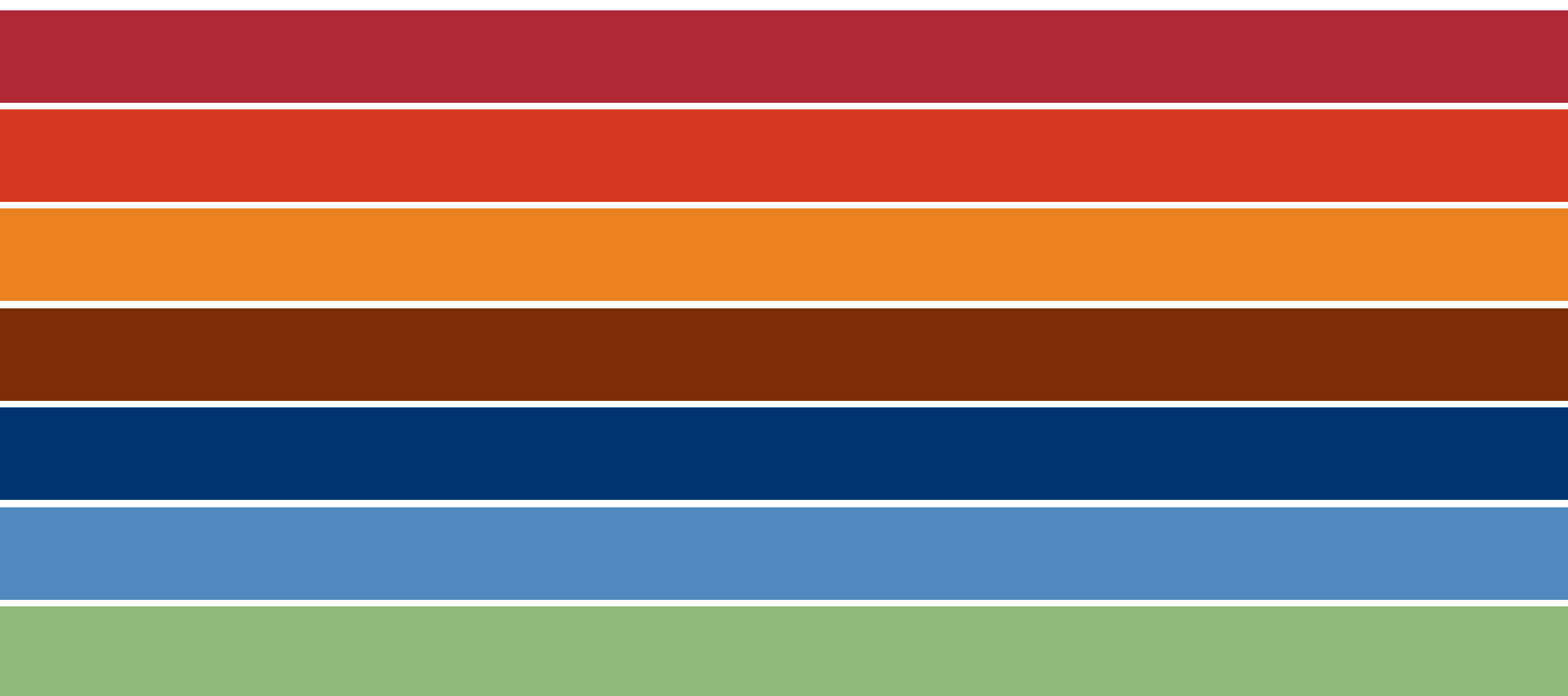


RENOR

ANNUAL REVIEW 2011





Renor is a Finnish real estate company with a human face that owns, develops and leases business premises in which clients enjoy their work and are successful. Renor owns several large former industrial environments and is developing these for new usage in accordance with the principles of sustainable development.

Main properties

 ASKONALUE		www.askonalue.fi
 PUUVILLA		www.porinpuuvilla.fi
 FINLAYSONALUE		www.finlaysonalue.fi
 PMKTALO		www.pmktalo.fi
 WSOYTALO		www.wsoytalo.fi
 KARISTONKULMA		www.karistonkulma.fi
 TIKKURILAN SILKKI		www.tikkurilansilkki.fi

Key figures

Market value of property assets	EUR 154 million
Return on market value	7%
Leasable area	approx. 354,000 m ²
Unused building rights	approx. 365,000 m ²
Number of personnel.....	36

Contents

From the CEO	2	Karistonkulma, Hämeenlinna	16
Renor's business	4	Helsinki Metropolitan area	18
Asko area, Lahti	6	Board of Directors and owners	20
Puuvilla, Pori	8	Management Team and personnel	22
Finlayson area, Forssa	10	Renor Ltd 2011 summary	24
WSOY building, Porvoo	12	History	
PMK building, Tampere	14		

From the CEO



For Renor, 2011 was a successful year of change. The company managed to achieve the targets for its core business very well, and the financial performance was better than had been anticipated. President and CEO Timo Valtonen is now piloting Renor with a fresh vision.

