

CONSOLIDATED INCOME STATEMENT

EUR million	Re-stated	Reported	Re-stated	Reported
	1-9/ 2017	1-9/ 2017	1-12/ 2016	1-12/ 2016
Rent income	115.8	115.8	149.6	149.6
Service income	18.4	18.4	22.4	22.4
Net sales total	134.2	134.2	172.1	172.1
Other operating income	0.0	0.0	0.4	0.4
Premises expenses	-29.3	-29.3	-39.5	-39.5
Administration costs ¹⁾	-9.9	-9.9	-13.6	-13.6
Other operating expenses	-20.5	-20.5	-26.3	-26.3
EBITDA	74.5	74.5	93.1	93.1
Change in fair value of investment properties	16.4	16.4	0.2	0.2
Depreciation	-3.1	-3.1	-4.0	-4.0
Operating profit/loss	87.8	87.8	89.3	89.3
Unrealized exchange rate profit/loss	-0.2	-0.2	0.3	0.3
Finance income and expenses	-17.5	-17.5	-25.5	-25.5
Result before taxes	70.1	70.1	64.2	64.2
Deferred taxes	-8.1	-12.7	-12.9	-5.0
Current taxes	-0.7	-0.7	-6.8	-6.8
Net result for the period	61.3	56.7	44.5	52.4
Distribution:				
To parent company shareholders	55.2	50.6	39.1	47.3
To non-controlling shareholders	6.2	6.2	5.4	5.1
	61.3	56.7	44.5	52.4
Earnings per share, basic, EUR ²⁾	0.33	0.30	0.27	0.33
Earnings per share, diluted, EUR ²⁾	0.33	0.30	0.27	0.33

STATEMENT OF COMPREHENSIVE INCOME

EUR million	1-9/ 2016	1-9/ 2017	1-12/ 2016	1-12/ 2016
Net result for the period	61.3	56.7	44.5	52.4
Other comprehensive income items Items that may be reclassified subsequently to profit or loss:				
Translation difference	-7.7	-9.8	16.6	17.7
Available-for-sale financial assets	0.0	0.0	0.0	0.0
Derivatives	8.6	8.6	-4.3	-4.3
Taxes related to other comprehensive income items	-1.7	-1.7	0.7	0.7
Other comprehensive income items after taxes for the period	-0.8	-2.9	13.1	14.2
Comprehensive income for the period, total	60.5	53.8	57.5	66.6
Distribution:				
To parent company shareholders	54.6	47.9	51.7	61.0
To non-controlling shareholders	5.9	5.9	5.8	5.6
	60.5	53.8	57.5	66.6

¹⁾ Administration costs includes group expenses from key resources and administration.

²⁾ Share related indicators have been adjusted for the rights issue in fall 2016.

STATEMENT OF FINANCIAL POSITION

ASSETS

EUR million	Re-stated Sep 30, 2017	Reported Sep 30, 2017	Re-stated Dec 31, 2016	Reported Dec 31, 2016
Non-current assets				
Intangible assets	6.4	6.4	5.7	5.7
Tangible assets	12.8	12.8	9.8	9.8
Completed investment properties	1,635.9	1,635.9	1,624.2	1,624.2
Investment properties under construction	49.7	49.7	22.6	22.6
Investments	6.3	6.3	6.5	6.5
Deferred tax assets	11.9	12.8	15.2	16.6
Non-current assets	1,723.0	1,724.0	1,683.9	1,685.3
Current assets	47.9	47.9	139.8	139.8
Assets, total	1,770.8	1,771.8	1,823.7	1,825.1

