating profit without changes in values of investment properties	1,478	1,163	27%
Profit or loss for the financial year	750	356	111%
Earnings per share (EUR)	0.013	0.006	110%
Economic occupancy rate	92.7%	91.2%	2%
Total equity	71,165	68,537	4%
Total assets	169,795	161,176	5%

* The portfolio includes those projects for which the company has the right to purchase the related land areas under pre-agreed conditions, such as the fulfillment of certain criteria like zoning. The value is based on management's view of the market value of these projects when completed, assuming that all projects in the portfolio are realized. There is a risk associated with the projects that they may not achieve legally binding zoning or building permits, or that the confirmed zoning or building permit does not allow for the implementation of a project as valuable as initially estimated.

KEY EVENTS DURING THE REVIEW PERIOD 1 JANUARY–30 JUNE 2025

- Revenue was EUR 23.2 million (28.4).
- During the review period, agreements were signed for the construction of 100 apartments (173).
- During the review period, the construction of 136 apartments (85) and 2 (0) care homes was started.
- During the review period, 53 apartments (159) were completed.

PROSPECTS FOR 2025

- The company expects the operating profit without changes in values of investment properties for the financial year of 1 January–31 December 2025 to be EUR 6–11 million.
- The company expects the operating profit for the financial year of 1 January–31 December 2025 to be EUR 6–11 million.



CEO MARKUS MYLLYMÄKI



The first half of 2025 showed that the real estate market has entered a phase of moderate upswing. Toivo's strategy, which combines development, construction, and management, has proven its resilience even in a changing market environment. We have continued to selectively engage in real estate portfolio transactions and have expanded our social infrastructure property business, which has become a significant pillar of our business.

Our operating profit grew by 47% compared to the same period last year, and the net result for the review period rose to 1.6 million euros. This turnaround reflects effective strategy execution, disciplined operations, and efficient use of capital.

Our collaboration with international investors has remained active. We initiated a partnership with Cofinimmo and deepened our cooperation with Nuveen during the review period. The total value of deals made with international real estate asset managers now stands at approximately 160 million euros for the years 2024–2025. This demonstrates confidence in Toivo's ability to develop and execute projects

that meet the most demanding expectations for yield and quality.

We are targeting a project portfolio valued at over one billion euros, with residential and social infrastructure properties in growth centers at its core. We continue to develop responsibly and selectively, maintaining a clear focus on the Helsinki metropolitan area and Tampere. In our development projects, we continue to aim for a profitability of approximately 15% and adhere to a disciplined use of capital in all market situations.

Operationally, we advanced on all fronts during the review period:

Development: We signed agreements for two new residential projects, comprising 19 apartments.

Construction: We launched three projects: a residential project for consumers, a rental property for an investor, and a care home for Esperi and Cofinimmo.

Sales: We finalized deals for two properties with Cofinimmo and signed a major letter of intent. Additionally, we deepened our cooperation with Nuveen with an agreement and handover of one new property.

The shift in strategic focus announced in May 2025 has proceeded as planned. During the review period, we achieved volume growth and signed several new contracts for projects to be built for investors. These results have reinforced our strategic direction and strengthened the company's position in its chosen markets.

We also transferred to the Main Market of Nasdaq Helsinki during the review period. This is part of our long-term effort to strengthen the company's recognition, investor confidence, and capital market readiness.

I want to thank Toivo's employees, customers, stakeholders, and partners for their commitment and cooperation during the review period. We will continue firmly on our chosen path, focusing on profitable, scalable, and responsibly developed real estate entities in Finland's growth centers.

NEW CONTRACTS 1 APRIL–30 JUNE 2025

During the second quarter, the company signed two agreements for new owner-occupied residential projects.

Site	District	Product	Number of apartments/ m ²	Completion	Energy efficiency class A
As Oy Himmelin Mainio Helsinki	Helsinki	Terraced and semi-detached houses	10	3/2026	
As Oy Espoon Kilon Greta	Espoo	Terraced and semi-detached houses	9	10/2026	

NEW SITES 1 APRIL–30 JUNE 2025

During the second quarter, the company started three projects. Helsingin Himmelin Mainio is an owner-occupied residential project for the consumer market. Finnan in Espoo is a rental residential project being built for Nuveen. Esperi Rovaniemi is a care home for Cofinimmo.