” Renovated industrial heritage buildings in accordance with sustainable development

Renor has a unique philosophy on the Finnish real estate market: We have a passion for old industrial milieus that are put to new use. We believe that our business is an outstanding way of promoting sustainable development. Renor has been developed under the present business model since 2004, and my predecessor Kari Kolu has succeeded in establishing Renor firmly on the Finnish real estate market. Our goal now is to further build up the business through property development operations.

Active business development brings results

During 2011 the number of Renor's clients increased and the occupancy rate remained unchanged from the previous year. Business activities in 2011 included major investments in changing the usage of existing premises and in refurbishing the property portfolio.

Leasing activities and related projects especially at the Asko area in Lahti have made excellent progress. We have also raised our occupancy rates and obtained new tenants for our properties in Pori and Forssa. Unfortunately, despite our previous expectations, we failed to get the Puuvilla shopping centre project in Pori underway.

In connection with the change of CEO, we started to renew our owner strategy. We are now working on updating the business strategy for the coming years. One of our key activities in 2012 is in fact strategy planning, through which we will further develop our business to meet the needs of present and future tenants. As part of this, we are recruiting new key personnel to strengthen our team.

Strong position in challenging market

The general economic uncertainty has made our business environment more challenging. The economic crisis in the euro area, with its impact on the financial market, creates uncertainty in the sector. The overall economic situation has not directly affected Renor's business, but we are closely monitoring developments in the economy, bearing in mind future development projects.

The property market in Finland is also in a state of waiting and is challenging: 2011 was the quietest year for business in the 2000s. The market is currently waiting for the euro zone crisis to subside. Renor is not worried about the situation however, for the business property market has remained active. We are still able to offer business premises at competitive rates and turn them into tailored property solutions for the needs of customers.

The tightening of environmental legislation in the property sector is another factor that is changing our field of business. Renor considers this above all as an opportunity to further develop its properties.

Bright future ahead

For Renor, prospects in 2012 look positive. One key goal is to move into the implementation phase of the Puuvilla project in Pori. In addition, we are continuing our active leasing efforts at all our properties and planning new uses for them. We are actively looking out for potential properties. We are monitoring opportunities not only in the domestic market but also in developing regions close to Finland, although international expansion is not on the agenda at the moment.

I believe that Renor's business operations still have their best years ahead of them. People are only beginning to genuinely appreciate the value of these historical properties, and we are proudly developing our property portfolio.

I would like to thank our clients for their confidence in Renor. I also wish to thank Kari Kolu for his extremely valuable and successful work in steering Renor to its present position, and I wish him all success in his new business activities. In addition, I express my warm thanks to Renor personnel for their work and efforts during the past year and to the owners for the smooth cooperation with them. This provides a firm foundation for moving on towards new opportunities.

Timo Valtonen
President and CEO

Renor's business

Renor is a Finnish real estate company that owns, develops and leases business premises. Most of the properties owned by Renor are historic industrial sites, and these are creatively converted into practical, distinctive centres for business, services, art and culture.

Renor's properties

Renor owns properties in Forssa, Hämeenlinna, Lahti, Pori, Porvoo, in the Helsinki metropolitan area and in Tampere. The properties are office, commercial, industrial and warehouse premises. Renor also owns individual commercial premises and plots of land that are for sale.

Total leasable area: 354,000 m²

Occupancy rate: 58%

Market value of properties on 31 December 2011: EUR 154 million

Return on market value of properties: 7%



One goal in Renor's business operations is to renew its property development activities: to take advantage of the development potential in existing properties and initiate major new investment projects. Historic buildings are the object of constantly increasing interest, and their central location adds to their appeal.

Each of the property complexes owned by Renor has its own identity, which derives from the specific industrial operations that used to take place in them. After the industrial operations closed down, many industrial sites were left largely vacant and were under-utilised, until Renor began to do up the properties and find new businesses to operate in them. The company's strategic intent has in fact been to convert dormant industrial sites into properties that enliven the urban environment and are financially viable.

Concepts to serve customer business operations

Renor wishes to develop space utilisation solutions and create new concepts that support the business operations of customers. Assisted by a network of partners, the company aims to develop services and concepts that will enable it to better respond to customer needs – whether this means meeting ready needs or creating solutions together.

