



**Toivo Group Plc's
Financial Statement Release
January–31 December 2025**

Toivo Group Plc Financial Statement Release

1 January–31 December 2025: Strong growth and profitability in a difficult market.

(Unaudited)

EUR thousand	1 January - 31 December 2025	1 January - 31 December 2024	Change, %
Revenue	61,709	39,810	55%
Total revenue and investments	85,851	47,887	79%
Value of project portfolio (MEUR)*	291	640	-55%
Operating profit	8,041	4,543	77%
Operating profit without changes in values of investment properties	8,251	4,202	96%
Profit or loss for the financial year	4,289	734	484%
Earnings per share (EUR)	0.07	0.01	470%
Economic occupancy rate	93.1%	92.3%	1%
Total equity	73,816	69,434	6%
Total assets	168,617	144,467	17%

EUR thousand	1 October - 31 December 2025	1 October - 31 December 2024	Change, %
Revenue	24,690	7,223	242%
Total revenue and investments	27,235	10,502	159%
Value of project portfolio (MEUR)*	291	640	-55%
Operating profit	3,002	1,138	164%
Operating profit without changes in values of investment properties	3,212	797	303%
Profit or loss for the financial year	2,396	402	496%
Earnings per share (EUR)	0.04	0.01	494%
Economic occupancy rate	93.3%	94.9%	-2%
Total equity	73,816	69,434	6%
Total assets	168,617	144,467	17%

* 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 – 31 DECEMBER 2025

- Revenue EUR 61.7 (39.8) million.
- Contracts for 278 (271) new apartments and four social infrastructure properties were signed during the period under review.
- Construction 227 (276) apartments, 7 (1) assisted living facilities ja 1 (0) daycare facility were started during the period under review.
- During the financial year, 317 (165) apartments were completed.

PROSPECTS FOR 2026

- The company expects revenue for the financial year of 1 January–31 December 2026 to be EUR 65–85 million.
- The company expects the operating profit for the financial year of 1 January–31 December 2026 to be EUR 6–11 million.



CEO MARKUS MYLLYMÄKI

The 2025 financial year remained demanding for the real estate and construction market. Uncertainty kept decision-making cautious and volumes low, though gradual divergence began to emerge within the market. Success required discipline, a clear focus, and the ability to drive projects to completion efficiently. For Toivo, 2025 demonstrated that our strategy and operating model are resilient to cyclical fluctuations. We were able to grow the business and improve profitability while building the foundations for the coming years.

Financially, the year was strong. Revenue grew by 55%, reaching EUR 61.7 million. Operating profit rose to EUR 8.0 million, and the result for the period was EUR 4.3 million. Earnings per share (EPS) was EUR 0.07. These results were primarily driven by successful real estate transactions, the effective launch and sale of RS projects and operational streamlining: determined improvements in project management, cost control, and lead times. The Company has only one completed unsold apartment.

At the core of Toivo's strategy is control over the entire value chain: we develop, construct, manage, own, and sell projects profitably, cost-effectively, and responsibly. This provides a competitive advantage, particularly when market conditions do not support all players. We are capable of managing the big picture, making decisions from a long-term value creation perspective, and capitalizing on market opportunities selectively.

Operationally, we progressed systematically throughout the year. It is essential for us to remain active while maintaining strict selectivity: we do not chase volume at any cost, but focus on sites where the risk-return ratio, location, and feasibility are optimal.

DEVELOPMENT: We entered into agreements for 278 new apartments.



CONSTRUCTION: We commenced the construction of 227 apartments.

OWNERSHIP: During the year, 149 apartments were completed for us.

SALES: We executed several real estate transactions during the year and gained several prestigious new institutional clients, such as Storebrand and Cofinimmo.

Capital allocation and balance sheet management are decisive in the real estate business. We maintained our discipline in 2025, and our strengthened results now enable the next step: the distribution of dividends. The Board of Directors proposes a dividend of EUR 0.03 per share for the 2025 financial year. The initiation of dividend payments is a signal to our shareholders of the efficient use of capital and the company's strengthened earnings capacity.

We enter 2026 with ambition but realism. Our goal is to grow revenue by over 20% from the previous financial year while simultaneously maintaining a strong level of profitability. For the 2026 financial year, we provide financial guidance for revenue of EUR 65–85 million and an operating profit of EUR 6–11 million. The operating profitability is expected to remain at the same level as in 2025. We will continue to focus on Finland's growth centers, the determined expansion of our project portfolio, and our target of approximately 15% project profitability in development and construction.

Finally, I would like to thank Toivo's personnel, customers, owners, and partners for 2025. These results were born from committed work and the ability to execute our strategy in daily operations. We will continue resolutely on our chosen path and build long-term value for our shareholders.