Site	District	Product	Number of apartments/ m ²	Completion	Energy efficiency class A
As Oy Himmelin Mainio Helsinki	Helsinki	Terraced and semi-detached houses	10	3/2026	
As Oy Espoon Finnan	Espoo	Terraced and semi-detached houses	32	10/2026	Yes
Esperi Rovaniemi	Rovaniemi	Assisted living facility	63	8/2026	Yes

COMPLETED SITES 1 APRIL–30 JUNE 2025

The company completed one project during the second quarter, Espoon Perusmäen Paroni, for Nuveen.

Site	District	Product	Number of apartments/ m ²	Completion	Energy efficiency class A
As Oy Espoon Perusmäen Paroni	Espoo	Terraced and semi-detached houses	14	6/2025	Yes

OTHER ACTIVITIES DURING THE PERIOD 1 APRIL–30 JUNE 2025

- On 4 April 2025: The company announced that it was aiming to transfer the company's shares to the official list of Nasdaq Helsinki.
- On 10 April 2025: The company announced the resolutions of the Annual General Meeting.
- On 10 April 2025: The company announced the resolutions of the Board of Directors' organizing meeting.
- On 14 April 2025: The company announced a directed share issue against payment in accordance with the terms of the 2023 share-based incentive plan.
- On 16 April 2025: The company announced it had signed a contract for a EUR 3.6 million area development project in Töyrynummi, Helsinki.
- On 6 May 2025: The company announced its updated strategic focus areas and new medium-term targets.
- On 22 May 2025: The company announced that it was continuing negotiations with the founding shareholders of its associate company E-Heat Oy and had committed to providing a guarantee of approximately EUR 0.675 million to support E-Heat Oy's growth financing.
- On 22 May 2025: The company announced that it had updated its disclosure policy.
- On 3 June 2025: The company announced the submission of its listing application related to the transfer to the official list of Nasdaq Helsinki. Trading was estimated to begin on 12 June 2025.
- On 10 June 2025: The company announced the listing prospectus approved by the Finnish Financial Supervisory Authority (FIN-FSA) for the transfer to the Main Market of Nasdaq Helsinki. At the same time, the company announced the refinancing of its long-term financing and a covenant waiver.
- On 11 June 2025: The company announced that Nasdaq Helsinki had approved Toivo Group's listing application.

EVENTS AFTER THE REVIEW PERIOD

- On 3 July 2025, the company announced that it had sold two care home properties to be built and signed a letter of intent with Cofinimmo SA for future properties.

THE REAL ESTATE UPSWING HAS BEGUN

In the first half of 2025, the real estate market has shown signs of an emerging upswing in specific areas and for completed residential portfolios. Toivo has continued the portfolio transactions with international investors initiated in 2024, and the market has seen increased activity from international investors. New inquiries to Toivo have come primarily from foreign entities.

Residential properties and social infrastructure properties are generating particular interest. Their attractiveness is determined by factors such as the property's location, size, ownership structure, completion stage, plot details, age, and lease agreements. In Toivo's view, logistics, residential, and social infrastructure are currently the most attractive property types for international players, while retail spaces, hotels, and offices are of less interest.

During the first half of 2025, the interest of international real estate investors in Finnish residential and social infrastructure properties has been clearly on the rise, but this interest is not spread evenly across all assets. Investors are evaluating properties based on increasingly detailed and systematic

criteria. Asset managers, in particular, emphasize a property's long-term cash flow, manageable risks, and operational clarity.

For residential properties, the primary evaluation criteria for investors are the location and specific features of the asset. The micro and macro location directly affects rentability, value appreciation, and resale opportunities. For example, properties located along public transport routes in growth centers are considered particularly attractive. The form of land tenure is also a critical factor: properties on owned plots generally attract more attention than those on leased plots. The completion stage (under construction, recently completed, stabilized yield), the age of the building, and its maintenance history determine the technical risk and the predictability of maintenance costs. The size of the property and the number of individual apartments affect operational efficiency. Larger portfolios or properties with more than 50 apartments are typically preferred.