The Puuvilla shopping centre project being planned in Pori is an outstanding example of a concept developed with partners, that is being refined in line with customer needs. Similarly, an environment for care home services has been developed in the Finlayson area in Forssa.

Sustainable property development

An important element in Renor's business is to develop properties in accordance with the principles of sustainable development. Refurbishing old properties for new purposes is the reuse of existing resources at its best.

The company is also investing in new energy solutions that not only conserve the environment but also give financial savings. Renor has carried out studies and implemented systems utilising ground water in the cooling of properties and geothermal heat at sites that are suitable for this.

Winds of change – and improving the old

Renor's biggest property complex, the Asko area in Lahti, obtained many new tenants in 2011, and the investment projects in the area were completed. The Supreme Administrative Court approved the zoning for the Moisioinkatu area, which will make it possible in the future for Renor to develop the area and sell plots of land. Renor is also actively participating in the City of Lahti's development project for the area beside the railway, which aims to develop travel services and the city district more generally.

In Pori, Renor continues to work actively on the Puuvilla shopping centre project. The site will form a unique complex that will create a ground-breaking active city district centre in the Satakunta region: an area that combines public and educational services, business, office premises and a shopping centre.

In the Finlayson area in Forssa Renor is actively involved in expanding the operations of the Hoivakoti Pumpuli care home. The project made considerable progress in 2011, and the new, extended premises are being taken into use at the beginning of 2012. Zoning of the railway yard in Tampere is in progress, and this will give Renor the possibility of obtaining extensive additional building rights, mainly for residential property.

”

Renor aims to be the leading and most highly regarded expert in developing historic property on the Finnish real estate market.



Office, production and warehouse premises 127,000 m²
Number of clients 215
Occupancy rate 57.7%
Unused building rights 250,000 m²

ASKO AREA Lahti



The Asko area is in terms of finance the most important of Renor's sites and covers the biggest area. Its strong points are the excellent location next to Lahti railway station, the fast direct rail connection to the Helsinki metropolitan area and to St. Petersburg, and the large volume of property that can offer premises to meet various needs. The area appeals to players in different sectors, and the number of clients has risen steadily. The location in respect of transport and the distinctive premises that can be tailored to specific needs make the Asko area unique.

Premises renovated in accordance with the wishes of Metsä Group

Altogether 50 people work in the new premises of Metsä Group in the Asko area, in timber purchasing, selling plywood, selling Finnish wooden products, and in the construction project department. When we were looking for new premises we wanted to continue our operations in premises of major cultural and historical importance and in a good location – the Asko area was the natural choice! Renor is a flexible partner: we obtained premises designed specifically for our needs, for which we chose the colour schemes and materials. Maintenance and service needs are also met quickly and smoothly.

Maria Grahl, Marketing Coordinator, Metsä Group

Renor provides premises designed specifically for the needs of the customer

Record year for property development

Renor is putting much effort into developing the Asko area: it has become a thriving centre for business and government, culture and wellbeing services.

During 2011, 5,800 square metres of new business premises were built in the Asko area, and these premises all have leases. Extensive repairs were carried out to the roof of the Asko 2 building, replacing all the roof structures to bring them in line with current regulations. A new parking area for 460 cars was also built on the eastern side of the Asko 2 building, which improves the traffic situation and makes life easier for visitors to the area. Closely linked to the development of the Asko 2 building is the development project to be carried out in 2012, which will open a market place in the heart of the building: connected with this will be the core functions in the building, restaurants, conference facilities and service companies. The market place will enable more effective use of the building.

A district cooling network was built in the Asko area, using the groundwater in the area for cooling the properties. Renor carried out extensive studies into utilising this potential in order to significantly improve the energy efficiency of the properties in the area. There are still plenty of premises in the Asko area that can be tailored to the needs of tenants.

Developing the area in cooperation with the City of Lahti

The City of Lahti has launched an extensive development project, and in connection with this is holding a town planning contest for developing the areas around the railway station and the travel centre. This area extends to the area owned by Renor, and the company is actively involved in the development project.

In 2011 the Supreme Administrative Court confirmed the zoning of Moisioinkatu Street in the Asko area for residential use. This makes it possible to build residential accommodation and sell plots of land in the area.



LOCAL HISTORY

Aukusti Avonius began series production of furniture in Lahti in 1918. Production expanded over the years into domestic appliances. Asko Corporation grew out of these businesses, and later became Uponor Plc. Most of Asko's and Upo's industrial operations ended in the 1990s. The Asko area comprises 40 hectares of land and several factory complexes. When Renor became owner of the Asko area, clearing of the industrial site began and property development began in the area.