NEW CONTRACTS 1 OCTOBER – 31 DECEMBER 2025

During the fourth quarter, Toivo signed two new contracts. The company signed contracts for two residential apartment building projects, with a total of 143 apartments.

Site	District	Product	Number of apartments	Completion	Energy efficiency class A
Helsinki Oulunkylä	Oulunkylä	Residential apartment building	33	1/2027	X
Helsinki Nihti	Kalasata	Residential apartment building	110	2027-2029	X

NEW SITES 1 OCTOBER – 31 DECEMBER 2025

During the fourth quarter, the Company commenced eight projects. These commenced projects comprise a total of 50 apartments, four care properties, and one daycare center.

Site	District	Product	Number of apartments/ m ²	Completion	Energy efficiency class A
Esperi Oulu	Hiukka-vaara	Assisted living facility	1,235 m ²	6/2025	X
Kilo Espoo	Kilo	Semi-detached houses	9	11/2026	
Attendo Helsinki	Vartiokylä	Assisted living facility	1,943 m ²	1/2027	X
Niittykumpu Espoo	Niittykumpu	Semi-detached houses	8	12/2026	
Esperi Joensuu	Karhunmäki	Assisted living facility	946 m ²	1/2027	X
Esperi Lappeenranta	Joutseno	Assisted living facility	843 m ²	2/2027	X
Helsinki Oulunkylä	Oulunkylä	Residential apartment building	33	1/2027	X

COMPLETED SITES 1 OCTOBER – 31 DECEMBER 2025

During the fourth quarter, the Company completed a total of five projects, with a total of 194 apartments.

OTHER ACTIVITIES DURING THE PERIOD 1 OCTOBER – 31 DECEMBER 2025

- On October 30th 2025: The company announced the composition of Toivo's Shareholders' Nomination Board.
- On November 7th 2025: The company announced the sale of its shares in E-Heat Oy.
- On December 11th 2025: The company announced the calendar for financial reporting and the Annual General Meeting for 2026.
- On December 19th 2025: The company announced the sale of a 101-unit apartment portfolio in Espoo to a Storebrand fund.

EVENTS AFTER THE REVIEW PERIOD

No significant events after the review period.

GROWTH

In 2025, Toivo pursued a multi-channel growth strategy, actively capitalizing on opportunities presented by the market environment. The company successfully executed the sale of both completed properties and projects under construction, which supported portfolio turnover and released capital for new investments and development projects. Growth was further accelerated by the successful launch of several RS housing projects, which expanded Toivo's commercial foothold and brought added scalability to project development.

Simultaneously, Toivo grew its operations in social infrastructure. Expanding into the development and construction of social infrastructure strengthened the company's business operations and established a new foundation for growth. The role of international cooperation was emphasized in 2025, as Toivo deepened and expanded its partnerships with entities such as Cofinimmo, Storebrand, and Urban Partners. Overall, the year demonstrated the company's capability to identify and seize market opportunities and to advance its strategy even within a changing operating environment.

PROFITABILITY

In terms of profitability, the developments in 2025 were driven by both enhanced internal operational efficiency and the strategic utilization of market conditions. Cost-efficiency was improved by strengthening project management and leadership practices, resulting in lower costs, shorter project lead times, and a subsequent improvement in operating profit. Additionally, Toivo leveraged its market relationships and negotiation expertise to secure competitive terms for both divestments and its subcontracting chain. This reduced procurement costs and supported the strengthening of gross margins.

The successful launch and sale of RS-projects contributed positively to profitability, as units were sold efficiently and according to the planned schedule. This increased the order book and reduced carrying costs and tied-up capital associated with unsold inventory, thereby strengthening project-specific margins. The growth of social infrastructure development and construction supported the Company's profitability. Social infrastructure assets are characterized by long-term lease agreements with predictable cash flows, which balance customer demand across various economic cycles.

OUTLOOK FOR 2026

Heading into 2026, Toivo Group targets revenue growth of more than 20 percent compared to the previous financial year. This growth is pursued specifically through the successful launch of new RS-projects, property transactions, and the expansion of social infrastructure development and construction. Simultaneously, the Company aims to maintain a strong level of profitability by leveraging efficient project management, cost-effective construction solutions, and focusing on its most profitable business operations. The Company targets a growing dividend.

Regarding the market, the Company estimates that the general situation in the construction and real estate market will not significantly improve in 2026. Challenges are expected to relate to moderate demand and a relatively low volume of construction; however, Toivo intends to leverage market opportunities and the Company's strong contract and project portfolio. The Company will continue to invest in RS-projects, care and social infrastructure properties, and other growth-supporting development projects, with the aim of increasing the return on equity and improving business scalability.

In terms of financing and capital structure, the Company aims to strengthen its capital structure in a controlled manner.