For social infrastructure properties, such as care homes and educational buildings, investor interest largely follows the same principles, but with different emphases. The most critical factors are the tenant's profile, their credit rating, and the terms of the lease agreement. Long lease agreements of over 10 years with public sector or publicly funded operators are highly sought after. The property's suitability for its intended use, such as the accessibility and layout of care facilities, also significantly impacts its attractiveness. Investors also assess the sustainability of rent levels in relation to municipal or service provider funding, as well as the possibilities for lease renewals at the end of the term.

According to our view, interest is not generically focused on a property type, but rather very selectively on individual assets that meet multiple simultaneous quality, location, and lease agreement criteria. For these reasons, Toivo has focused its development activities on properties where these elements combine: on zoned, well-defined, and modern residential and social infrastructure properties in the Helsinki metropolitan area and Tampere. These properties are typically developed on an ownership basis and finished to a high standard to meet investor expectations regarding yield profile, scalability, and management.

SOCIAL INFRASTRUCTURE PROPERTIES STRENGTHENS IT'S POSITION

Toivo has strengthened the role of social infrastructure properties in its business portfolio during the first half of 2025. Social infrastructure properties are growing to become the company's strong pillar alongside residential properties. In 2024–2025, the company has signed several lease agreements with nationally operating tenants, such as Esperia Care, Norlandia, and Attendo. The operations are based on long-term lease agreements and a clear purpose for the properties.

In the development of social infrastructure properties, Toivo has formed partnerships with institutional investors. Key partners include Cofinimmo and NREP, with whom significant property-specific agreements and letters of intent for future portfolios have been signed. In July 2025, Toivo announced the start of construction for two new social infrastructure properties and a letter of intent which in total comprises a portfolio valued at an estimated EUR 20–40 million with Cofinimmo.

The company estimates that in the latter half of 2025, five construction sites will be active in the social infrastructure segment. The segment's share will be developed prudently based on market demand and the tenant situation. Collaboration with well-known operators and financially sound investors supports Toivo's strategy to focus on profitable, use-optimized properties in selected market areas.

CONFIDENCE OF INTERNATIONAL REAL ESTATE ASSET MANAGERS

Toivo has successfully strengthened its position in the eyes of international real estate investors and asset managers. Since 2024, the company has secured commitments totaling approximately EUR 160 million from international real estate asset managers, who have participated in both individual property projects and longer-term partnership models. The amount of committed funds speaks to the credibility of Toivo's operating model, its ability to execute projects that meet the requirements of institutional investors, and the company's strategic position as a real estate developer in growth centers.

UPDATE ON E-HEAT BUSINESS

E-Heat's business combines the construction of data centers, waste heat recovery, and district heating business. The company has progressed steadily in line with its strategy. As of July 2025, a total of 8 data center projects are under negotiation, with an estimated heat production capacity of approximately 20 megawatts. There are 6 data centers (16.5 MW) in site-specific development, 4 data centers (10 MW) in the construction phase, and 7 completed data centers (8.5 MW).

6 data centers (7.5 MW) have been approved for Fingrid's demand response market, with one property still awaiting approval. Additionally, E-Heat has signed agreements related to the supply of thermal energy with six district heating customers. This customer base forms the foundation for growing the business in the Helsinki metropolitan area and other growth centers where there is demand for utilizing waste heat.

A decision concerning the electricity tax class for data centers is expected by the end of 2025.

FINANCIAL OPERATING ENVIRONMENT

In 2024, Finland's economy contracted slightly (–0.1%), but a slight recovery has been observed in the first half of 2025. According to the Ministry of Finance, the GDP growth forecast is 1.0% for 2025 and 1.5% for 2026, and the economic outlook is brighter than before. The rise in consumer prices has remained moderate: the annual change in the harmonised index of consumer prices was approximately 1.9% in June 2025, and inflation is expected to remain around 1–2 percent throughout the year. (Sources: Ministry of Finance, economic survey summer 2025; Statistics Finland, construction and housing production, April 2025)

