

The image shows the front cover of a report. The background is a close-up photograph of a red brick wall. A large, white, semi-circular graphic element is positioned on the left side, partially overlapping the brick wall. The word 'RENOR' is printed in a serif font, with 'RE' in orange and 'NOR' in blue, located in the upper left corner. The title 'Annual Review 2009' is written in a white, sans-serif font, centered on the right side of the cover. Faint, white, geometric line patterns are overlaid on the lower-left portion of the brick wall, within the white semi-circle.

RENOR

Annual Review 2009



Renor in a nutshell

Renor is a creative and personal Finnish real estate company that owns, develops and leases business premises, where clients enjoy their work and are successful. Renor owns several large former industrial properties, which it is developing for new usage.

Main properties

- Asko area, Lahti (www.askonalue.fi)
- Finlayson area, Forssa (www.finlaysonalue.fi)
- Karistonkulma, Hämeenlinna (www.karistonkulma.fi)
- PMK building, Tampere (www.pmktalo.fi)
- Porin Puuvilla, Pori (www.porinpuuvilla.fi)
- Tikkurilan Silkki, Vantaa (www.tikkurilansilkki.fi)
- WSOY building, Porvoo (www.wsoytalo.fi)

Key figures

Market value of the property portfolio	EUR 152 million
Return on market value	8%
Leasable area.....	approx. 370,000 m ²
Unused building rights.....	approx. 365,000 m ²
Number of personnel	38

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From the CEO

Renor achieved its financial targets for 2009, and the disposal of several small properties, apartments and pieces of land contributed to this. Leasing operations experienced a loss of tenants as had been forecast, but the economic recession did not otherwise affect the financial result.

The financial investments made during the year were mainly expenditure on premises for new tenants. These included constructing the business premises for the newspaper "Satakunnan Kansa" in Porin Puuvilla, the premises in the Asko area for Lakes to move into, and the youth centre Zentra in the WSOY building in Porvoo. The Lakes and Zentra projects are continuing in 2010. Elsewhere Renor only carried out essential repairs. In the Asko area in Lahti the work continued of clearing up the surroundings and improving the appearance of the area. The Asko area has become much tidier, and demand for leasing is rising encouragingly.

At Puuvilla, marketing continued of the retail premises in the shopping centre that is to be built there, and the costs of alternative parking schemes were examined. The 40,000 m² shopping centre will comprise a new building and will also utilize some of the old industrial buildings. The overall cost for the project is some EUR 100 million. Renor aims to use solutions that are ecofriendly, financially viable and energy-saving. A new application that utilizes heating and cooling energy obtainable from the ground is being tested at Puuvilla. An energy piling trial was carried out on the site for the shopping centre, which will help assess the system's heat and cooling capacity.

The Finlayson area in Forssa has plenty of vacant premises now that the textile industry has terminated its operations there, and filling these will demand particular creativity. Renor is looking into the financial viability of expanding the care home Hoivakoti Pumpuli and building senior apartments. The competitive situation in the care sector has changed significantly as the financial situation has deteriorated for local authorities.

The zoning plan makes it possible to use Tikkurilan Silkki for many different purposes, such as loft apartments, offices, a hotel or service and senior apartments, but the final decision has not been made about the use of the premises.

In the WSOY building in Porvoo, Renor works extensively with the City of Porvoo: the property has become a sort of service centre for the people of Porvoo, housing a youth activity centre, a music school, a family clinic and a legal aid office, to name just a few of the tenants.

Due to the late cycle nature of the property business, 2010 is expected to be financially a more difficult year than the previous year and the net profit to be smaller. During the five years that Renor has been in business it has sold those of its property assets



Each of our properties has its own identity and we have succeeded in our goal of highlighting their special features.

that it planned to dispose of. For this reason the company will not probably record capital gains in 2010, for it has almost achieved its sales targets.

May I thank our customers for a successful partnership and for their confidence in our company. I would also like to thank our skilled and committed personnel for their enthusiasm and hard work. I am convinced that Renor's properties, with their different identities, will continue to develop positively, even though economic recovery in the real estate sector is slow.

Kari Kolu, President and CEO



Renor's business

Renor is a creative and personal Finnish real estate company that owns, develops and leases business premises, where clients enjoy their work and are successful. Renor's business also includes buying and selling properties.

The real estate assets had a market value on 31 December 2009 of EUR 152 (152) million. Leasable floor space totalled 370,000 m² and unused building rights 365,000 m². Renor owns the following major industrial and business properties: Asko area (Lahti), Porin Puuvilla (Pori), Finlayson area (Forssa), WSOY building (Porvoo), PMK building (Tampere), Tikkurilan Silkki (Vantaa), Karistonkulma (Hämeenlinna) as well as office buildings and industrial properties in the Helsinki metropolitan area. Renor purchased no new properties during 2009.

Each of the property complexes owned by Renor has its own identity, which derives from the industry that has functioned there. The dye works and weaving mills of the textile industry were built towards the end of the 1800s of fireproof brick, on two or three floors, after the British model. The big windows ensured that the large production halls obtained sufficient light. After industrial operations ceased, the factory areas in Pori, Lahti and in the Finlayson area in Forssa stood empty, until the renovation of the properties began and the search for new businesses started in the 1990s. Renor's

goal is to arouse dormant factory communities and turn them into dynamic, financially viable communities. The properties are located in central areas in towns and have good transport connections.