SHAREHOLDERS' EQUITY AND LIABILITIES

EUR million	Sep 30, 2017	Sep 30, 2017	Dec 31, 2016	Dec 31, 2016
Shareholders' equity				
Share capital	96.9	96.9	96.9	96.9
Premium fund	18.5	18.5	18.5	18.5
Equity related bond	74.2	74.2	74.2	74.2
Other funds	329.5	329.5	322.6	322.6
Translation difference	-18.7	-19.6	-11.2	-10.1
Retained earnings	138.0	167.8	121.9	143.5
Net profit for the period	55.2	50.6	39.1	47.3
Parent company's shareholders' interests	693.6	717.9	662.1	693.0
Non-controlling interests	61.8	64.4	57.2	59.9
Shareholders' equity, total	755.4	782.3	719.3	752.9
Liabilities				
Non-current liabilities				
Interest-bearing liabilities	785.1	785.1	825.8	825.8
Non-interest-bearing liabilities	2.8	2.8	2.6	2.6
Deferred tax liabilities	76.2	50.3	70.3	38.1
Non-current liabilities, total	864.0	838.1	898.7	866.6
Current liabilities				
Interest-bearing liabilities	102.7	102.7	134.0	134.0
Non-interest-bearing liabilities	48.8	48.8	71.7	71.7
Current liabilities, total	151.4	151.4	205.7	205.7
Liabilities, total	1,015.4	989.5	1,104.4	1,072.3
Shareholders' equity and liabilities, total	1,770.8	1,771.8	1,823.7	1,825.1

Reported

STATEMENT OF CHANGES IN EQUITY

Equity attributable to owners of the parent

EUR million	Share capital	Premium fund	Other reserves	Translation differences	Retained earnings	Share of non-controlling interests	Total shareholders' equity
Equity January 1, 2016	96.9	18.6	276.9	-27.4	166.1	79.7	610.8
Comprehensive income							
Net profit for the period					47.3	5.1	52.4
Other comprehensive income items							
Translation difference				17.3		0.4	17.7
Derivatives			-3.5			0.0	-3.5
Available-for-sale financial assets			0.0				0.0
Other changes					0.0		0.0
Comprehensive income for the period			-3.5	17.3	47.3	5.6	66.6
Related party transactions							
Dividend					-17.8	-1.2	-18.9
Return of capital						-0.2	-0.2
Share issue			125.5				125.5
Acquisition of own shares			-1.1		0.0		-1.1
Interest paid to equity related bond					-4.5		-4.5
Investment of non-controlling interests						0.0	0.0
Changes in subsidiary shares						-24.0	-24.0
Other changes		0.0	-1.0		-0.3	0.0	-1.2
Related party transactions		0.0	123.4		-22.5	-25.4	75.5
Equity December 31, 2016	96.9	18.5	396.8	-10.1	190.8	59.9	752.9

Re-stated

STATEMENT OF CHANGES IN EQUITY

Equity attributable to owners of the parent

EUR million	Share capital	Premium fund	Other reserves	Translation differences	Retained earnings	Share of non-controlling interests	Total shareholders' equity
Equity December 31, 2015	96.9	18.6	276.9	-27.4	166.1	79.7	610.8
IAS 12 amendment impact					-21.6	-6.0	-27.6
Equity January 1, 2016, amended	96.9	18.6	276.9	-27.4	144.4	73.8	583.2
Comprehensive income							
Net profit for the period					39.1	5.4	44.5
Other comprehensive income items							
Translation difference				16.2		0.5	16.6
Derivatives			-3.5			0.0	-3.5
Available-for-sale financial assets			0.0				0.0
Other changes					0.0		0.0
Comprehensive income for the period			-3.5	16.2	39.1	5.8	57.5
Related party transactions							
Dividend					-17.8	-1.2	-18.9
Return of capital						-0.2	-0.2
Share Issue			125.5				125.5
Acquisition of own shares			-1.1		0.0		-1.1
Interest paid to equity related bond					-4.5		-4.5
Investment of non-controlling interests						-24.0	-24.0
Other changes		0.0	-1.0		-0.3	3.1	1.9
Related party transactions		0.0	123.4		-22.5	-22.3	78.6
Equity December 31, 2016	96.9	18.5	396.8	-11.3	161.0	57.2	719.3