ECONOMIC OPERATING ENVIRONMENT

In 2025, Finland's economic growth was modest and the economic recovery remained slow. According to estimates by the European Commission, Finland's Gross Domestic Product (GDP) growth in 2025 remained very low, at approximately 0.1 percent, and the economy is expected to shift more clearly toward growth only in 2026 (Source: European Commission, Economic Forecast Finland 2025).

According to several international forecasts, the economic recovery is being supported by moderate inflation, gradually declining interest rates, and a slight improvement in household purchasing power. Inflation is estimated to have been approximately 1.9% in 2025, which is near the Eurosystem's long-term target (Source: European Central Bank, Monetary Policy Report 2025).

The construction sector and housing production remained at a low level in 2025 due to prolonged uncertainty and weak demand. Investments, including construction investments, were subdued, and the investment appetite of both households and businesses remained low (Source: Confederation of Finnish Construction Industries RT, Economic Survey 2025).

The employment situation reflected the slow economic development. Unemployment remained at a high level, with most forecasts reporting an unemployment rate significantly above the averages of recent years (Source: OECD, Economic Survey of Finland 2025).

The monetary policy environment was favorable during 2025, as key interest rates remained moderate and expectations suggested that rate levels would remain low in the coming years, supporting the availability of financing and economic recovery (Source: Bank of Finland, Economic Review 12/2025).

Public finances remained in deficit, and public debt continued to grow during 2025, placing pressure on fiscal consolidation and long-term sustainability (Source: Ministry of Finance, Economic Survey 2025).

In summary, 2025 was a financially challenging year: the recovery of growth was slow, inflation remained moderate, and interest rates stayed higher than during the peak of the construction boom, while unemployment and uncertainty regarding the economic outlook persisted. These factors impacted the general development of construction and investment activities throughout 2025.

FINANCIAL REVIEW 1 JANUARY – 31 DECEMBER 2025

Financial Performance

The Group's revenue was EUR 61.7 (39.8) million, representing an increase of 55 percent compared to the comparison period (1 January – 31 December 2024). Changes in the fair value of investment properties, as well as gains and losses on disposal, amounted to EUR 1.8 (-0.5) million. The result for changes in fair value and gains and losses on disposal improved compared to the comparison period due to an increase in the volume of projects constructed for the Group's own balance sheet.

At the end of the review period, the Company had 612 completed apartments generating rental cash flow, 17 leased plots or land areas, and 2 commercial properties.

Property operating expenses were EUR -2.2 (-2.5) million. Property operating expenses decreased by 10 percent compared to the comparison period, primarily due to the decrease in the total number of apartments.

Personnel expenses were EUR -4.0 (-3.0) million, representing an increase of 33 percent. The increase is mainly due to the increase in the number of personnel.

Operating profit was EUR 8.0 (4.5) million.

Financial income and expenses amounted to a net total of EUR -2.31 (-4.10) million. Taxes based on the taxable income for the financial year were EUR -0.91 (-1.08) million, and deferred taxes, arising primarily from changes in the fair value of properties, were EUR -0.6 (1.5) million.

The net profit for the review period amounted to EUR 4.3 (0.7) million, representing an increase of 484 percent compared to the comparison period. Earnings per share were EUR 0.07 (0.01).

INVESTMENTS

The Group's balance sheet total at the end of the review period was EUR 168.6 (144.5) million, representing an increase of 17 percent compared to the comparison period. During the review period, total investments in properties amounted to EUR 24.2 (5.4) million at acquisition cost.

FINANCING

The Company's interest-bearing liabilities at the end of the review period amounted to EUR 69.1 (59.0) million.

The Company's financial position remained good during the review period. The Company's sources of financing consisted of cash and cash equivalents, drawn investment loans, and investment loans available for drawdown under existing loan agreements.

PROPERTY ASSETS AND AGREEMENTS

On 31 December 2025, the Company had 612 completed apartments, 17 leased plots or land areas, and 2 commercial properties. In addition, 17 projects were under construction, comprising 210 apartments and 1 commercial premise. Of the projects under construction, 8 were social infrastructure projects. During the review period, one apartment building project and one detached house project were completed in Helsinki; one apartment building project was completed in Vantaa; and one apartment building project as well as one semi-detached/terraced house project were completed in Espoo.

The projects under construction are located in the Helsinki Metropolitan Area, Järvenpää, Rovaniemi, Oulu, Joensuu, Lappeenranta, and the Tampere region.

PERSONNEL AND MANAGEMENT

The average number of personnel at Toivo Group Plc during the period 1 January – 31 December 2025 was 50. At the conclusion of the review period, the Company employed 52 persons.