Property development

Asko area

Development of the Asko area continued in cooperation with the City of Lahti. The city is giving priority to the area around the railway station. It has started planning for a travel centre connected to the station and has taken the decision to build a new fire station along Mannerheiminkatu street in 2011–2012. Renor has applied to the city for bus services to be re-routed through the Asko area as they used to be, to make it easier for those working in the area to get to work.

Renor is starting to plan a covered, lit walkway from the railway station subway to the Asko 2 building. This will improve access from the station to the Asko area. The work of tidying up

Renor owns several large former industrial properties that it is developing for new usage. The properties have their own, often well established identity and use is made of local expertise in managing them.

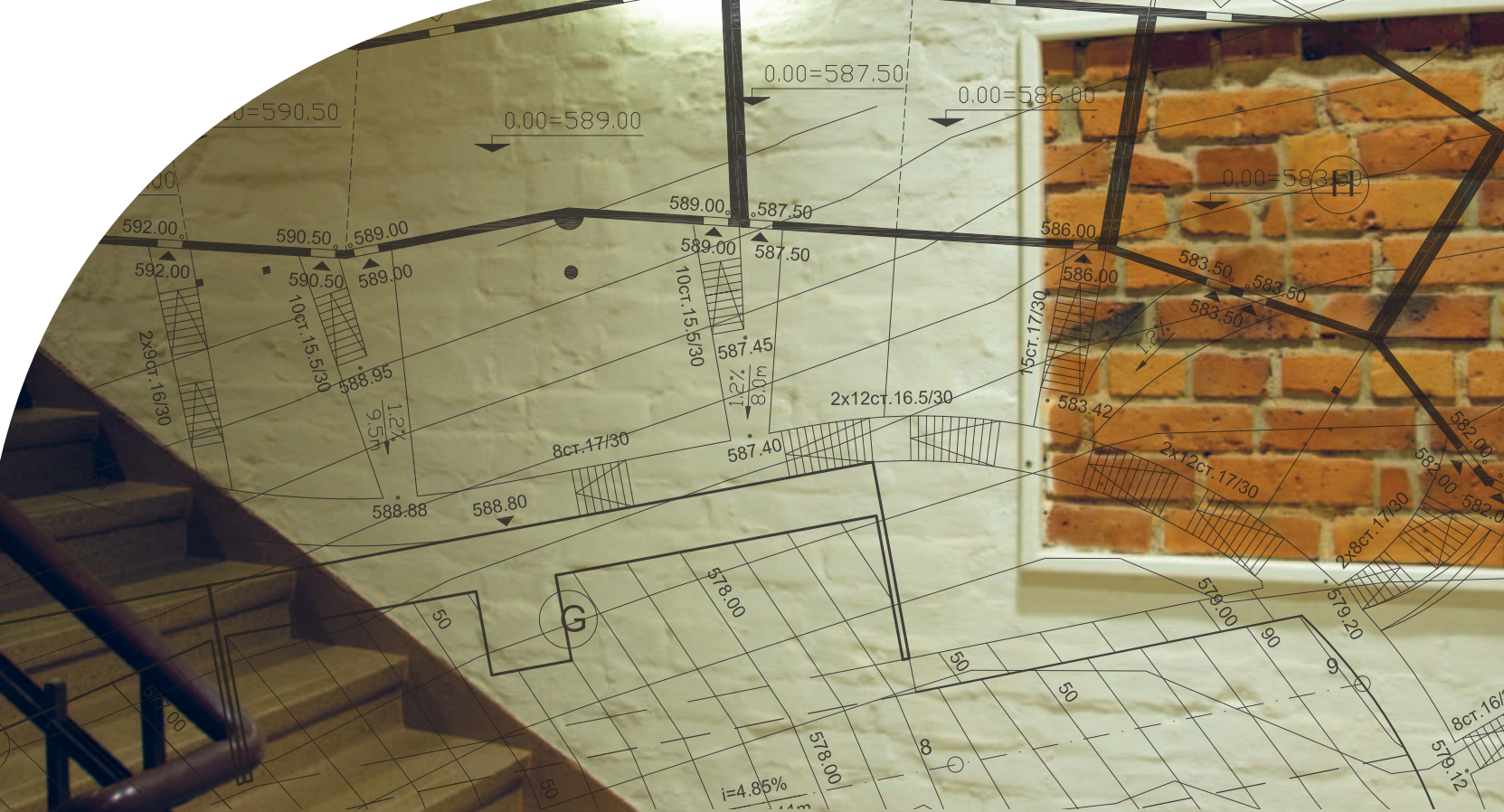
the area continues. The compressor room in the foundry courtyard was pulled down, the soil underneath it was replaced, and a parking area was built there. A new entrance replacing the goods reception area and waste room will be completed at the beginning of March 2010 in the inner courtyard of the Asko 2 building.