Reported

STATEMENT OF CHANGES IN EQUITY

Equity attributable to owners of the parent

EUR million	Share capital	Premium fund	Other reserves	Translation differences	Retained earnings	Share of non-controlling interests	Total shareholders' equity
Equity January 1, 2017	96.9	18.5	396.8	-10.1	190.8	59.9	752.9
Comprehensive income							
Net profit for the period					50.6	6.2	56.7
Other comprehensive income items							
Translation difference				-9.5		-0.3	-9.8
Derivatives			6.9			0.0	6.9
Available-for-sale financial assets			0.0				0.0
Comprehensive income for the period			6.9	-9.5	50.6	5.9	53.8
Related party transactions							
Dividend					-18.8	-1.4	-20.2
Interest paid to equity related bond					-4.5		-4.5
Other changes			0.0		0.3	0.0	0.3
Related party transactions			0.0		-23.0	-1.4	-24.4
Equity September 30, 2017	96.9	18.5	403.7	-19.6	218.3	64.4	782.3

Re-stated

STATEMENT OF CHANGES IN EQUITY

Equity attributable to owners of the parent

EUR million	Share capital	Premium fund	Other reserves	Translation differences	Retained earnings	Share of non-controlling interests	Total shareholders' equity
Equity January 1, 2017	96.9	18.5	396.8	-11.3	161.0	57.2	719.3
Comprehensive income							
Net profit for the period					55.2	6.2	61.3
Other comprehensive income items							
Translation difference				-7.4		-0.3	-7.7
Derivatives			6.9			0.0	6.9
Available-for-sale financial assets			0.0				0.0
Comprehensive income for the period			6.9	-7.4	55.2	5.9	60.5
Related party transactions							
Dividend					-18.8	-1.4	-20.2
Interest paid to equity related bond					-4.5		-4.5
Other changes		0.0	0.0		0.3	0.0	0.3
Related party transactions		0.0	0.0		-23.1	-1.4	-24.4
Equity September 30, 2017	96.9	18.5	403.7	-18.7	193.1	61.8	755.4

FINANCIAL INFORMATION BY SEGMENTS

On the closing date, Technopolis Group had three reporting segments: Finland, Baltic Rim and Scandinavia. The Group has combined its operating segments into reporting segments based on geographic location. The operating segments combined into the Finland segment are the Helsinki Metropolitan Area, Tampere, Kuopio, Jyväskylä, and Oulu business units. The operating segments combined into the Baltic Rim reporting segment are the St. Petersburg, Vilnius and Tallinn business units, whereas the Scandinavian reporting segment is comprised of the Oslo and Gothenburg business units. The combined operating segments all have similar financial characteristics and performance. The operating segments have similar space and service businesses. The segmentation is based on the Group's existing internal reporting and the organization of its business operations. The net sales of the segments are comprised mainly of rental and service revenue.

SEGMENT INFORMATION

EUR million	Re-stated 1-9/ 2017	Reported 1-9/ 2017	Re-stated 1-12/ 2016	Reported 1-12/ 2016
Net sales				
Finland	88.1	88.1	120.5	120.5
Baltic Rim	26.6	26.6	29.5	29.5
Scandinavia	19.4	19.4	22.0	22.0
Total	134.2	134.2	0.0	172.1
			172.1	
EBITDA				
Finland	47.4	47.4	64.3	64.3
Baltic Rim	16.0	16.0	16.6	16.6
Scandinavia	11.0	11.0	12.2	12.2
Total	74.5	74.5	93.1	93.1
Assets				
Finland	1,111.1	1,112.0	1,221.1	1,221.0
Baltic Rim	373.9	373.7	326.3	327.6
Scandinavia	347.0	347.2	351.3	351.5
Eliminations	-61.1	-61.1	-75.0	-75.0
Total	1,770.8	1,771.8	1,823.7	1,825.1

EPRA EARNINGS

Technopolis presents its official financial statements by applying the IFRS standards. The statement of comprehensive income includes a number of items unrelated to the company's actual business operations. Therefore, the company presents its direct result, which better reflects its real result.

The direct result presents the company's net result for the period excluding the change in the fair value of investment properties, the change in the fair value of non-hedge financial instruments, unrealized exchange rate gains and losses and other items, such as gains and losses on disposals. Additionally, the direct result presents the related taxes and share of non-controlling interests.