The construction cycle is picking up in early 2025. According to Statistics Finland, 3,701 apartments were started in January–March, which is about 21% more than a year earlier. The total number of starts for the full year is forecast to be around 15,000 dwellings, slightly below the approximately 16,500 starts in 2024. The number of starts for privately financed apartment buildings remains subdued, and the number of building permits is also moderate. (Sources: Statistics Finland, construction and housing production, April 2025; Confederation of Finnish Construction Industries RT, economic outlook spring 2025; Ministry of Finance, economic survey summer 2025)

In the first half of 2025, the normalization of monetary policy has continued. The slowdown in Euro area inflation has enabled the European Central Bank to make several cuts to the policy rate in 2025. This has increased confidence in the markets. The investment appetite of companies and the purchasing power of households are strengthening. In the housing market, this is visible as a pick-up

in demand for first homes and growing interest in new-build properties, although price development remains stable for now. (Sources: Bank of Finland, Monetary policy and the economy 1/2025; European Central Bank, press release 7 March 2025; RAKLI, review of the construction operating environment summer 2025)

REVIEW OF FINANCES 1 JANUARY–30 JUNE 2025

Development of finances

The Group's revenue was EUR 23.2 million (28.4), a decrease of 18 percent compared to the comparison period (1.1.–30.6.2024). Changes in the fair values of investment properties and capital gains and losses were EUR 0.5 million (-1.3). The change in the fair value of investment properties was better than in the comparison period due to the sale of the residential portfolio in the comparison period, which was realized at a price slightly lower than the balance sheet value.

At the end of the review period, the company had 577 completed apartments generating rental cash flow, 19 leased plots/parcels, and 2 commercial properties. Property maintenance expenses were EUR -1.0 million (-1.38). Property maintenance expenses decreased by 25 percent compared to the comparison period, mainly due to the decrease in the number of apartments. Personnel expenses were EUR -0.6 million (-1.32), a decrease of 54.5 percent. The decrease is due to the increase in the amount of personnel expenses capitalized for projects under construction.

Operating profit was EUR 3.5 million (2.3), an increase of 47 percent.

Net financial income and expenses were EUR -1.1 million (-2.2). Taxes based on taxable income for the period were EUR -0.18 million (-0.79), and deferred taxes, resulting mainly from changes in the fair values of properties, were EUR -0.6 million (1.1).

The net result for the review period was EUR 1.6 million (0.4), an increase of 272 percent compared to the comparison period. Earnings per share was EUR 0.03 (0.00).

INVESTMENTS

The consolidated balance sheet total at the end of the review period was EUR 169.8 million (161.2), an increase of 5 percent compared to the comparison period. During the review period, investments in properties with a total acquisition cost of EUR 13.1 million (3.6) were carried out.

FINANCING

The company's interest-bearing liabilities, excluding lease liabilities, at the end of the review period were EUR 65.5 million (72.5).

The company's financial position was good during the review period. The company's funding sources consisted of cash reserves, drawn investment loans, and investment loans available for withdrawal based on loan agreements.

PROPERTIES AND AGREEMENTS

On 30 June 2025, the company had 577 completed apartments, 19 leased plots/parcels, and 2 commercial properties. In addition, there were 14 projects under construction, comprising 383 apartments. Three of the projects under construction were social infrastructure projects. During the review period, one apartment building project in Helsinki, one terraced house project in Järvenpää and one semi-detached house project in Espoo were fully completed.

The projects under construction are located in the Helsinki metropolitan area, Järvenpää, Rovaniemi, and the Tampere region.

PERSONNEL AND MANAGEMENT

The average number of personnel at Toivo from 1.1.–30.6.2025 was 47 people. At the end of the review period, Toivo employed 49 people.

Toivo's Management Team includes CEO Markus Myllymäki, CFO Samuli Niemelä, Director of Financing and Risk Management Lauri Rekola, and Deputy CEO Urho Myllymäki.

MEDIUM-TERM TARGETS

- Annual volume (total revenue and investments) to grow by an average of 20%
- Annual operating profit to grow by an average of 20%
- Equity ratio over 40%
- The dividend payment takes into account the company's investment needs and financial position. The company aims for a growing dividend. The company's goal is to distribute a dividend of 30–50% of the profit for the financial year.