Porin Puuvilla

When the newspaper "Satakunnan Kansa" moved into Porin Puuvilla in July, this showed that Puuvilla had finally been accepted as part of the centre of Pori. It was a major step forward in reducing the distance over the Pori bridge in people's minds. During the year the main focus in property development was on the Puuvilla shopping centre. The objective is to make Puuvilla not just a complex with office, educational, cultural and retail premises but also a city centre area with a strong focus on public services. Alongside the health centre and occupational health services located in the area, it is possible to provide premises for a library and other local and central government services. The people of Pori could then carry out all their business quickly and flexibly under the same roof in Puuvilla. Renor is currently examining and testing eco-friendly energy solutions that could be used in heating and cooling the new shopping centre.

Finlayson area, Forssa

In Forssa the focus was on managing the challenges posed by the ending of textile industry production and the considerable reduction in rental income resulting from this. The premises leased to Finlayson Oy for logistics purposes demonstrated that Forssa and the Finlayson area are suitable even for large scale logistics operations. Several plans were made during the year for different usages for the production halls that are largely empty. The business operations moving into the buildings in the near future are short-term in nature and only require minor investments, so the rent can be set at a low level. The expansion to the physiotherapy centre in the Old Weaving Mill shows that for an entrepreneur to build a viable business in Forssa, they need to be bold, have a long-term approach, and must be able to respond to demand and also arouse demand for their services.



Tikkurilan Silkki

Developments at Tikkurilan Silkki remain moderate, due to the state of the housing market and also to the major investments needed by the buildings that are being preserved. Any change would require a major user or for the market to pick up clearly. Silkki provides a unique opportunity for those looking for individual solutions, but finding a sufficiently large homogeneous customer group is challenging. Structural engineers have examined the possibility of using some of the two-storey buildings for office or similar work without rebuilding the foundations. Profitable usage would make it possible to make significant investments in other parts of Silkki. Parts of Tikkurilan Silkki were leased mainly for use as artisan studios or warehouses.

WSOY building

Zentra, the youth activity centre, obtained an outstanding location in the WSOY building in Porvoo thanks to close cooperation between the city's youth work and Renor. A multipurpose, practical environment for all sorts of youth activities will be completed in March 2010 in ground floor premises with a distinctive character. Effective, long-term cooperation with the city was a prerequisite here as well. The challenge in Porvoo is parking. The issue of parking in the centre will probably only be finally solved on a larger scale when an underground car park is built.

Decontaminate soil at former industrial sites

Long-term cooperation with Uponor Corporation has brought good results in minimizing the harmful environmental impact at Renor's different properties. As a rule these have been old industrial properties sold by Uponor Corporation to Renor, where the soil has for decades been subjected to various degrees of contamination by industry. The objective of this cooperation has been to anticipate future needs in decontaminating the areas in the spirit of an environmental approach, not simply minimum compliance with the requirements imposed by the authorities. This five year partnership has functioned very smoothly, and the results in the locations of the factories speak for themselves. Decontamination projects carried out systematically and with due care for the environmental impact mean that the factory areas can be used safely for a wide range of purposes and increase the wellbeing of people in the areas.

The environment and soil at former industrial plants were exposed over the decades to contamination mainly from industrial processes and heavy goods traffic. Under the agreement signed in 2004, Uponor takes responsibility for the costs of decontaminating the soil at the properties sold to Renor. By the end of 2009, altogether EUR 8 million had been invested in decontaminating different areas. The estimated cost for the entire project is some EUR 12 million. The main means of decontamination is the replacement of soil

in areas contaminated with oil or heavy metals. Renor has the areas examined and works in cooperation with Uponor and a consultant in the field. The scope and nature of the environmental damage vary from place to place. Cleaning up metal industry sites is usually more demanding than textile industry areas. The project is drawing to a close concerning the properties purchased from Uponor. The Asko area in Lahti, where the Asko and Upo furniture and domestic appliance factories and the Foundry were located, is the largest area that has been decontaminated. The Tikkurilan Silkki area will be due for decontamination when the usage of the area has been decided.

The contaminated soil is taken to officially approved reception points for further treatment that depends on the degree of

contamination. Renor tries to minimize the environmental impact of transportation by conveying contaminated soil to the nearest collection point. Material that can be decontaminated by incineration is taken to the Ekokem plant, near Riihimäki. After incineration the soil can for example be used in landscaping areas in infrastructure construction.

The most recent major decontamination project is for the shopping centre project in Porin Puuvilla. The cellars of the buildings pulled down in the area were full of building waste and other rubbish. Contaminated soil has been removed from an area of almost two hectares that is now ready for construction and new usage.

Renor's property assets

Renor owns properties in Forssa, Hämeenlinna, Lahti, Pori, Porvoo, the Helsinki metropolitan area and Tampere. Renor also owns individual retail and residential properties and land areas that are for sale.

Renor's property assets have a total leasable area of 370,000 m² and the occupancy rate is 65%. The premises are offices and retail, industrial and warehouse premises. The property port-

folio had a market value at the end of 2009 of some EUR 152 million. The properties give an 8% return on market value.