The Management Team of Toivo Group Plc consists of Chief Executive Officer Markus Myllymäki, Chief Financial Officer Samuli Niemelä, Director of Finance and Institutional Sales Lauri Rekola, and Deputy Chief Executive Officer Urho Myllymäki.

MEDIUM-TERM TARGETS

- Revenue is expected to grow by an average of 20% per year.
- Operating profit is expected to grow by an average of 20% per year.
- Equity ratio to remain above 40 percent.
- Dividend payments shall take into account the Company's investment requirements and financial position. The Company targets a growing dividend. The Company's objective is to distribute 30–50 percent of the profit for the financial year as dividends.

ASSESSMENT OF RISKS AND UNCERTAINTIES

Operational Risks

Operational risks include dependence on the expertise of key personnel. The retention of key individuals is vital, as success is largely based on the professional skills of the Company's management and employees. A potential challenge may lie in recruiting skilled professionals to the Company. Toivo monitors employee well-being and satisfaction regularly through surveys conducted several times a year.

Financial risks

Financial risks involve interest rate risks and risks related to the adequacy or availability of financing. During the concluded review period, the Company secured the desired financing for projects under construction. The Group's liquidity remained good during the financial year (1 January – 31 December 2025). Cash flow is sufficient to cover the Group's operating expenses and debt service costs (repayments + interest). Regarding rental receivables, there is a risk that customers may be unable to meet their obligations. The Company's lease agreements (for apartments) typically include a one-month rent security deposit, which mitigates potential income losses. For leased plots, agreements

include a first-priority mortgage equivalent to 2–3 years of rent, significantly further reducing the risk of income loss.

Hazard Risks

The Company assesses that it maintains adequate insurance coverage for the industry. Properties are insured at full replacement value and include coverage for loss of rental income. The Company also maintains valid liability insurance.

Economic Risks of Operations

The Company assesses that the risks and uncertainties for the current financial year relate primarily to the development of the Finnish economy. Economic development is reflected in the housing and financial markets, which may impact Toivo's results and cash flow. For example, the trajectory of the Finnish economy, rising interest rates, or changes in real estate investors' yield requirements may cause fluctuations in apartment prices, potentially affecting the fair value of the Group's real estate assets.

The supply of rental apartments may increase locally in Toivo's core operating areas. Such fluctuations in supply and demand could impact tenant turnover or the economic occupancy rate, and consequently, rental income. Furthermore, regulatory interpretations regarding the VAT status of furnished apartment businesses may affect occupancy rates, cash flow, or the fair value of the Group's property assets.

The execution of the project development portfolio involves risks related to financing, urban planning (zoning), and building permits.

Geopolitical Risks and the War in Ukraine

The Company assesses that the heightened geopolitical risks and the war in Ukraine, which began in 2022, continue to impact the housing and financial markets. These factors may affect Toivo's results and cash flow by influencing inflation, interest rates, the price and availability of materials and labor, or changes in housing yield requirements. This may cause volatility in apartment prices, impacting the fair value of the Group's real estate holdings.

SHARES AND SHAREHOLDERS

On 31 December 2025, the number of Toivo Group Plc shares entered in the Trade Register was 58,979,559. The average number of shares outstanding during the review period was 58,903,614 (58,688,029). As of 31 December 2025, Toivo had a total of 2,399 shareholders.

BOARD OF DIRECTORS' PROPOSAL ON THE TREATMENT OF THE RESULT FOR THE FINANCIAL YEAR, THE REPURCHASE OF TREASURY SHARES, AND THE REPAYMENT OF SUBORDINATED LOANS

Toivo Group Plc's earnings per share were EUR 0.07 (0.01). Toivo Group Plc's distributable funds as of 31 December 2025 were EUR 26.1 (25.7) million. The Board of Directors proposes to the Annual General Meeting that a dividend of EUR 0.03 per share be distributed. The Board of Directors proposes to the Annual General Meeting that the dividend be paid in one installment. There have been no material changes in the Company's financial position after the end of the financial year.

The Board of Directors of Toivo Group Plc has decided to initiate the repurchase of Toivo's own shares based on the authorization granted by the Annual General Meeting held on 10 April 2025.

The key terms of the buyback programme are as follows:

- The share buyback programme will commence on 2 March 2026 at the earliest and will end no later than 31 December 2026.
- A maximum of EUR 500,000.00 will be used for the repurchases.
- The shares will be acquired in public trading on Nasdaq Helsinki Ltd at the market price prevailing at the time of purchase, and otherwise than in proportion to the shareholders' existing holdings. The repurchases will be financed from the Company's unrestricted equity.
- The purpose of the buybacks is to maintain an efficient capital structure and enhance shareholder value. The acquired shares will be cancelled.

The Board of Directors of Toivo Group Plc has decided to set the objective of gradually repaying the capital loans recorded in the Company's balance sheet during the years 2026–2028.

