Interim Report

1 January - 31 March 2024

SRV GROUP PLC
25 April 2024 at 8:30 am

SRV Group Plc Interim Report 1 January – 31 March 2024

Contents

Revenue and operative operating profit increased, the order backlog remains strong

January–March 2024 in brief:

- Revenue amounted to EUR 167.0 (138.3) million (+20.7%). Revenue increased due to growth in business construction revenue. Revenue declined correspondingly in housing construction.
- Operative operating profit amounted to EUR 1.3 (-2.0) million with an operating profit of EUR 1.3 (-2.0) million. Operative operating profit improved thanks to the higher volume in business construction.
- The result before taxes was EUR 0.5 (-4.4) million. The result was positive because the volume grew and financial expenses were lower than in the comparison period.
- Earnings per share were EUR -0.0 (-0.2).
- Equity ratio was 33.9 per cent (35.0% 3/2023) and gearing was 80.5 per cent (82.2% 3/2023). Excluding the impact of IFRS 16, the equity ratio was 47.5 (49.2) per cent and gearing was 2.4 (4.1) per cent.
- At period-end, the order backlog stood at EUR 1,020.4 (871.0) million. New agreements valued at EUR 136.4 (149.9) million were signed in January–March. The sold share of the order backlog was 92.5 (91.0) per cent.
- At the end of March, emission intensity (scope 1 and 2) was 2.6 (4.6) tCO_2/million euros of revenue. One of the factors contributing to the decrease in emission intensity was the greater use of biofuels.

Outlook 2024

During 2024, SRV's revenue and result will be affected by several factors in addition to general economic trends, such as: the margin of the order backlog and its development; the start-up of new contracts and development projects; geopolitical risks, including their related direct and indirect effects, such as material costs and the availability of materials and labour; and changes in demand. Higher interest rates and weaker availability of financing have a negative impact on demand for housing and business premises among consumers and investors, and thus pose uncertainty with respect to the estimated start-ups of new projects.

In 2024, revenue will mainly consist of relatively low-margin – yet also low-risk – cooperative contracting and, to a lesser extent, of development projects sold to investors as well as competitive and negotiated contracts for housing construction. Developer-contracted housing production will account for only a small percentage of revenue, as no developer-contracted housing projects are scheduled for completion during the year.

- Full-year consolidated revenue for 2024 is expected to grow compared with 2023 (revenue in 2023: EUR 610.0 million).
- Operative operating profit is expected to improve compared with 2023 (operative operating profit in 2023: EUR 1.1 million).

Significant events after the period

- There were no significant events after the end of the review period.

Group Key Figures

(IFRS, milj. eur)	**1-3/ 2024**	1-3/ 2023	change	change, %	1-12/ 2023
Revenue	167.0	138.3	28.7	20.7	610.0
Operative operating profit	1.3	-2.0	3.2		1.1
Operative operating profit, %	0.8	-1.4	2.2		0.2
Operating profit	1.3	-2.0	3.2		-6.8
Operating profit, %	0.8	-1.4	2.2		-1.1
Profit before taxes	0.5	-4.4	5.0		-15.7
Net profit for the period	0.5	-3.1	3.6		-15.1
Net profit for the period, %	0.3	-2.3	2.6		-2.5
Earnings per share 1)	-0.0	-0.2	0.2		-1.0
Order backlog (unrecognised)	1020.4	871.0	149.5	17.2	1048.6
Equity ratio, %	33.9	35.0	-1.1		34.4
Equity ratio, %, excl. IFRS 16 2)	47.5	49.2	-1.7		48.0
Net interest-bearing debt	112.1	117.4	-5.3		99.4
Net interest-bearing debt, excl. IFRS 16 2)	3.5	6.1	-2.7		-6.3
Net gearing ratio, %	80.5	82.2	-1.7		71.7
Net gearing ratio, %, excl. IFRS 16 2)	2.4	4.1	-1.7		-4.3
Financing reserves	68.2	52.6	15.7	29.8	78.6

1. The figure has been calculated excluding the hybrid bond interest, tax adjusted
2. The figure has been adjusted to remove the impacts of IFRS 16

President & CEO's review

In the early months of 2024, the economy has remained in a recession and no significant changes have occurred in the general market situation. However, even in this challenging business environment, we have been able to systematically forge ahead with strong growth in business construction, especially in cooperative contracting. Due to the prevailing high interest levels, demand for the new properties in both the consumer and real estate investor markets is currently at a low level, which has a substantial impact on our opportunities to start new projects. The controllability of our production is robust and our realised project margins are in line with plans in both housing and business construction. We believe that strong development will begin immediately once the market provides opportunities to restructure our project portfolio in accordance with our strategy.

In spite of the economic climate in the construction industry, our business developed in a favourable direction in the first quarter, as expected. Our stronger order backlog is starting to show in our revenue, which saw year-on-year growth of around 20 per cent. Our operative operating profit also outperformed the comparison period thanks to the higher volume in business construction.