Renor signs fixed term and open-ended leases. The rents are tied to the cost of living index and are revised in line with changes in the index once a year.

Summary of properties

Properties	Location	Leasable area, m ²	Occupancy rate, % of area	Number of lease agreements	Unused building rights, m ²
Asko area	Lahti	126,573	70	212	250,000
Finlayson area	Forssa	84,815	31	86	4,700
Porin Puuvilla	Pori	62,820	66	120	85,500
WSOY building	Porvoo	25,500	82	107	
PMK building	Tampere	17,675	99	115	
Ansatie	Vantaa	11,848	100	1	4,300
Perstorp	Heinola	11,348	72	3	16,400
Tikkurilan Silkki	Vantaa	11,149	74	100	4,000
Porin Askokylä	Pori	6,551	87	11	660
Karistonkulma	Hämeenlinna	4,715	100	1	
Höyläämötie 3	Helsinki	2,988	82	11	
Hämeentie 29	Helsinki	2,212	99	17	
Total		368,194	65	784	365,000

Asko area, Lahti

Office, production and warehouse premises 127,000 m²

Occupancy rate 70%

Unused building rights 250,000 m²

Number of customers 174

In the renaissance of the Asko area, positive factors have been its location close to the railway station and the fast rail connection to the Helsinki metropolitan area. The journey from Helsinki to Lahti and the Asko area takes just 45 minutes.



The Asko area in Lahti is Renor's largest site, with altogether 127,000 m² of leasable premises. Interest in the area is growing all the time and the number of clients is rising. The property comprises the former Asko and Upo production plants, where industrial activities ended completely in the 1990s.

Interest in the premises in the Asko area has increased, although it takes somewhat longer to make leasing decisions and clients are looking for more economical solutions. About 1,000 people work in the area or visit it on business daily. Points in its favour are the location and the large volume of property, which makes it possible to provide premises that meet different needs. Renor is developing the services in the area, and the proportion of wellbeing services is on the increase.

Regeneration of Asko area continues

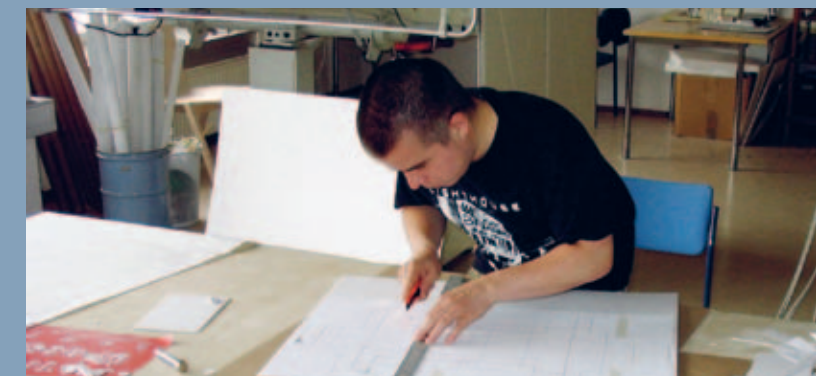
Renor is developing the area in close cooperation with the City of Lahti. The parking area for 400 vehicles in front of the Asko 2 building is in heavy use. The Foundry has parking places for 220 cars, and in 2009 another 60 parking places fitted with electricity sockets for car engine heaters were built. Effective public transport connections are on the request list, for at present there is no public transport to the

area. Renor is continuously improving the environment and is looking for new, innovative and eco-friendly solutions for cooling, heating and to reduce CO₂ emissions. In autumn 2009 the old compressor hall and heating plant building on the southern side of the Foundry were pulled down, and soil polluted with oil was removed. A new entrance, with foyer areas, is being built to the stairways in the inner courtyard of the Asko 2 building.

New premises and clients

A major new client is Lakes Oy, the Lahti Regional Development Company, which is moving its operations into 700 m² premises in Asko 2 in March 2010. Lakes has 25 employees. The Lahti new business centre will move into adjacent premises, offering business start-ups financing and other services. Xtravaganza, a well-being service company, started operating in premises in Asko 2 with almost 300 square metres. Altogether 550 square metres of high quality office premises were built for IBS Iteron and Kiinteistöhallinta SKH in Asko 2. In December 2009 construction began of 530 m² of production premises for Dinoto Oy, a food sector company, in Asko 2, and they should be ready in March 2010.

At the Design and Media service centre (DF), young designers work with more experienced designers, and receive requests for work from industry and businesses. At the moment, nine young designers are working in DF. The managing director of DF, Olli Pilpola, states that the location in the old furniture factory in the Asko area is the best possible. Those working there are surrounded by the old traditions, and the very walls are a testimony to Finnish industrial design. The future looks bright for design in Lahti. The Institute of Design in Lahti is a place of learning for design and the media with an international reputation. Much is expected from the cooperation with the Aalto University, for the Lahti area will obtain two new professors of industrial design from there. A strong design culture is being created in Lahti.



La Hest, which makes jewellery and other design objects, moved into the Foundry in the summer. Empower Oy moved all its office personnel together in the office wing of the Foundry in the Asko area.