Office, production and warehouse premises 63,000 m²
Number of clients 80
Occupancy rate 56.5%
Unused building rights 85,500 m²

PUUVILLA Pori



Puuvilla is located in the Isosanta district of Pori on the banks of the River Kokemäenjoki. The area comprises several buildings, and the most important of these are the imposing old spinning mill building and the head office. Puuvilla has become the biggest business, education and leisure centre in the Satakunta region. The area still has plenty of unused building rights, and a major part of these is reserved for the shopping centre project being developed jointly by Renor, Ilmarinen and Skanska.

Property development gives clients service from the same outlet

Prizztech Oy is a Satakunta development organisation whose main task is to promote the competitive standing of the region and its business through development projects and programmes. Our company is currently going through a period of upheaval: the regional business development company Porin Seudun Kehittämiskeskus Oy POSEK and Yrityspalvelu Enter, which provides consulting services for start up companies, were merged with us. Both Prizztech and Enter have had premises in Puuvilla since 1999. As we looked for new premises for our combined operations, Renor helped us obtain large new premises that provide what we need: working under the same roof, a central location and close contact with the Pori University Consortium help us in our work.

Risto Liljeroos, Managing Director, Prizztech Oy

We work in partnership with the customer in developing our premises

Puuvilla is Renor's most significant development project

Renor Oy, in cooperation with Ilmarinen and Skanska, is developing a large shopping centre in the former cotton mill area. Tens of thousands of square metres of retail and office premises are planned for Puuvilla. The original plan was to start the Puuvilla shopping centre project in 2011, but unfortunately this goal was not achieved. The most important goal in Pori in 2012 is to get the project properly underway.

Through the shopping centre project it is planned to turn the Puuvilla area into a city district centre that forms a unique complex: it will provide public services, education services, business activities and offices, as well as a new style shopping centre that will combine brick walls with the patina of time and modern solutions in a unique way.

Renor has put much effort into developing an alternative energy solution for the shopping centre. This solution utilizing geothermal energy is a key element in the environmental efficiency of the site, and it will reduce the carbon footprint and energy costs.

Developing leased premises for the needs of clients

At Puuvilla, 2011 was an eventful year: several major tenants moved out, but the premises were leased again very successfully. At the end of the year there was no vacant office space at Puuvilla.

One of the biggest new tenants is the Satakunta development company Prizztech Oy, which needed larger premises due to a reorganisation. The Porin Seudun Kehittämiskeskus Oy (Pori Region Development Centre) POSEK and the business service Yrityspalvelu Enter were merged with Prizztech. Suitable premises were found at Puuvilla for the expanded operations.



LOCAL HISTORY
Gustav Efraim Ramberg established the Porin Puuvillatehdas (Pori cotton mill) in 1898. The old spinning mill, the weaving mill, and the head office and residential buildings built in the 1930s are of cultural and historical importance. Finlayson acquired Porin Puuvilla in 1973. Askto Group became the owner of Finlayson in the 1980s, and later Renor Oy became owner of the property. Finlayson's factory operations ended in 1994. A major step in the development of the area was when the University Consortium of Pori moved into the property in 1999.

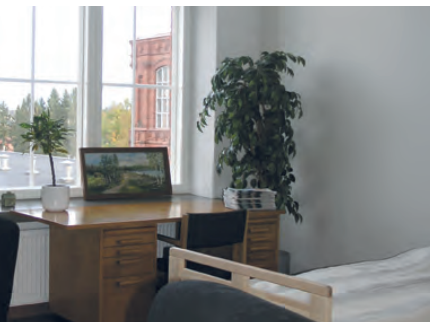


Office, production and warehouse premises 73,000 m²
Number of clients 95
Occupancy rate 42.8%
Unused building rights 4,700 m²

FINLAYSON AREA Forssa



The Finlayson area in Forssa on the bank of the River Loimijoki is one of the best preserved factory milieus in Finland. The area comprises the Old Weaving Mill forming a wellbeing, care service and office complex, the Finlayson area factories and a logistics centre. The large premises provide excellent facilities for logistics companies: vehicles can be driven into the large industrial buildings, and the extensive loading and parking areas suitable for heavy goods vehicles are located beside excellent transport connections.



Working together for practical premises for Terveystalo

Terveystalo Forssa (Forssa Health Company) offers a wide range of high quality health services: general practitioners and specialists, laboratory and imaging tests, as well as nutrition therapy and the services of a psychologist. We have been located in the Finlayson area since August 2004. We were able right from the start to work with Renor in designing our business premises, and these have been enlarged three times as we have wished. Our maintenance men are without equal, and cooperation with Renor has been trouble-free in every respect.