The purpose of the repayment of the capital loans is to enhance the efficiency of the Company's capital structure, reduce financing costs, and improve return on equity. In doing so, the Company will take into account not only the conditions for the repayment of capital loans under Chapter 12 of the Finnish Companies Act, but also the Company's liquidity, financial position, capital requirements of the business, and dividend-paying capacity.

Gradual repayment of the capital loans may be possible because, if successful, the Company's current strategy binds less capital than before and/or releases capital without compromising profitability. At the end of the financial year 2025, the amount of capital loans totalled approximately EUR 16.8 million, and they formed part of the Group's equity, which increased by approximately EUR 4.0 million during the financial year 2025. Correspondingly, the Group's cash and cash equivalents amounted to approximately EUR 13.2 million at the end of the financial year 2025, excluding available operational credit facilities.

ANNUAL GENERAL MEETING 2025

The Annual General Meeting of Toivo Group Plc was convened in Espoo on 10 April 2025. The Annual General Meeting adopted the Company's financial statements, the Report of the Board of Directors, and the Auditor's Report for the financial year ended 31 December 2024.

In accordance with the proposal of the Board of Directors, the Annual General Meeting resolved that no dividend shall be distributed for the financial year ended 31 December 2024.

The Annual General Meeting discharged the members of the Board of Directors and the CEO from liability for the financial year 1 January–31 December 2024.

The Annual General Meeting resolved to confirm the number of members of the Board of Directors as five (5). Asko Myllymäki, Harri Tahkola, Petri Kärkkäinen, Tomi Koivukoski, and Margit Lindholm were re-elected as members of the Board of Directors.

The Annual General Meeting resolved to re-elect the audit firm KPMG Oy Ab as the Company's auditor for a term of office expiring at the conclusion of the subsequent Annual General Meeting. KPMG Oy Ab has notified the Company that Pekka Alatalo, Authorized Public Accountant, shall act as the Principal Auditor.

The Annual General Meeting resolved to authorize the Board of Directors to decide on the repurchase and/or the acceptance as pledge of a maximum of 5,875,956 of the Company's own shares. Pursuant to this authorization, own shares may be repurchased only by using unrestricted equity. The authorization remains in effect until the conclusion of the subsequent Annual General Meeting, however, no later than 30 June 2026.

The Annual General Meeting resolved to authorize the Board of Directors to decide on the issuance of shares and the granting of special rights entitling to shares as referred to in Chapter 10, Section 1 of the Finnish Limited Liability Companies Act. The total number of shares to be issued pursuant to this authorization may not exceed 20,000,000 shares. The authorization remains in effect until the conclusion of the subsequent Annual General Meeting, however, no later than 30 June 2026.

FINANCIAL REPORTING AND ANNUAL GENERAL MEETING

6 May 2026: Business Review Q1/2026

5 August 2026: Half-Year Financial Report H1/2026

28 October 2026: Business Review Q3/2026

The Annual General Meeting of Toivo Group Plc is scheduled to be held on 9 April 2026. The Board of Directors shall convene the Annual General Meeting by a separate notice.

The Company shall publish the Annual Report, the Report of the Board of Directors, and the Financial Statements for the financial year 2025 on Wednesday, 12 March 2026, via a stock exchange release at approximately 9:00 a.m. These documents will be attached to the release and will subsequently be available on the Company's website at sijoittajille.toivo.fi.

PRESS AND ANALYST CONFERENCE

A Finnish-language conference for the public, press, and analysts will be held on Wednesday, 25 February 2026, at 11:00 a.m. as a live webcast. Participants may join the webcast via the following link: <https://events.inderes.com/fi/toivo/2025-tulos>

The review will be presented by Chief Executive Officer Markus Myllymäki and Chief Financial Officer Samuli Niemelä. The presentation material will be made available later at sijoittajille.toivo.fi and sijoittajille.toivo.fi/en.