Logistics companies are interested in the Foundry, because it can also provide sufficient space outside for heavy goods vehicles.

Renor in Design Foundation Finland

In November 2009 the Design Foundation Finland was set up, a centre for design and innovation, by the City of Lahti, Lahden Teollisuusseura (Lahti Industrial Association) and 14 companies including Metso, Rautaruukki, L-Fashion Group, Isku and Renor. The foundation maintains the Design and Media service centre, where small and medium size businesses can utilize the expertise of industrial designers. It is hoped to form a design and media cluster in the Asko area that will function as a regional centre of excellence. Activities include product industrialization with the aid of industrial design and media. The project is being funded by the EU, the Finnish government and the Regional Council of Päijät-Häme.

Porin Puuvilla

Office, production and warehouse premises 63,000 m²
Occupancy rate 66%
Unused building rights 85,500 m²
Number of clients 85

Porin Puuvilla (the Pori cotton mill) forms a lively, youthful environment for a range of activities, where businesses also have premises. This diversity ensures the availability of financial resources and good services as a basis for continuous development.

For Porin Puuvilla, 2009 was a year of planning and visions. Progress was made in the planning of the over 40,000 m² combined shopping, cultural and entertainment complex Puuvilla, and the search for partners in the project continues. If construction begins in 2010, the complex will be completed in 2012. The move by the newspaper "Satakunnan Kansa" to Puuvilla was a major step, as the main media in the region crossed to the other side of the River Kokemäenjoki. Business and expertise in various fields are represented in Puuvilla: clients include the Pori University Consortium with its five universities, the Satakunta regional council, and the fourth estate, represented by Satakunnan Kansa.

The economic recession slowed down the flow of new clients to Puuvilla to a certain extent. There is a continuous need for fairly small office premises, but the depth of the buildings makes 500 m² or larger offices the most practical to build in Puuvilla.

Puuvilla has some 63,000 m² of leasable floor space and 85 clients. The regional council, engineering offices, various professions such as sheet iron workers and carpenters, furniture manufacturers, beauty and health care services, property maintenance, accounting companies, consultants, IT companies and a dancing school all function in the area. The sizes of the premises vary from just a few square metres to premises with

several thousand square metres of space. When the shopping complex is ready, the area will contain 100,000 m² of leasable premises.

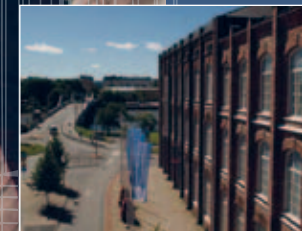
Puuvilla has become a cultural heritage site

Porin Puuvilla is one of the most significant cultural heritage sites in Finland. Anna Sivula from the Pori University Consortium, with funding from the Academy of Finland, is plotting the life of Porin Puuvilla and how it has changed from its old industrial environment into a modern, diverse centre for business, science, government and culture. According to Ms Sivula, society only starts to value a property after its historical value has been recognized. Many parties are involved in the cultural heritage process: central government, regional government, local citizens, non-governmental organizations, museum sector bodies, and the users and owner of the buildings. Sivula's study reveals that changing the identity of the city from an industrial to a post-industrial city is a slow process. This is after all a change in mindset that is linked to the whole image of the city. It is also partly a question of mourning, for at one time Porin Puuvilla was an integral part of the daily lives of thousands of people in Pori. It was by far the biggest employer in the city, and employed women in particular, and for nearly 100 years

Prizzpoint provides wide range of services

Prizztech Oy, the service centre of the Pori University Consortium, is a business unit of the university consortium that functions as landlord and support service organization for the consortium, and serves the users of the premises in many different areas, such as purchasing, competitive tendering and communications.

Prizzpoint Oy, which is owned by Prizztech, is responsible for a broad range of services. Kari Kukkonen, CEO at Prizzpoint, says that the centre puts purchases out for competitive tendering and coordinates the University Consortium's communications. Renor as owner of the property provides the basic services, and Prizzpoint extends the service palette. The service centre also publishes an internal online magazine and the www-site for the consortium, and produces business reviews, general brochures and advertising for student marketing.





Finlayson area Forssa

Office, production and warehouse premises 85,000 m²
Occupancy rate 31%
Unused building rights 4,700 m²
Number of clients 51

The old Weaving Mill in the Finlayson area is ideal for a wide range of well-being activities.

The Finlayson area in Forssa is one of the best preserved industrial milieus in Finland. The site covers almost 18 hectares and has altogether 85,000 square metres of leasable space and 51 clients. Renor has been refurbishing the spacious production halls and turning them into tailored, distinctive business premises since 2000. A centre for health care and wellbeing services has spring up in the Old Weaving Mill, which now houses a care home, medical clinic, dental surgery, occupational health clinic, physiotherapist's and keep fit centre. An extension to the care home and senior apartments are also planned for the Old Weaving Mill. The natural beauty of the location by the River Loimijoki and the wealth of services available form an excellent environment for business operations. The area is also ideal for logistics companies, for the yard area is large enough for articulated lorries. The change in the zone planning for the Makasiiniranta area

was approved in Forssa, so the cotton warehouse built in 1962 can be pulled down.