Leena Laine, Local manager, Terveystalo Forssa

Our maintenance personnel are the best in town

Attractive factory milieu by the river

The Finlayson area is one of Renor's most attractive properties. Renor has been renovating the spacious factory halls and creating tailored distinctive premises since 2000. The well maintained brick buildings provide elegant offices for a variety of businesses. The appeal of the area was boosted by the nearby cluster of shops that was enlarged in 2010 and now includes Prisma, K-citymarket and Tarjoustalo.

Solutions to the space requirements of various clients

Renor has been actively involved with the Hoivakoti Pumpuli care home in developing the care home service environment and expanding the office premises. Pumpuli doubled the size of its premises during 2011, and the new premises were taken into use at the beginning of 2012.

A new logistics company started in the Finlayson area early in 2012. The client chose the Finlayson area in Forssa because Renor was able to offer suitable and flexible premises that met the client's needs for furniture storage and logistics premises.

The Finlayson area still has vacant premises that Renor is developing, looking into new usages and concepts for the needs of existing and potential clients.

The City of Forssa has continued the work of revising the town plan for the Forssa Finlayson area. Renor has several planning and development projects for properties in Forssa in the pipeline. The most important of these relates to the revision of the town plan for the textile mill. This plan is expected to come into legal effect during 2012. The purpose of this work is to update the plan so that it corresponds with current and anticipated future usage. The plan will also specify the conservation goals affecting the area.



LOCAL HISTORY

The Finlayson area is a major site protected by the National Board of Antiquities. The area's history goes as far back as 1849, when Forssan Puuvillan Kehruu Yhtiö (Forssa Cotton Spinning Company) was established. A few years later the Wiksberg cotton weaving mill was set up. The Old Weaving Mill, which is of cultural and historical importance, was established in Forssa in 1878 by the British architect Edward Potts. The area later played a major role in the development of the city of Forssa. Renor became owner of the Finlayson area through the Asko Group, which acquired Finlayson in the 1980s.



Office, production and warehouse premises 25,500 m²
Number of clients 97
Occupancy rate 78.5%
Unused building rights 1,700 m²

WSOY building Porvoo



The WSOY building in Porvoo is a well-functioning commercial and service centre in the heart of the city. With its diversity and central location the property offers excellent facilities for a variety of activities: dozens of companies and numerous public sector organisations offer a wide range of services.



Extension provides spacious premises with a uniform appearance for children's psychiatric outpatient clinic

The Porvoo children's psychiatry outpatient clinic of the hospital district of Helsinki and Uusimaa HUS has functioned in the WSOY building for about 10 years. We serve 0–13 year-old children and their families in the Porvoo hospital district with various psychiatric and neuropsychiatric problems. The high rooms in the WSOY building give us space to breathe. We are very pleased that it was possible to connect the extra premises we needed directly to the existing premises: that means we can make use of the same treatment rooms and staff facilities. Renor also used the same designers for the extension, so the premises have a uniform overall appearance. The repairs for the extension were carried out briskly and in a good spirit of cooperation.

Merja-Maaria Turunen, Chief Physician, Children's psychiatry outpatient clinic

Long-term collaboration with partners ensures our properties retain a uniform appearance even when alterations are made

Cluster of different organisations

The WSOY building lies in a very central location in the heart of Porvoo, and this is one reason why an extremely wide ranging cluster of public services has found suitable premises in this building of cultural and historical importance. The property also provides facilities for various service sector businesses, such as restaurants and a cinema.

Active leasing activities

During 2011 WSOY building personnel were kept busy by the active turnover of clients. A few larger clients moved elsewhere, but the vacant premises were leased again actively. Kunto-Werner (fitness

centre) and Porvoo Hierojakoulu Oy (masseur school) were major new tenants, and the HUS Children's Psychiatry outpatient department expanded its operations.

After the departure of the Laurea Polytechnic, a large auditorium became vacant in the basement of the WSOY building, and this was adapted and enlarged to meet the needs of a new theatre tenant. This shows that Renor is able with quite a small effort to adapt its premises for completely new purposes. The opening performance was held in the theatre in February 2012.

During 2011 repairs started on the roof, and these will continue in spring 2012.



LOCAL HISTORY

The history of WSOYTALO goes back to 1890, when Louis Sparre, a resident of Porvoo, started the operations of the Iiris works. The works made unique ceramics and furniture. Werner Söderström Osaakeyhtiö purchased the property for its publishing operations in the 1920s, and it became the most modern printing works in the Nordic countries. Renor purchased the WSOY building in 2005.