Espoo, 25 February 2026

Toivo Group Plc
Board of Directors

GROUP INCOME STATEMENT

EUR thousand	1 Jan – 31 Dec 2025	1 Jan – 31 Dec 2024
Revenue	61,709	39,810
Changes in the fair values of investment properties and gains and losses on the disposal of investment properties	1,768	-505
Other operating income	32	25
Raw materials and services	-46,114	-27,730
Staff expenses	-4,032	-3,026
Depreciation, amortisation and reduction in value	-102	-113
Other operating expenses	-5,220	-3,917
Operating profit (loss)	8,041	4,543
Share of the result of associated companies	58	-160
Financial income	271	243
Financial expenses	-2,578	-4,340
Net financial expenses	-2,307	-4,097
Profit (loss) before taxes	5,792	286
Current tax based on the financial year's taxable income	-913	-1,076
Deferred taxes, change	-589	1,524
Income taxes, total	-1,502	447
Financial year profit (loss)	4,289	734
Distribution of the profit (loss) of the financial year		
Parent company owners	4,273	747
Non-controlling interests	-17	-13
THE GROUP'S STATEMENT OF COMPREHENSIVE INCOME		
Financial year profit (loss)	4,289	734
Other comprehensive income		
Items that may be subsequently reclassified to profit or loss	-	-
Translation differences	-	-27
Other comprehensive income for the financial year		-27
Total comprehensive income for the financial year	4,289	707
Distribution of total comprehensive income for the financial year		
Parent company owners	4,273	720
Non-controlling interests	-17	-13

CONSOLIDATED BALANCE SHEET

EUR thousand 31 Dec 2025 31 Dec 2024

EUR thousand	31 Dec 2025	31 Dec 2024
ASSETS		
Non-current assets		
Investment properties	113,477	108,035
Right-of-use assets	8	41
Tangible assets	233	216
Intangible assets	19	11
Non-current receivables	120	120
Equity method investments	71	1 758
Deferred tax assets	377	481
Non-current assets, total	114,305	110,661
Current assets		
Inventories	25,710	10,520
Rent, trade and other receivables	15,408	11,594
Cash and cash equivalents	13,194	11,693
Current assets total	54,311	33,806
Investment properties for sale	-	-
Assets, total	168,617	144,467
EQUITY		
Ordinary shares	1,000	1,000
Subordinated loans	16,801	17,051
Share premium account	21,132	20,998
Translation differences	-	-
Retained earnings	34,686	30,117
Equity belonging to the owners of the parent company	73,618	69,166
Non-controlling interests	198	268
Total equity	73,816	69,434
LIABILITIES		
Non-current liabilities		
Financial institution loans	55,005	34,341
Lease liabilities	7,527	7,911
Loans granted to associates	-	-
Other financial liabilities and other non-current liabilities	780	591
Provisions	345	169
Deferred tax liabilities	4,925	4,409
Non-current liabilities total	68,581	47,420
Current liabilities		
Financial institution loans	5,098	15,300
Lease liabilities	598	649
Loans granted to associates	102	106
Trade and other payables	19,712	10,319
Provisions	345	169
Tax liabilities based on taxable income	364	1,071
Current liabilities total	26,219	27,613
Liabilities, total	94,800	75,033
Liabilities related to investment properties for sale	-	-
Total equity and liabilities	168,617	144,467

STATEMENT OF CASH FLOWS

EUR thousand	1 Jan – 31 Dec 2025	1 Jan – 31 Dec 2024
Cash flows from operating activities		
Profit for the financial year	4,289	734
<i>Adjustments:</i>		
Change in fair value and gains on disposal	-1,768	505
Depreciation	102	113
Finance income and cost	2,287	4,097
Result of associated company	-58	160
Others	303	395
Income tax expense	1,502	-447
Cash flow before changes in working capital (Funds from Operations, FFO)	6,658	5,557
Change in net working capital:		
Increases (-) / decreases (+) in trade, sales, and other receivables	-8,013	-5,963
Increases (-)/decreases (+) to inventories	-7,501	2,758
Increases (+)/decreases (-) to current non-interest-bearing liabilities	8,979	4,501
Cash flow from operating activities before financial items and taxes	124	6,853
Interest paid	-2,915	-4,060
Interest received	129	79
Taxes paid	-944	-760
Cash flows from operating activities (A)	-3,607	2,113
Investing cash flows		
Investments in investment properties	-24,238	-5,445
Acquisitions of tangible assets	-80	-180
Acquisitions of intangible assets	-16	-6
Investments in associated companies	-1	-1,870
Disposal of associated company	1,971	-
Sales of investment properties	7,317	13,594
Investing cash flows (B)	-15,046	6,093
Cash flow from financing activities		
Proceeds from subordinated loans	-	-
Issuance of shares	-	-
Dividends paid	-	-
Proceeds from financing loans	24,250	3,916
Proceeds from other borrowings	365	22
Repayments of financing loans	-4,142	-5,618
Repayments of other borrowings	-253	-2,500
Loan receivables from joint ventures	413	2,916
Repayments of lease liabilities (IFRS 16)	-479	-609
Cash flow from financing activities (C)	20,153	-1,873
Changes in cash flows (A+B+C)	1,501	6,334
Cash and cash equivalents and bank overdrafts at beginning of year	11,693	5,359
Cash and cash equivalents and bank overdrafts at end of year	13,194	11,693