The Prisma shopping centre adjacent to the Finlayson area in the centre of Forssa will be finished in 2010, and with the existing Citymarket and Tarjoustalo stores will offer a wide range of services and shopping opportunities. It is hoped that this will give a boost to the area. Textile production ended in the area during 2009 and this resulted in many production hall, office and warehouse premises becoming vacant.

Hoivakoti Pumpuli provides sheltered accommodation
Hoivakoti Pumpuli Oy, which provides a wide range of care services and sheltered accommodation, has functioned in the Old Weaving Mill for more than a year. The care home has received extensive

positive feedback about its business concept, and many care sector companies and public sector organizations have come to have a look at Pumpuli. The care home has 16 residential places with a higher level of sheltered accommodation, and the residents include self-paying clients and those for whom the services are purchased by local authorities. The home aims to intensify its marketing and in particular it will try to increase the proportion of services purchased by local authorities.

During 2009 Pumpuli was approved as a service provider of residential care for disabled war veterans by the Finnish State Treasury. In addition, Pumpuli is an approved service provider for the local authorities in the Forssa region and for the City of Helsinki's service coupons.

WSOY building Porvoo

Office, production and warehouse premises 25,500 m²
Occupancy rate 82%
Unused building rights 1,700 m²
Number of clients 111



With its great variety and central location, the WSOY building offers outstanding possibilities for a wide range of businesses.

The WSOY building is located right in the heart of Porvoo, and this central location is a factor in why numerous public sector services and organizations have found premises for their activities in this historical building. The WSOY building has become as it were a centre for a broad range of services, a place that is familiar to the people of Porvoo and that is easy to get to. The building has altogether 25,500 square metres of leasable premises and 111 clients. The City of Porvoo and other public sector organizations account for about half of the leased premises.

Zentra, an activity centre for young people, will move into 1,000 square metre premises in the WSOY building in Porvoo in the first half of 2010. The street-level premises in the centre of the town are ideal for youth work. The young people have participated in fitting out the centre and planning the activities. There are practical facilities for creative work, music and various courses in the WSOY building. Zentra will have its own theatre area, coffee bar and separate quiet rooms for girls and boys.

Wide range of clients

The property provides premises for Porvoo's family clinic, the "Do it" wood and metal workshops for young people, a Service Centre run by the Employment Service, the Porvoo Regional Music College, the Porvoo hospital's psychiatric polyclinic, a Legal Aid office, a nursing college, the Laurea polytechnic and the Jäntti art collection. Kärkulla – a disability trust and rehabilitation organization for the Swedish-speaking mentally handicapped –, the Defence Forces' service desk serving those in national service from the Itä-Uusimaa region, and the City of Porvoo's Occupational Health Service have likewise obtained premises in the WSOY building. WSOY's book archive, customer service and the publisher's own bookshop are still located in the building. Cinemas, restaurants and different service sector companies bring added variety to the property.

Tenant turnover was high in 2009 especially in the smaller premises. The biggest expenditure was building the Zentra premises for EUR 1.3 million. The alterations for the music college were also completed during the year.

The shortage of parking facilities remains a serious problem at the WSOY building. Various solutions have been examined. The options are a multi-storey car park on the neighbouring piece of land, building parking places in the inner courtyard of the WSOY building and underground, or that Renor would participate in the construction of parking facilities and an air shelter.



PMK building, Tampere

Office, production and warehouse premises 17,500 m²
Occupancy rate 99%
Number of clients 115

The PMK building is linked to Tampere's industrial history and is part of the common memory of Tampere.

The PMK building in the Tammela district of Tampere is located about half a kilometre from the railway station. The fully-leased property has 17,700 square metres of premises and 115 clients, who represent different business sectors. The sizes of the leased premises range from 10 to 4,500 square metres. The clients include a keep fit gym, handicrafts school, printing press, a store selling photocopiers, an office supplies store, artisan studios and warehouses. Veter, the largest veterinary surgery in Tampere, has 450 square metre premises at street level, where specialists carry out key hole surgery and other operations, allergy tests and heart checks. The surgery treats 15,000 dogs, cats, ferrets and other pets each year.

The PMK building is linked to Tampere's industrial history and especially to the textile industry, which until the 1940s was the largest industrial sector in Tampere. In 1950 the textile mills employed almost 10,000 people. Renor has restored an exact replica of the original PMK illuminated sign to the roof of the building, to remind the inhabitants of Tampere of the history of the building.

The PMK building was built in 1938 as the sales office and central warehouse for the cotton mills. PMK marketed the cotton products of five textile mills as its own PMK collection for more than 40 years. When the sales office ceased operations in the 1980s, the property was converted into commercial premises, stores and offices.

Jarl Eklund designed the 8-storey red brick building as a central warehouse that also contained offices. The side of the building by the railway was curved, and one special feature was a branch railway that ran into the warehouse, so products could be loaded straight onto the railway wagons. The low height of some of the warehouse rooms, where materials were processed by hand, places restrictions on reusing the premises.



Karistonkulma, Hämeenlinna

Office, production and warehouse premises 4,700 m²
Occupancy rate 100%
Number of clients 1

The Ministry of Justice has leased the entire Karistonkulma property.