Office, production, retail, fitness and warehouse premises 17,500 m²
Number of clients 103
Occupancy rate 98%

PMK building Tampere



The PMK building – Puuvillatehtaiden Myyntikonttori (cotton mills' sales office) functioned until the 1970s as the sales office and central warehouse for the cotton mills. Today the property is a major office and business complex: about 100 companies in different sectors function in the fully leased property. The building is extremely important historically, for its architecture and in the urban landscape, and is protected by the Act on the Protection of Buildings.



Flexible leased premises for Tammelan Talotekniikka

Tammelan Talotekniikka Oy focuses on technical building systems for retail, office and production premises. The location of the PMK building is excellent for our business. Renor has provided the premises at reasonable costs and has been extremely flexible: as our business has grown our premises have been enlarged twice to meet our needs. Cooperation has been easy and trouble free and I can recommend Renor as a landlord.

Heikki Meriluoto, Department Manager, Tammelan Talotekniikka Oy

The locations of our properties serve the needs of customers

Historical property offers a wide range of different premises

The PMK building is located in the Tammela district of Tampere, about half a kilometre from the railway station. The property is mainly suitable for retail and office premises and for storage premises for these. The property offers premises for a variety of needs, from 10 square metre offices to 2,000 square metre warehouses. A fitness centre, veterinary surgery, printing press and handicraft school are some of the businesses represented there.

The PMK building is part of the industrial history of Tampere, and in particular the textile industry, which until the 1940s was the biggest industrial sector in Tampere. Renor has put a precise copy of the original PMK neon sign back on the roof of the building, to remind the people of Tampere of the building's past.

Town planning creates additional building rights for residential accommodation

The City of Tampere is currently carrying out zoning of the railway yard, and this affects Ratapihankatu Street. Renor's PMK building will probably be protected in the town plan. It is also possible that Renor will obtain additional building rights of some 8,000 square metres, mainly for offices and residential accommodation.

If this new town plan comes into being, it will make it possible to build new office and residential buildings beside the PMK building.



LOCAL HISTORY

Finnish cotton mills set up a joint sales office, PMK, in 1932 as they were being squeezed by competition. The first part of the PMK building was built in 1938 and it was extended in 1956. The property was designed by the architect Jarl Eklund. The cotton products from five textile mills were marketed for more than 40 years as the PMK collection. When the sales office ceased operations in the 1980s, the property was converted into a commercial, retail and office building. Renor became owner of the PMK building through the Asko Group, which acquired Finlayson in the 1980s.

KARISTONKULMA

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

KARISTONKULMA Hämeenlinna



Karistonskulma is located in the centre of Hämeenlinna, on the corner of Raatihuoneenkatu Street and Arvi Karistonskatu Street. The building, which was built in 1928 as the printing works and business premises for Karisto Oy, is leased in its entirety to the Ministry of Justice: the Hämeenlinna District Court, the district enforcement authority and the Hämeenlinna Administrative Court function there.



Landlord with initiative creates a satisfied client

The court house functioning at Karistonskulma started out in the mid-1980s, when what was then the Hämeenlinna City Court and the Hämeenlinna enforcement authority moved into the property. The building was extended at the start of the 1990s, and the Häme Provincial Court, nowadays the Hämeenlinna Administrative Court, moved in. So we have been functioning for a long time in the same building. When Renor became our landlord in 2007, we were surprised when they immediately wished to meet us and on their own initiative wanted to start to modernise the property. Service has been excellent right from the start, and we are very happy tenants.

Martti Oksanen, Administrative Director, Hämeenlinna Administrative Court

We keep our properties up-to-date and modern

Long-term tenant gives stability

The Karistonskulma property is leased in its entirety to the Ministry of Justice, which has been the tenant on the property since 1980. The Ministry of Justice also took over the extension that was built in 1992. The Hämeenlinna District Court and district enforcement authority function in the older part of the property and the Hämeenlinna Administrative Court in the newer part.

The courts at different levels handle issues for the Kanta-Häme, Pirkanmaa and Central Finland regions. Some 90 people work in the

office section. There are four courtrooms. The property is in a central location, has good transport connections, and can be easily reached by public transport.

Hämeenlinna is an old government, culture and garrison town, and two million Finns live in its sphere of influence within a 150 kilometre radius of the city. Hämeenlinna is in fact one of Renor's priority areas, and in the long term the company aims to increase its property assets in the area.