Items excluded from the direct result and their tax effects and share of non-controlling interests are presented in the statement of income showing the indirect result.

DIRECT RESULT

	Re-stated 1-9/ 2017	Reported 1-9/ 2017	Re-stated 1-12/ 2016	Reported 1-12/ 2016
EUR million				
Net sales	134.2	134.2	172.1	172.1
Other operating income	0.0	0.0	0.0	0.0
Other operating expenses	-59.4	-59.4	-79.5	-79.5
Depreciation	-3.1	-3.1	-4.0	-4.0
Operating profit/loss	71.7	71.7	88.6	88.6
Finance income and expenses, total	-17.5	-17.5	-24.3	-24.3
Result before taxes	54.2	54.2	64.3	64.3
Taxes for direct result items	-2.9	-2.9	-5.9	-5.9
Non-controlling interests	-4.8	-4.8	-5.7	-5.7
Direct result for the period	46.4	46.4	52.6	52.6

INDIRECT RESULT

Indirect income and expenses	-0.3	-0.3	0.5	0.5
Change in fair value of investment properties	16.4	16.4	0.2	0.2
Operating profit/loss	16.1	16.1	0.7	0.7
Other indirect financial income and expenses	-0.2	-0.2	-0.8	-0.8
Result before taxes	15.9	15.9	-0.1	-0.1
Taxes for indirect result items	-5.8	-10.4	-13.8	-5.9
Non-controlling interests	-1.3	-1.3	0.4	0.6
Indirect result for the period	8.7	4.1	-13.5	-5.4
Result for the period to the parent company shareholders, total	55.2	50.6	39.1	47.3
Earnings per share, diluted ³⁾				
From direct result	0.30	0.30	0.40	0.40
From indirect result	0.05	0.03	-0.10	-0.04
From net result for the period	0.35	0.32	0.30	0.36
Effect of the interest expenses from equity related bond	-0.02	-0.02	-0.03	-0.03
From adjusted net result for the period	0.33	0.30	0.27	0.33

3) Share related indicators have been adjusted for the rights issue in fall 2016.

KEY INDICATORS

	Re-stated Sep 30,2017	Reported Sep 30,2017	Re-stated Dec 31,2016	Reported Dec 31,2016
Change in net sales, %	5.4	5.4	0.9	0.9
Operating profit/loss/net sales, %	65.4	65.4	51.9	51.9
Change in EBITDA, %	5.7	5.7	0.1	0.1
Service revenue of Net Sales, %	13.7	13.7	13.0	13.0
Interest coverage ratio	5.2	5.2	4.6	4.6
Equity ratio, %	42.9	44.4	39.7	41.5
Loan to value, %	52.4	52.4	58.2	58.2
Group company personnel during the period, average	235	235	248	248
Gross expenditure on assets, MEUR	52.3	52.3	221.0	221.0
Net rental yield of investment properties, % ⁴⁾	7.2	7.2	7.4	7.4
Financial occupancy rate, %	94.4	94.4	93.4	93.4
Earnings/share ⁶⁾				
basic, EUR	0.33	0.30	0.27	0.33
diluted, EUR	0.33	0.30	0.27	0.33
Cash flows from operating activities/share, EUR ⁶⁾	0.35	0.35	0.46	0.46
Equity/share, EUR ⁶⁾	3.95	4.10	3.75	3.95
Average issue-adjusted number of shares ^{5,6)}				
basic	156,867,527	156,867,527	130,247,085	130,247,085
diluted	156,867,527	156,867,527	130,247,085	130,247,085
Issue-adjusted number of shares at the end of period	156,890,289	156,890,289	156,846,091	156,846,091

4) The figure does not include properties commissioned and acquired during the fiscal year.

5) Own shares held by the company (1,903,373 shares) are excluded from the number of shares.

6) Share related indicators have been adjusted for the rights issue in fall 2016.

Reported**BREAKDOWN OF FINANCIAL ASSETS AND LIABILITIES December 31, 2016**

The following table provides a list of the groups of financial assets and liabilities used for valuation in accordance with IAS 39.