Renor purchased the Karistonkulma property, built in 1928 for the printing press and offices of Karisto Oy, in 2007. The Ministry of Justice has leased the entire property since 1980, including the extension to the building built in 1992. The Hämeenlinna district court and district enforcement authority are based in the older part of the property, and the Hämeenlinna administrative court in the newer. The different courts handle cases concerning the residents of the Kanta-Häme, Pirkanmaa and Central Finland districts. About 90 people work in the offices and there are four courtrooms. The leased

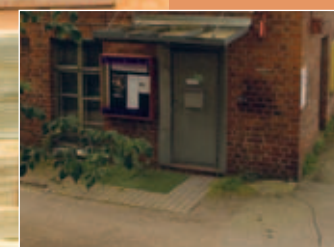
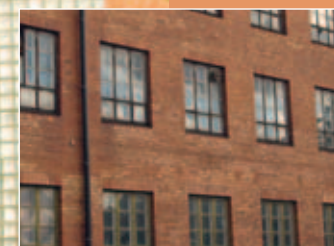
area is some 4,700 square metres. In 2009 Renor installed a cooling system in all the rooms in the building, which has improved the working conditions in a building that is otherwise in good condition. The cost of this investment was EUR 600,000. The project was carried out with smooth cooperation and at the request of the customer, without having to empty the offices. The property has a central location and good transport connections, and is also easy to get to by public transport.

The Hämeenlinna area is an attractive target for investment not only for its location but also because of its key position in government. Hämeenlinna is an old garrison town and centre of government and culture, and two million Finns live within 150 kilometres of the city, within its sphere of influence. Hämeenlinna itself has 67,000 inhabitants. Hämeenlinna is one of Renor's priority areas and in the long term the company aims to increase its property assets in the area.



Tikkurilan Silkki

Office, production and warehouse premises 11,000 m²
Occupancy rate 74%
Unused building rights 4,000 m²
Number of clients 100



According to the architect Elli Maalismaa, who is responsible for zone planning for central Vantaa, the work of developing Tikkurila, the main centre of Vantaa, has been going on since 2000. The goal is to retain a human scale, in which the new and old buildings form an interlacing network. Tikkurila, with about 5,000 inhabitants, is the most densely inhabited area in Vantaa and contains the second largest concentration of jobs in the city after the airport. Already effective transport connections will become even better when the ring railway direct link to the airport and the Tikkurila travel centre are completed. The travel centre will house a bus and coach terminal, retail premises and a hotel. Tikkurila is the administrative centre of Vantaa and is being developed in line with this status.

Tikkurilan Silkki by the River Keravanjoki is a part of Vantaa's urban landscape of great value.

Tikkurilan Silkki (the old silk mill) is located in the centre of Tikkurila by the River Keravanjoki. The Theatre Vantaa has functioned in the property for several years now and the theatre with its 100 seat auditorium has established itself in the cultural life of Vantaa. Various services are represented in the former industrial property, such as a day nursery, a hairdresser, barber, physiotherapist and a dancing school. One of the most recent clients is the Heureka Science Centre, which has leased 450 m² of premises for assembling exhibitions. The property also contains plenty of storage space, and the central location means that users have been found for this. The total leasable area is some 11,000 m² and there are 100 clients. The location and good transport connections by car, bus and train make the property attractive even though it is only in satisfactory condition.

Tikkurilan Silkki is an important part of Vantaa's historic core

Tikkurilan Silkki is part of Vantaa's historic core, which is located by the River Keravanjoki. The area, an urban landscape of great value, contains the red brick buildings of the Tikkurilan Silkki industrial plant and the Söderling mill, Villa Söderbo, the Tikkurilankoski industrial milieu, the old Tikkurila station, the Jokiniemi agricultural research centre and the Vernissa community centre. The Heureka Science Centre, which according to the latest plans will expand to the eastern side of the railway, is also linked to the area, which dates from different periods of time and contains a variety of smaller entities. The silk mill and its riverside parks, the rapids and their surroundings, Vernissa and Heureka reinforce the identity and image of the whole of Vantaa.

Tikkurilan Silkki's cultural environment on the banks of the river provides development potential, but the whole area requires major work. The park-like outdoor area needs a common plan. The technical condition of the Silkki buildings makes the property a financial

challenge, and its final usage has not yet been decided. Some of the former industrial buildings are protected and they need complete renovation, in part because the foundations have sunk. Tikkurilan Silkki is built on clay soil. Some of the buildings are in such poor condition that they will have to be pulled down, and 3,200 m² of new premises, possibly for apartments, can be built to replace them. There are many options for using the property, such as loft apartments, offices, a hotel or a care home.

The Tikkurilan Silkki mill buildings were built over the period 1934–1965. The buildings from the 1930s were designed by the engineer Herman Kues and the more recent parts by the architect Matti Finell. Under the new zone plan, planning and building on the site must comply with the original urban planning principles. The style and materials used in construction must blend in with their surroundings and not spoil the character of the buildings, which are of historic value or of significance for the milieu. One problem with the area is the shortage of parking facilities.