CHANGES IN EQUITY

Equity attributable to owners of the parent company

EUR thousand	Ordinary shares	Sub-ordinated loans	Invested unrestricted equity fund	Translation differences	Retained earnings	Total	Non-controlling interests	Total equity
Equity at 1 January 2025	1,000	17,051	20,998	0	30,117	69,166	267	69,433
Comprehensive income								
Profit (loss) for the financial year					4,273	4,273	17	4,289
Adjustments to retained earnings from previous financial years					-	-	-	-
Other comprehensive income items				-	-	-	-	-
Total comprehensive income for the financial year	-	-	-	-	4,273	4,273	17	4,289
Transactions with owners								
Increase in subordinated loans		-250			-	-250	10	-240
Interest on subordinated loans					-11	-11		-11
Share issues			134		-	134		134
Dividend distribution								-
Share bonus system					308	308		308
Change in non-controlling interests					-	-	-96	-96
Total transactions with owners	-	-250	134	-	297	181	-86	95
Equity at 31 December 2025	1,000	16,801	21,132	0	34,686	73,618	198	73,816

Equity attributable to owners of the parent company

EUR thousand	Ordinary shares	Sub-ordinated loans	Invested unrestricted equity fund	Translation differences	Retained earnings	Total	Non-controlling interests	Total equity
Equity at 1 January 2024	1,000	17,280	20,998	-27	29,325	68,576	254	68,830
Comprehensive income								
Profit (loss) for the financial year					720	720	13	734
Adjustments to retained earnings from previous financial years					14	14	-	14
Other comprehensive income items				27		27		27
Total comprehensive income for the financial year	-	-	-	27	734	747	13	760
Transactions with owners								
Increase in subordinated loans		-229				-229		-229
Interest on subordinated loans					-187	-187		-187
Share issues					44	44		44
Dividend distribution								-
Share bonus system					201	201		201
Change in non-controlling interests								-
Total transactions with owners	-	-229		0	58	-171		-171
Equity at 31 December 2024	1,000	17,051	20,998	0	30,117	69,166	267	69,433

CONDENSED NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Basic Information on the Group

Toivo Group Plc (hereinafter “Toivo” or the “Group”) is a Finnish public limited liability company established in 2025 in accordance with the laws of Finland (Business ID 2687933-2). The Company is domiciled in Helsinki and its registered address is Gransinmäki 6, 02650 Espoo. The shares of the parent company, Toivo Group Plc, were listed on the regulated market of Nasdaq Helsinki in the summer of 2025 (Nasdaq Helsinki).

Toivo is a Finnish operator specializing in construction, real estate development, and ownership, whose mission is to transform real estate value chains and establish a distinctive business model. We develop, construct, own, and sell apartments, plots, social infrastructure, and commercial premises.

The Board of Directors of Toivo Group Plc approved these financial statements for publication on 25 February 2026. According to the Finnish Limited Liability Companies Act, shareholders have the possibility to adopt or reject the financial statements at the Annual General Meeting held after their publication. The Annual General Meeting also has the authority to resolve on amendments to the financial statements.

During the financial year 2025, Toivo Group Plc Group established six new subsidiaries, sold eight subsidiaries, and acquired four subsidiaries.

ACCOUNTING POLICIES

General Accounting Policies

This financial statement release has been prepared in accordance with the IAS 34 Interim Financial Reporting standard and by applying the same accounting policies as in the previous annual financial statements. The figures in the financial statement release are unaudited.

The figures for 2025 are based on Toivo Group Plc’s unaudited financial statements for the 2025 financial year. Figures in parentheses refer to the corresponding period of the 2024 financial year, and the comparison period refers to the corresponding period of the previous year, unless otherwise stated.

The preparation of a financial statement release in accordance with IFRS standards requires Toivo’s management to use such estimates and assumptions that affect the amounts of assets and liabilities at the time of preparing the balance sheet, as well as the amounts of income and expenses for the period. Furthermore, Toivo’s management is required to use judgment in applying the accounting policies. Actual results may differ from the estimates and assumptions made. The most significant area in this financial statement release where management has applied judgment is in the determination of the fair values of investment properties. The war in Ukraine may impact the housing and financial markets in an exceptional manner. These factors may affect Toivo’s profit and cash flow as well as the fair value of apartments.