EUR Million	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortized purchase price	Financial assets/ liabilities measured at fair value	Total	Fair value of financial assets/ liabilities
Assets measured at fair value						
Available-for-sale investments						
Available-for-sale quoted financial assets (level 1)		0.7			0.7	0.7
Available for sale non-quoted financial assets (level 3)			0.8		0.8	0.8
Other non-current receivables	-0.2				-0.2	-0.2
Total	-0.2	1.5			1.2	1.2
Current assets						
Trade and other receivables						
Sales receivables	4.8				4.8	4.8
Other current receivables	7.0				7.0	7.0
Cash and cash equivalents	128.0				128.0	128.0
Derivatives					0.0	0.0
Interest rate swaps (level 2)					0.0	0.0
Total	139.8				139.8	139.8
Non-current liabilities						
Financial liabilities recognized at amortized cost						
Non-current finance lease liabilities (level 2)			30.0		30.0	30.1
Non-current interest-bearing liabilities (level 2)			795.8		795.8	778.3
Non-current non-interest-bearing liabilities (level 2)			2.6		2.6	2.6
Other non-current liabilities			38.1		38.1	38.1
Total			866.6		866.6	849.1
Current liabilities						
Financial liabilities at fair value through profit or loss						
Derivatives						
Interest rate swaps, meeting the criteria for hedge accounting (level 2)				19.6	19.6	19.6
Financial liabilities recognized at amortized cost						
Current finance lease liabilities			3.4		3.4	3.4
Other current interest-bearing liabilities			130.6		130.6	130.6
Trade and other payables			45.1		45.1	45.1
Purchase price liabilities			7.0		7.0	7.0
Total			186.1	19.6	205.7	205.7

Re-stated**BREAKDOWN OF FINANCIAL ASSETS AND LIABILITIES December 31, 2016**

The following table provides a list of the groups of financial assets and liabilities used for valuation in accordance with IAS 39.

EUR Million	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortized purchase price	Financial assets/ liabilities measured at fair value	Total	Fair value of financial assets/ liabilities
Non-current financial assets						
Assets measured at fair value						
Available-for-sale investments						
Available-for-sale quoted financial assets (level 1)						
		0.7			0.7	0.7
Available for sale non-quoted financial assets (level 3)						
		0.8			0.8	0.8
Other non-current receivables						
	-0.2				-0.2	-0.2
Total	-0.2	1.5			1.2	1.2
Current assets						
Trade and other receivables						
Sales receivables						
	4.8				4.8	4.8
Other current receivables						
	7.0				7.0	7.0
Cash and cash equivalents						
	128.0				128.0	128.0
Derivatives						
Interest rate swaps (level 2)						
				0.0	0.0	0.0
Total	139.8				139.8	139.8
Non-current liabilities						
Financial liabilities recognized at amortized cost						
Non-current finance lease liabilities (level 2)						
			30.0		30.0	30.1
Non-current interest-bearing liabilities (level 2)						
			795.8		795.8	778.3
Non-current non-interest-bearing liabilities (level 2)						
			2.6		2.6	2.6
Other non-current liabilities						
			70.3		70.3	70.3
Total			898.7		898.7	881.3
Current liabilities						
Financial liabilities at fair value through profit or loss						
Derivatives						
Interest rate swaps, meeting the criteria for hedge accounting (level 2)						
				19.6	19.6	19.6
Financial liabilities recognized at amortized cost						
Current finance lease liabilities						
			3.4		3.4	3.4
Other current interest-bearing liabilities						
			130.6		130.6	130.6
Trade and other payables						
			45.1		45.1	45.1
Purchase price liabilities						
			7.0		7.0	7.0
Total			186.1	19.6	205.7	205.7

Reported

BREAKDOWN OF FINANCIAL ASSETS AND LIABILITIES September 30, 2017

The following table provides a list of the groups of financial assets and liabilities used for valuation in accordance with IAS 39.