Board of Directors and owners

Renor's Board of Directors has seven members: Heikki Hyppönen (chairman), Niilo Pellonmaa (deputy chairman) and Hannu Katajamäki, Timo Kokkila, Kari Kolu, Jyrki Ojanen and Jarmo Rytilahti.

Heikki Hyppönen, Niilo Pellonmaa, Hannu Katajamäki, Ilpo Kokkila, Kari Kolu, Jyrki Ojanen and Jarmo Rytilahti own 89.5 per cent of Renor's shares through their companies. Janne Larma owns the remaining 10.5 per cent through his company.

Board of Directors

From left: Kari Kolu, Heikki Hyppönen, Hannu Katajamäki, Niilo Pellonmaa, Jarmo Rytilahti, Timo Kokkila and Jyrki Ojanen



Personnel and management

At the end of 2009 Renor employed 38 people (2008: 38) and the average number of personnel during 2009 was 40 (41). The company had 11 (10) women employees and 27 (28) men. The average age of personnel was 52 (50) years and the average length of employment was 20 (19.8) years. One new employee joined Renor during 2009.

Renor's strengths lie in its broad offering of different types of premises, local knowhow and ownership with a face. The company's personnel are committed experts. Renor has six offices and each office has a head of real estate, between one and three maintenance persons, and a property assistant who are locally responsible for properties. The heads of real estate have a broad job description: they are responsible for leasing property, and for its maintenance and development. Renor has personnel in Group administration working in Helsinki, Lahti and Tampere in development and marketing, in financial and human resources management, and in senior management.

Group administration

Kari Kolu, President and CEO
Hannu Katajamäki, Executive Vice President
Mika Hartikka, Senior Vice President, Finance
Jarkko Leinonen, Senior Vice President, Property Development

From left: Kari Kolu, Jarkko Leinonen, Mika Hartikka and Hannu Katajamäki



Property

Forssa

Juha Avellan, Property Manager
Sinikka Ajanko, Property Assistant

Hämeenlinna

Arto Nieminen, Property Manager
Kaarina Yläräkkola, Property Assistant

Lahti

Timo Väisänen, Property Manager
Kaarina Yläräkkola, Property Assistant

Pori

Kalevi Halminen, Property Manager
Birgit Kynäslähti, Property Assistant

Porvoo

Pekka Kunnas, Property Manager
Sinikka Ajanko, Property Assistant

Tampere

Arto Nieminen, Property Manager
Kaarina Yläräkkola, Property Assistant

Vantaa

Hanna Nurminen, Property Manager
Kaarina Yläräkkola, Property Assistant

Renor Ltd 2009 summary

EUR 1,000

Consolidated income statement	I Jan.–31 Dec. 2009	I Jan.–31 Dec. 2008
Rental income	20,623	19,847
Property expenses	–8,860	–9,773
Net operating income	11,763	10,074
Depreciation, amortization and value adjustments	–569	–3,095
Administrative expenses	–1,945	–1,806
Profit from disposal of properties	2,404	1,467
Loss from disposal of properties	–131	0
Operating profit	11,522	6,640
Financial expenses	–1,554	–2,615
Profit before taxes	9,968	4,025
Income taxes	–1,716	–1,049
Profit for period	8,252	2,976
Consolidated balance sheet	31 Dec. 2009	31 Dec. 2008
Investment properties	101,739	95,289
Receivables	1,364	1,544
Cash and cash equivalents	1,070	337
Total assets	104,173	97,170
Share capital	28,290	23,546
Minority interest	368	368
Non-current liabilities	67,713	63,044
Current liabilities	7,802	10,212
Total shareholders' equity and liabilities	104,173	97,170
Interest-bearing debt, total	69,227	67,749
Consolidated cash flow statement	I Jan.–31 Dec. 2009	I Jan.–31 Dec. 2008
Cash flow from operating activities before financial items	10,360	8,211
Net financial items	–1,730	–2,853
Taxes paid/received	–981	–819
Net cash from operating activities	7,649	4,539
Investments in properties	–7,896	–13,909
Proceeds from disposal of properties and investments	3,010	2,315
Net cash from investing activities	–4,886	–11,594
Cash flow from financing activities	–2,030	6,292
Cash flow	733	–763



History

- 1930– Forssa cotton industry merges with Oy Finlayson Ab
- 1973 Porin Puuvilla merges with Finlayson
- 1985 Asko acquires most of Finlayson
- 1999 Oy Uponor Ab merges with Asko Oyj. The name is changed to Uponor Oyj
- 2000 Uponor establishes Asko Kiinteistöt Oy
Pori University Consortium begins in the Porin Puuvilla area
- 2001 Asko Kiinteistöt changes its name to Renor Oy
- 2004 Nine Finnish investors acquire Renor from Uponor
- 2005 Renor acquires the WSOY building in Porvoo
- 2007 Renor acquires Karistonkulma Oy in Hämeenlinna
- 2008 General plan completed, permitting a shopping centre with up to 50,000 m² in Porin Puuvilla
The care home Hoivakoti Pumpuli, in which Renor is a minor shareholder, starts operations in the Finlayson area

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