ASSESSMENT OF OPERATIONAL RISKS AND UNCERTAINTIES

Operational risks

Operational risks include dependence on the expertise of key personnel. The retention of key personnel is important. Success is largely based on the professional skills of the Company's management and employees. Recruiting skilled professionals to the Company may be a challenge. The company measures employee well-being and satisfaction regularly with surveys conducted a few times a year.

Financial risks

Financial risks include, for example, interest rate risks and risks related to the sufficiency or availability of financing. During the concluded review period, the Company was able to secure the desired financing for its projects under construction. The Group's liquidity was good during the review period 1.1.–30.6.2025. The cash flow is sufficient to cover the Group's running expenses and debt servicing costs (amortizations + interest). Rental receivables involve the risk that customers may not be able to meet their obligations. The Company's lease agreements (for apartments) generally include a rental security deposit of 1 month, which reduces the risk of the Company's potential loss of income. For leased plots, the agreements include a mortgage with the best priority, corresponding to 2–3 years' rent. This also significantly reduces the risk of income loss.

Damage risks

The company estimates that it has sufficient insurance coverage for its industry. The properties are insured with full value insurance policies, and they include business interruption coverage for rental income. The company has a valid liability insurance policy.

Financial risks related to operations

The company estimates that the risks and uncertainties for the current financial year are primarily related to the development of the Finnish economy. The development of the economy is reflected in the housing and financial markets. These factors may have an impact on Toivo's result and cash flow. For example, the development of the Finnish economy, a rise in interest rates, or a change in the yield requirements of real estate investors may cause fluctuations in housing prices, which could affect the fair value of the Group's investment property.

The supply of rental housing may increase locally in Toivo's key operating areas, and this fluctuation in supply and demand could have an impact on Toivo's tenant turnover or the economic occupancy rate of Toivo Group Plc and thus rental income. The authorities' interpretations regarding the value-added tax (VAT) applicability for the furnished apartments business could have an impact on the occupancy rate, cash flow, or the fair value of the Group's investment property.

The implementation of the project development portfolio involves risks related to, among other things, financing, zoning, and building permits.

Geopolitical risks and the war in Ukraine

The company estimates that the significant geopolitical risks that began in 2022 and the war in Ukraine are reflected in the housing and financial markets. These factors may have an impact on Toivo's result and cash flow. The geopolitical situation and the war in Ukraine may affect the inflation level, interest rate increases, the availability and price of materials, the availability of labor, or a change in the yield requirements for housing. This may cause fluctuations in housing prices, which could affect the fair value of the Group's investment property.

SHARES AND SHAREHOLDERS

As of 30 June 2025, the number of Toivo Group Plc shares registered in the Trade Register was 58,979,559. The average number of issued shares during the review period was 58,826,410 (58,539,559). On 30 June 2025, Toivo had a total of 2,366 shareholders.

MEDIA AND ANALYST CONFERENCE

A public media and analyst conference in Finnish will be held on Wednesday, 6 August 2025 at 11:00 as a webcast. Use the following link to join the webcast:

<https://player.videosync.fi/toivo/2025-h1-tulos>

The review will be presented by CEO Markus Myllymäki and CFO Samuli Niemelä. The presentation materials will be published later at: sijoittajille.toivo.fi and sijoittajille.toivo.fi/en.

Espoo, 6 August 2025

Toivo Group Plc
Board of Directors

ACCOUNTING PRINCIPLES OF THE HALF-YEAR REPORT

The half-year report has been prepared in accordance with the IAS 34 Interim Financial Reporting standard. The Company complies with the half-year reporting requirements of the Finnish Securities Markets Act, and in addition, publishes business reviews for the first three and nine months of the year. The business reviews and half-year reports present the key information describing the Group's financial development. The figures in the half-year report are unaudited.