LOCAL HISTORY



The history of Karistonskulma goes back to the 1920s, when Arvi A. Karisto ordered the work of designing the building on the eve of the global financial crisis. The building was taken into use in 1928 as the printing works and business premises of Karisto Oy. The printing press was the third largest in its time. In the 1980s printing activities were transferred elsewhere, and there were offices and restaurants in the building. In 1992 a new part was built on to the building. The Finnish Cultural Foundation sold the entire share stock of Karistonskulma Oy to Renor Oy in 2007.



Office, production and warehouse premises 11,149 m²
Number of clients 106
Occupancy rate 67.4%
Unused building rights 4,000 m²

Helsinki metropolitan area



Renor owns three properties in the Helsinki metropolitan area. Tikkurilan Silkki in Vantaa forms a centre for different activities, where some 100 clients have their operations. Renor also owns properties at Höyläämötie 3 in Pitäjänmäki in Helsinki and at Ansatie 3 in Ylästö in Vantaa.

Alfa Laval’s business operations benefit from logistically outstanding premises

Alfa Laval Vantaa Oy, which has its operations in the property at Ansatie 3 in Vantaa, makes air heat exchangers for all kinds of commercial and industrial cooling and heating systems. Growth in the developing countries and environmental conservation will enable our business to grow in the future as well. Our long history with Renor goes back to the days of the Asko Group, when the property built by our old owner and in which we are still operating, was acquired by Asko. Renor has been a good partner to discuss matters with and has renovated the property in line with our needs over the years.

Jyrki Lindholm, Managing Director, Alfa Laval

Höyläämötie 3

Office, production and warehouse premises 2,988 m²
Number of clients 7
Occupancy rate 77.4%

Ansatie 3

Office, production and warehouse premises 11,848 m²
Number of clients 1
Occupancy rate 100%
Unused building rights 4,300 m²

Final use for historical Tikkurilan Silkki is still open

Tikkurilan Silkki (the old silk mill) in Vantaa has a central location in the heart of Tikkurila by the River Keravanjoki. The premises particularly favour small companies that appreciate good transport connections and premises with their own distinctive style.

The present town plan allows for many different uses, but both the old factory buildings and the whole area will require major work. Most of the Silkki buildings that are of cultural and historical value will be renovated retaining their distinctive features, but some buildings that are in very poor condition can be replaced with new buildings that will be designed to fit in with the existing buildings. In 2011 the work started on renewing 1,200 square metres of roof on the Tikkurilantie Road side of the building. The final usage for the property is still undecided. Renor continues to look into different potential uses for the property.

Production and office premises at Höyläämötie

The property owned by Renor is in a good location in Pitäjänmäki in Helsinki at Höyläämötie 3. The property provides premises for production and office use. The building was built in 1958 and was renovated at the beginning of the 2000s. Alterations have been made to the property in line with client needs.

Long-term tenant at Ansatie

The production and office property owned by Renor at Ansatie 3 in Vantaa is located close to Aviapolis and the Helsinki/Vantaa airport. The property was built in 1980 and is leased long term to Alfa Laval Vantaa Oy for its industrial operations.

The large plot of land still has unused building rights. Renor is negotiating with the client about any development needs for the property.

LOCAL HISTORY



Established in 1933, Tikkurilan Silkki Oy, originally called Suomen Silkkiteollisuus Oy, represented a new field in the textile industry in Finland that was based on the use of viscose. The Silkki factory properties were built at different phases over the period 1934–1965. Those built in the 1930s were designed by the engineer Herman Kues and the more recent parts by the architect Matti Finell. The mill ceased operations in 1988, when manufacture of Finn Marin flags was transferred elsewhere. Tikkurila had by then merged with Finlayson. Renor became owner of Tikkurilan Silkki because Finlayson had merged with the Asko Group in the 1980s. The Höyläämötie 3 property was built in 1958 and Ansatie 3 in 1980.

Board of Directors and owners



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

Board of Directors

Renor's Board of Directors has seven members:
Heikki Hyppönen, Chairman of the Board
Niilo Pellonmaa, Deputy Chairman of the Board
Hannu Katajamäki
Timo Kokkila
Kari Kolu
Jyrki Ojanen
Jarmo Rytilahti

Owners

Renor Oy is owned by the following people through their companies:
Heikki Hyppönen
Niilo Pellonmaa
Hannu Katajamäki
Kari Kolu
Jyrki Ojanen
Jarmo Rytilahti
Janne Larma
Ilpo Kokkila

Management Team and personnel



From left: Timo Valtonen, Irma Savolainen, Risto Hänninen, Mika Hartikka and Hannu Katajamäki

Management Team

Timo Valtonen, President and CEO
Hannu Katajamäki, Executive Vice President
Mika Hartikka, Senior Vice President, Finance
Irma Savolainen, Legal Counsel
Risto Hänninen, Senior Vice President,
Property Development

Personnel

At the end of 2011 Renor employed 36 (38) people, and 10 (11) of these were women and 26 (27) men. The average number of personnel at Renor during the year was 39. The average age of personnel was 52 (52) years and the average length of employment was more than 22 (22) years. Two new employees joined Renor during 2011.