EUR million	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortized purchase price	Financial assets/ liabilities measured at fair value	Total	Fair value of financial assets/ liabilities
Non-current financial assets						
Assets measured at fair value						
Available-for-sale investments						
Available-for-sale quoted financial assets (level 1)		0.7			0.7	0.7
Available for sale non-quoted financial assets (level 3)		0.8			0.8	0.8
Other non-current receivables	-0.3				-0.3	-0.3
Total	-0.3	1.4			1.1	1.1
Current assets						
Trade and other receivables						
Sales receivables	2.0				2.0	2.0
Other current receivables	6.6				6.6	6.6
Cash and cash equivalents	39.3				39.3	39.3
Derivatives						
Interest rate swaps (level 2)					0.0	0.0
Total	47.9				47.9	47.9
Non-current liabilities						
Financial liabilities recognized at amortized cost						
Non-current finance lease liabilities (level 2)			21.3		21.3	21.4
Non-current interest-bearing liabilities (level 2)			763.8		763.8	767.4
Non-current non-interest-bearing liabilities (level 2)			2.8		2.8	2.8
Other non-current liabilities			50.3		50.3	50.3
Total			838.1		838.1	841.8
Current liabilities						
Financial liabilities at fair value through profit or loss						
Derivatives						
Interest rate swaps, meeting the criteria for hedge accounting (level 2)				10.8	10.8	10.8
Financial liabilities recognized at amortized cost						
Current finance lease liabilities			3.2		3.2	3.2
Other current interest-bearing liabilities			99.4		99.4	99.4
Trade and other payables			34.6		34.6	34.6
Purchase price liabilities			3.3		3.3	3.3
Total			140.6	10.8	151.4	151.4

Re-stated

BREAKDOWN OF FINANCIAL ASSETS AND LIABILITIES September 30, 2017

The following table provides a list of the groups of financial assets and liabilities used for valuation in accordance with IAS 39.

EUR million	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortized purchase price	Financial assets/ liabilities measured at fair value	Total	Fair value of financial assets/ liabilities
Non-current financial assets						
Assets measured at fair value						
Available-for-sale investments						
Available-for-sale quoted financial assets (level 1)		0.7			0.7	0.7
Available for sale non-quoted financial assets (level 3)		0.8			0.8	0.8
Other non-current receivables	-0.3				-0.3	-0.3
Total	-0.3	1.4			1.1	1.1
Current assets						
Trade and other receivables						
Sales receivables	2.0				2.0	2.0
Other current receivables	6.6				6.6	6.6
Cash and cash equivalents	39.3				39.3	39.3
Derivatives						
Interest rate swaps (level 2)					0.0	0.0
Total	47.9				47.9	47.9
Non-current liabilities						
Financial liabilities recognized at amortized cost						
Non-current finance lease liabilities (level 2)			21.3		21.3	21.4
Non-current interest-bearing liabilities (level 2)			763.8		763.8	767.4
Non-current non-interest-bearing liabilities (level 2)			2.8		2.8	2.8
Other non-current liabilities			76.2		76.2	76.2
Total			864.0		864.0	867.7
Current liabilities						
Financial liabilities at fair value through profit or loss						
Derivatives						
Interest rate swaps, meeting the criteria for hedge accounting (level 2)				10.8	10.8	10.8
Financial liabilities recognized at amortized cost						
Current finance lease liabilities			3.2		3.2	3.2
Other current interest-bearing liabilities			99.4		99.4	99.4
Trade and other payables			34.6		34.6	34.6
Purchase price liabilities			3.3		3.3	3.3
Total			140.6	10.8	151.4	151.4

ALTERNATIVE PERFORMANCE MEASURES USED IN TECHNOLIS FINANCIAL REPORTING

EPRA Net asset value	Re-stated	Reported	Re-stated	Reported
EUR million	Sep 30,	Sep 30,	Dec 31,	Dec 31,
	2017	2017	2016	2016
Equity to parent company shareholders	693.6	717.9	662.1	693.0
Items affecting comparability:				
- Hedging reserve	-6.1	-6.1	-13.0	-13.0
+ Deferred taxes from investment properties	73.9	47.0	64.4	32.8
- Equity related bond	74.2	74.2	74.2	74.2
Net asset value	699.4	696.8	665.2	664.5