GROUP INCOME STATEMENT

EUR thousand	1 Jan - 30 June 2025	1 Jan - 30 June 2024
Revenue	23,180	28,403
Changes in the fair values of investment properties and gains and losses on the disposal of investment properties	546	-1,282
Other operating income	24	-
Raw materials and services	-17,721	-21,298
Staff expenses	-602	-1,315
Depreciation, amortisation and reduction in value	-117	-52
Other operating expenses	-1,854	-2,112
Operating profit (loss)	3,457	2,344
Share of the result of associated companies	81	0
Financial income	54	4
Financial expenses	-1,176	-2,240
Net financial expenses	-1,122	-2,237
Profit (loss) before taxes	2,416	108
Current tax based on the financial year's taxable income	-177	-789
Deferred taxes, change	-612	1,118
Income taxes, total	-789	330
Financial year profit (loss)	1,627	437
Distribution of the profit (loss) of the financial year		
Parent company owners	1,608	460
Non-controlling interests	18	-23
THE GROUP'S STATEMENT OF COMPREHENSIVE INCOME		
Financial year profit (loss)	1,627	437
Other comprehensive income		
Items that may be subsequently reclassified to profit or loss	-	-
Translation differences	-	-
Other comprehensive income for the financial year	-	-
Total comprehensive income for the financial year	1,627	437
Distribution of total comprehensive income for the financial year		
Parent company owners	1,608	460
Non-controlling interests	18	-23

CONSOLIDATED BALANCE SHEET

EUR thousand	30 June 2025	30 June 2024	31 Dec 2024
ASSETS			
Non-current assets			
Investment properties	120,496	135,137	108,035
Right-of-use assets	23	71	41
Tangible assets	212	189	216
Intangible assets	9	8	11
Non-current receivables	90	427	120
Equity method investments	1,840	48	1,758
Deferred tax assets	373	319	481
Non-current assets, total	123,041	136,199	110,661
Current assets			
Inventories	22,073	3,455	10,520
Rent, trade and other receivables	15,508	11,642	11,594
Cash and cash equivalents	9,172	9,880	11,693
Current assets total	46,753	24,978	33,806
Assets, total	169,795	161,176	144,467
EQUITY			
Ordinary shares	1,000	1,000	1,000
Subordinated loans	17,073	17,302	17,051
Share premium account	20,998	20,998	20,998
Translation differences	0	-27	0
Retained earnings	31,894	28,986	30,117
Equity belonging to the owners of the parent company	70,966	68,260	69,166
Non-controlling interests	200	277	268
Total equity	71,165	68,537	69,434
LIABILITIES			
Non-current liabilities			
Financial institution loans	62,689	69,066	34,341
Lease liabilities	9,086	6,135	7,911
Loans granted to associates	-	-	0
Other financial liabilities and other non-current liabilities	750	495	760
Deferred tax liabilities	4,912	4,619	4,409
Non-current liabilities total	77,438	80,314	47,421
Current liabilities			
Financial institution loans	1,949	2,841	15,300
Lease liabilities	741	510	649
Loans granted to associates	102	107	106
Provisions	-	-	0
Trade and other payables	18,400	8,868	11,559
Deferred tax liabilities	-	-	0
Current liabilities total	21,192	12,325	27,613
Liabilities, total	98,630	92,640	75,033
Total equity and liabilities	169,795	161,176	144,467

STATEMENT OF CASH FLOWS

EUR Thousand	1 Jan -30 June 2025	1 Jan -30 June 2024	1 Jan -31 Dec 2024
Cash flows from operating activities			
Profit for the financial year	1,627	437	734
<i>Adjustments:</i>			
Change in fair value and gains on disposal	-546	1,282	1,754
Depreciation	117	52	113
Finance income and cost	1,122	2,237	4,097
Result of associated company	-81		160
Others	311	-	395
Income tax expense	789	-330	-447
Cash flow before changes in working capital (Funds from Operations, FFO)	3,338	3,678	6,805
Change in net working capital:			
Increases (-)/decreases (+) to trade receivables	-3,885	-2,150	-5,963
Increases (-)/decreases (+) to inventories	-9,216	9,823	2,758
Increases (+)/decreases (-) to current non-interest-bearing liabilities	7,633	-918	4,501
Cash flow from operating activities before financial items and taxes	-2,129	10,433	8,101
Interest paid	-1,234	-2,278	-4,060
Interest received	32	-	79
Taxes paid	-615	-269	-760
Cash flows from operating activities	-3,945	7,886	3,361
Investing cash flows			
Investments in investment properties	-13,069	-3,553	-5,445
Acquisitions of tangible assets	-93	-65	-180
Acquisitions of intangible assets	-	-	-6
Investments in associated companies	-1	-	-1,870
Sales of investment properties	80	4,838	12,346
Investing cash flows	-13,082	1,219	4,846
Cash flow from financing activities			
Issuance of shares	-	-	-
Dividends paid	-	-	-
Proceeds from financing loans	17,392	2,090	3,916
Proceeds from other borrowings	-	-22	22
Repayments of financing loans	-2,611	-2,746	-5,618
Repayments of other borrowings	-3	-2,500	-2,500
Loan receivables from joint ventures	-	-1,225	2,916
Repayments of lease liabilities (IFRS 16)	-271	-182	-609
Cash flow from financing activities	14,507	-4,585	-1,873
Changes in cash flows	-2,520	4,521	6,334
Cash and cash equivalents and bank overdrafts at beginning of year	11,693	5,359	5,359
Cash and cash equivalents and bank overdrafts at end of year	9,172	9,880	11,693