Renor's personnel are committed experts. Each site has a Property Manager, between one and five maintenance persons, and a Property Assistant, who are locally responsible for the properties. The Property Managers 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 and Lahti in development and marketing, in financial and human resources management, and in senior management.

Property



Forssa, Finlayson area
Juha Avellan, Property Manager
Sinikka Ajanko, Property Assistant



Hämeenlinna, Karistonkulma
Arto Nieminen, Property Manager
Kaarina Yläräkkola, Property Assistant



Lahti, Asko area
Timo Väisänen, Property Manager
Kaarina Yläräkkola, Property Assistant



Pori, Puuvilla
Kalevi Halminen, Property Manager
Birgit Kynäslahti, Property Assistant



Porvoo, WSOY building
Pekka Kunnas, Property Manager
Sinikka Ajanko, Property Assistant



Helsinki metropolitan area
Hanna Nurminen, Property Manager
Kaarina Yläräkkola, Property Assistant



Tampere, PMK building
Arto Nieminen, Property Manager
Kaarina Yläräkkola, Property Assistant

Renor Ltd 2011 summary

1,000 euro

Consolidated income statement	1 Jan.–31 Dec. 2011	1 Jan.–31 Dec. 2010
Rental income	19,312	20,129
Property expenses	–9,562	–10,027
Net operating income	9,750	10,102
Depreciation and amortization	–3,873	–3,876
Administrative expenses	–1,760	–1,753
Profit from disposal of properties	718	915
Loss from disposal of properties	–10	–40
Operating profit	4,825	5,348
Financial expenses	–1,752	–1,381
Profit before taxes	3,073	3,967
Income taxes	–285	–856
Profit for period	2,788	3,111

Consolidated balance sheet	31 Dec. 2011	31 Dec. 2010
Investment properties	146,425	97,439
Receivables	1,439	962
Cash and cash equivalents	84	3,553
Total assets	147,948	101,954
Share capital	59,797	27,920
Minority interest	368	368
Non-current liabilities	6,266	66,152
Current liabilities	81,517	7,514
Total shareholders' equity and liabilities	147,948	101,954
Interest-bearing debt, total	72,359	67,666

Consolidated cash flow statement	1 Jan.–31 Dec. 2011	1 Jan.–31 Dec. 2010
Cash flow from operating activities before financial items	7,488	9,296
Net financial items	–1,515	–1,278
Taxes paid/received	–37	–1,391
Net cash from operating activities	5,936	6,627
Investments in properties	–11,398	–4,587
Proceeds from disposal of properties and investments	525	5,608
Net cash from investing activities	–10,873	1,021
Cash flow from financing activities	1,468	–5,165
Cash flow	–3,469	2,483

History

- 1820
- Finlayson cotton mill is established
- 1878
- Finlayson mill in Forssa is established
- 1898
- Porin Puuvillatehdas (Porin Cotton Mill) is established
- 1918
- Asko is established
- 1930
- Forssa cotton industry is merged with Oy Finlayson Ab
- 1973
- Finlayson acquires Porin Puuvilla
- 1985
- Asko acquires most of Finlayson
- 1999
- Asko Oyj establishes Asko Kiinteistöt Oy
- 1999
- Asko Oyj changes its name to Uponor Oyj
- 2000
- Uponor Oyj demergers its real estate operations to Asko Kiinteistöt Oy
- 2001
- Asko Kiinteistöt changes its name to Renor Oy
- 2004
- Nine Finnish investors acquire Renor Oy from Uponor
- 2005
- Kari Kolu is appointed President and CEO of Renor
- 2005
- Renor acquires the WSOY building in Porvoo
- 2007
- Renor acquires Karistonkulma Oy in Hämeenlinna
- 2008
- The care home Hoivakoti Pumpuli, in which Renor is a shareholder, starts operations in the Finlayson area
- 2010
- Renor Oy, Ilmarinen Mutual Pension Insurance Company and Skanska Talonrakennus Oy sign letter of intent for developing Porin Puuvilla
- 2011
- Timo Valtonen is appointed President and CEO of Renor

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The company’s
name Renor is
derived from
Uponor and the
words *real estate*

Photos

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