RELATED PARTY TRANSACTIONS

Transactions and outstanding balances with related parties

EUR thousand	Sales	Purchases	Interest expenses	Interest income	Receivables	Liabilities
Financial year 2025 / 31 December 2025						
Key management personnel (including controlled entities)	4	-23	-203	-	-	6,957
Associates	15,478	-1,406	-	141	6,724	290
Parent company Raatihuone Oy	-	-	-297	-	-	10,510
Total	15,482	-1,429	-500	141	6,724	17,757

EUR thousand	Sales	Purchases	Interest expenses	Interest income	Receivables	Liabilities
Financial year 2024 / 31 December 2024						
Key management personnel (including controlled entities)	27	-16	-138	-	-	6,919
Associates	10,705	-4	-	144	5,560	103
Parent company Raatihuone Oy	-	-	-163	-	-	10,110
Total	10,732	-20	-301	144	5,560	17,132

BREAKDOWN OF REVENUE

EUR thousand	2025	2024
Rental income	5,385	7,376
Project management contracting	40,817	24,917
Construction management services	354	-9
Sale of properties	14,880	7,308
Other sales	273	218
Total	61,709	39,810

INVESTMENT PROPERTIES

EUR thousand	2025	2024
Fair value of investment properties at 1 January	108,035	138,382
Acquisitions during the financial year	24,387	5,445
Capitalized borrowing costs	0	-725
Disposals during the financial year	-18,491	-39,019
Other transfers	0	0
Right-of-use assets (leased plots)	-2,890	1,816
Development gains	2,645	1,795
Change in fair value	-210	341
Fair value of investment properties at 31 December	113,477	108,035

COLLATERAL, CONTINGENT LIABILITIES AND OTHER COMMITMENTS

EUR thousand	Loans from financial institutions	
	2025	2024
Liabilities secured by mortgages, shares, and other collateral	60,134	49,857
Mortgages provided	129,011	124,261
Pledged shares	44,163	47,489
Absolute guarantees	59,790	49,426
Total collateral	232,963	221,176

KEY FIGURES

Group, EUR thousand	1-12/2025	1-12/2024	Change
Revenue	61,709	39,810	21,899
Total revenue and investments	85,851	47,887	37,964
Value of project portfolio (MEUR)*	291	640	-349
Operating profit	8,041	4,543	3,499
Operating profit without changes in values of investment properties	8,251	4,202	4,049
Cash flow before changes in working capital (Funds from Operations, FFO)	2,799	1 985	814
Fair value of investment properties	113,477	108,035	5,441
Sales of investment properties	18,491	64,505	-46,014
Non-current net assets (Net asset value, NAV)	61,365	56,043	5,323
Loan to value (LTV), %	49.3%	43.9%	5.4%
Equity ratio	45.9%	48.9%	-3.0%
Non-current net assets per share, EUR	1.04	0.95	0.09
Increase in non-current net assets per share, %	9.1	-1.6	
Earnings per share (EPS), EUR ¹⁾	0.07	0.01	0.06
Occupancy rate, %	93.1%	92.3%	0.8%

* The portfolio includes those projects for which the company has the right to purchase the related land areas under preagreed 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

1) The reverse share split, decided by the company's Annual General Meeting on April 22, 2021, has been taken into account in the number of shares.

RECONCILIATION OF ALTERNATIVE PERFORMANCE MEASURES

EUR thousand	1 January – 31 December 2025	1 January – 31 December 2024
Operating profit	8,041	4,543
Adjustments	-210	341
Operating profit without changes in values of investment properties	8,251	4,202

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	= Operating profit - fair value changes of investment properties
Cash flow before changes in working capital (Funds from Operations, FFO)	= Cash flows before changes to net working capital and financial items - Interest paid - Income tax expense
Fair value of investment properties	= Investment properties + Investment properties available for sale
Sales of investment properties	= Investment properties sold at fair value
Non-current net assets (Net asset value, NAV)	= Equity attributable to the owners of the parent company - Subordinated loans + Deferred tax liabilities - 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	= Revenue + the change in value of development and construction projects to be recorded as investment properties.
Value of the project portfolio*	= 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 public limited liability company established in 2015. The Company is based in Helsinki and its registered address is Gransinmäki 6, 02650 Espoo. The shares of the parent company, Toivo Group Plc, were listed on the regulated market of Nasdaq Helsinki in the summer of 2025.

Toivo is a Finnish operator specializing in construction, real estate development, and property ownership. Its mission is to transform real estate value chains and build a distinctive business model in the market. The Group develops, constructs, owns, and sells apartments, plots, social infrastructure, and commercial premises.

Toivo's business model covers the entire real estate value chain: the development of plots and raw land, construction management, as well as the ownership, management, sale, and leasing of completed properties. Toivo's own team of experts is responsible for the entire lifecycle of a property, from zoning to the leasing of apartments. Through this model, Toivo generates added value for its customers, shareholders, and other stakeholders.

Toivo's strategy is to develop apartments and properties according to the Toivo concept, offering a strong development margin as well as a stable and attractive return. This enables long-term ownership of properties and the generation of higher added value for customers. Toivo is backed by a competent and experienced team of experts with a strong track record in the residential business and various sectors of the real estate industry.

In 2025, Toivo's revenue was EUR 61.7 million and its operating profit was EUR 8.0 million.

FURTHER INFORMATION

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