CHANGES IN EQUITY

EUR thousand	Ordinary shares	Sub-ordinated loans	Share premium reserve	Translation differences	Retained earnings	Total
1 January 2025	1,000	17,051	20,998	0	30,117	69,166
Adjustments to retained earnings						0
Profit for the financial year, for owners of the parent company					1,608	1,608
Free issue of shares						
Sale of treasury shares			99			99
Change in subordinated loans		22				22
Dividend distribution						
Share bonus system					70	70
Total	0	22	99	0	1,678	1,799
Equity attributable to the owners of the parent company 30 June 2025	1,000	17,073	21,097	0	31,795	70,965

EUR thousand	Ordinary shares	Sub-ordinated loans	Share premium reserve	Translation differences	Retained earnings	Total
1 January 2024	1,000	17,280	20,998	-27	29,325	68,576
Adjustments to retained earnings					-797	-797
Profit for the financial year, for owners of the parent company					414	414
Free issue of shares						0
Sale of treasury shares					44	44
Change in subordinated loans		22				22
Dividend distribution						
Payments of subordinated loan interests						
Share bonus system						
Total	0	22	0	0	-339	-317
Equity attributable to the owners of the parent company 30 June 2024	1,000	17,302	20,998	-27	28,986	68,260

INVESTMENT PROPERTIES

EUR thousand	Q2 2025	Q2 2024
Fair value of investment properties, 1 January	108,035	138,382
Purchases during the financial year	13,962	1,601
Capitalised borrowing costs	0	-17
Sales during the financial year	-80	-4,838
Other transfers	0	0
Right-of-use assets (leased plots of land)	-1,967	-103
Development profit	546	112
Change in fair values	0	0
Fair value of investment properties, 30 June	120,496	135,137

KEY FIGURES

Group, EUR thousand	1-6/2025	1-6/2024	Change
Revenue	23,180	28,403	-5,223
Revenue and investments total	35,721	30,125	5,596
Value of project portfolio (MEUR)*	328	680	-352
Operating profit	3,457	2,344	1,113
Operating profit without changes in values of investment properties	3,457	2,344	1,113
Cash flow before changes in working capital (Funds from Operations, FFO)	1,490	1,131	359
Fair value of investment properties	120,496	135,137	-14,641
Sales of investment properties	80	29,758	-29,678
Non-current net assets (Net asset value, NAV)	58,432	55,257	3,175
Loan to value (LTV), %	54.9%	51.3%	4%
Equity ratio	42.6%	43.0%	-0.3%
Non-current net assets per share, EUR	0.99	0.94	0.05
Increase in non-current net assets per share, %	5.0	-17.2	
Earnings per share (EPS), EUR	0.03	0.00	0.03
Occupancy rate, %	92.3%	92.1%	0.2%

* The portfolio includes those projects for which the company has the right to purchase the related land areas under pre-agreed conditions, such as the fulfillment of certain criteria like zoning. The value is based on management's view of the market value of these projects when completed, assuming that all projects in the portfolio are realized. There is a risk associated with the projects that they may not achieve legally binding zoning or building permits, or that the confirmed zoning or building permit does not allow for the implementation of a project as valuable as initially estimated.

RECONCILIATION OF ALTERNATIVE PERFORMANCE MEASURES

EUR thousand	1 January - 30 June 2025	1 January - 30 June 2024
Operating profit	3,457	2,344
Adjustments	0	0
Adjusted operating profit	3,457	2,344

Toivo discloses Alternative Performance Measures (APMs). These APMs are not defined in IFRS or other applicable accounting standards. They do not substitute for any IFRS measures of performance either. For these reasons, they might not be comparable to other companies' APMs. The APMs Toivo discloses are meant to provide better information about Toivo's operational profitability, which is also monitored by the management.

Performance measures regulated by IFRS or other legislation are not regarded as APMs. All APMs are disclosed with comparison numbers and are consistently used over the years, unless otherwise noted.

KEY FIGURE CALCULATION FORMULAE

Key figure	Definition
Operating profit without changes in values of investment properties	= $\frac{\text{Operating profit} - \text{fair value changes of investment properties}}{\text{Fair value of investment properties}}$
Cash flow before changes in working capital (Funds from Operations, FFO)	= $\text{Cash flows before changes to net working capital and financial items} - \text{Interest paid} - \text{Income tax expense}$
Fair value of investment properties	= $\text{Investment properties} + \text{Investment properties available for sale}$
Sales of investment properties	= $\text{Investment properties sold at fair value}$
Non-current net assets (Net asset value, NAV)	= $\text{Equity attributable to the owners of the parent company} - \text{Subordinated loans} + \text{Deferred tax liabilities} - \text{Deferred tax assets}$
Loan to value (LTV) rate	= $\frac{\text{Net debt with interest}}{\text{Fair value of investment properties}}$
Equity ratio	= $\frac{\text{Total equity}}{(\text{Assets total} - \text{Deferred revenue})}$
Non-current net assets per share (Net asset value, NAV)	= $\frac{\text{Non-current net assets (Net asset value, NAV)}}{\text{Number of shares at end of year}}$
Increase in non-current net assets per share	= $\frac{(\text{Non-current net assets per share} - \text{Non-current net assets per share of the previous year})}{\text{Non-current net assets per share of the previous year}}$
Earnings per share (EPS)	= $\frac{\text{Profit (loss) of the financial year attributable to owners of the parent company}}{\text{The weighted average of the number of issued ordinary shares (during the financial year), with the exception of any shares potentially held by Toivo}}$
Occupancy rate	= $\frac{\text{Net lease income from properties}}{\text{Potential lease income with full occupancy rate} \times 100, \text{ (including apartments older than two months)}}$
Revenue and investments, total	= $\text{Revenue} + \text{the change in value of development and construction projects to be recorded as investment properties.}$
Value of the project portfolio*	= $\text{The fair value of the projects at present when completed and rented out}$

* The portfolio includes those projects for which the company has the right to purchase the related land areas under pre-agreed conditions, such as the fulfillment of certain criteria like zoning. The value is based on management's view of the market value of these projects when completed, assuming that all projects in the portfolio are realized. There is a risk associated with the projects that they may not achieve legally binding zoning or building permits, or that the confirmed zoning or building permit does not allow for the implementation of a project as valuable as initially estimated.

TOIVO GROUP PLC IN BRIEF

Toivo is a Finnish real estate company that was founded in 2015. Its business consists of developing apartment lots, constructing housing and ownership of apartments. The Company's business model is unique as Toivo's business combines the value chain of real estate business from development and construction to ownership, management and rental of a completed property. Toivo manages the entire life cycle of residential real estate with its own team, from raw land development to renting apartments. This way Toivo is able to generate additional value to its customers, shareholders and stakeholders.

Toivo's strategy is to develop apartments in accordance with the Toivo concept. The apartments aim for a strong development margin and a stable and attractive return, and this way enable long-term ownership and the generation of higher additional value to Toivo's customers. Toivo has a knowledgeable and experienced team of experts with strong merits in the real estate business. The members of Toivo's team have been involved in the development and construction of over 17,000 apartments, and they have an average of ten years of experience.

Toivo's revenue in 2024 was EUR 39.8 million and its operating profit EUR 4.5 million.

FURTHER INFORMATION

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