At the end of the review period, our order backlog was EUR 1,020.4 million, up 17 per cent year-on-year. The order backlog will lead to increased revenue when projects get up to full speed. In the first quarter, we transferred several projects into our order backlog, among them the Käkikellokortteli residential block in Nihti, Kalasatama for the City of Helsinki's housing production service as well as underground facilities and the second stage of infrastructure work for Laakso Joint Hospital. This order is part of an approximately EUR 800 million agreement for the Laakso Joint Hospital project, of which about half has been entered into our order backlog to date. The remaining phases will be entered into our order backlog in stages during 2024–2030. In addition, previously won contracts and projects under preliminary contracts will be recognised in our order backlog, with a value of around EUR 933 million.

In the current market situation, it is extremely important that our balance sheet is strong and our financing is in good shape. The total number of unsold completed residential units is low at 96, and the company has not committed a significant amount of its own capital into unsold housing. With respect to financing, in April, after the review period, we agreed with our main financier banks to exercise the one-year extension option of our current EUR

40 million committed revolving credit facility, which is tied to sustainability targets. In accordance with the exercised extension option, the revolving credit facility is valid until April 2026.

In February, we concluded the change negotiations we had initiated in January with a view to adjusting our costs to the ongoing challenging market situation. These negotiations resulted in slightly smaller personnel cuts and layoffs than anticipated, a total of 19 person-years. We managed to transfer roles and personnel from housing construction to business premises projects, and thereby retained solid expertise within the company.

We do not expect any changes in the market situation — a significant improvement is not foreseen until towards the end of the year at the earliest. Nevertheless, we expect that our revenue and earnings will improve in 2024 thanks to our strong order backlog in cooperative contracting. In addition, we believe that it will be possible to start up selected development or developer-contracted projects in the latter part of the year — the contributing factors are lower construction costs, forecast reductions in interest rates and gradual rent inflation, which support the investment decisions of our customers.

Business environment

The Finnish economy is in a recession and the Bank of Finland predicts that the economy will contract by 0.5 per cent this year. The economy has been burdened by rising prices and interest rates, coupled with weak export demand. Changing the course of public spending has proved difficult, and the deficit will increase over the next few years. The employment situation has remained reasonably good. Although the cost level has remained high, a rapid slowdown in inflation has improved household consumption opportunities. However, recovery from the recession will be slow and will not begin until late 2024. The Bank of Finland predicts that the GDP will grow by 1.7 per cent in 2025, and that growth will slow down slightly in 2026. There are risks that trends in the global economy could be less favourable (source: Bank of Finland).

The ECB's Governing Council implemented several interest rate rises during 2023 in an endeavour to ensure that inflation returns to its two per cent target. The ECB has kept the key interest rate at 4.0 per cent since September. Euribor rates are expected to start declining during 2024, with the first interest rate decrease anticipated in June. Rising interest rates and inflation have posed challenges for consumers, and this has been clearly evident in the marked weakening of demand in the housing market (source: Bank of Finland).

Consumer confidence has remained weak in the first months of the year. According to Statistics Finland, the balance figure for the consumer confidence indicator was -9.4 in March compared to the long-term average of -2.4. Consumers' assessments of their own finances and the Finnish economy, both at present and in a year's time, have remained at a very low level. Unemployment forecasts are also gloomy (source: Statistics Finland).

During 2023, total construction volume decreased by 11 per cent, burdened by housing construction, and construction is expected to contract by 5 per cent this year. Poor demand among both consumers and investors has brought housing start-ups down to an historically low level. The number of residential start-ups slumped to half; in 2023, an estimated 17,500 residential units were started up. Housing sales are forecast to pick up slightly during 2024, but due to the high number of completed residential units, new housing projects are on hold. It is expected that the construction of 16,500 residential units will be started in 2024. The trend in the number of permits issued for business construction has also been weak. On the other hand, the 2024 outlook for public service construction, industrial and warehouse construction, and commercial and office construction is brighter than for other types of construction. Investments in the years ahead will be supported by a slowdown in the rise of construction costs. In addition, urbanisation is maintaining demand for both housing and business construction in Finland, especially in growth centres (source: Confederation of Finnish Construction Industries RT).

Real estate transactions collapsed to a record low last year. Real estate transactions totalled about EUR 2.6 billion in 2023, which is the lowest volume since 2013. Residential units accounted for almost 30 per cent of the transaction volume. They were followed by industrial properties (22 per cent) and offices (17 per cent). Transactions by foreign investors represented more than fifty per cent of the total volume. Investors are cautious due to the recession, inflation and rising interest rates, and yield requirements have increased in all property segments. Investors expect real estate sales to pick up in late 2024 as interest rates stabilise (source: KTI).

Based on SRV's assessment of the prevailing market situation and its impacts on the company's operations, there have been no significant short-term changes for the better or worse in the general market situation. Near-term demand for new housing will be weak among both consumers and investors. Many unsold completed residential units remain on the market, which contributes to weakening the near-future preconditions for starting up new projects. On the other hand, construction costs have declined, and as a result it may be possible to start up selected projects in the latter part of the year. However, a more substantial decline in interest rates is necessary for demand to pick up significantly. In business construction, investors have investment capacity in many segments, but the start-up of new projects is challenging due to higher yield requirements and the weaker availability of debt financing for investors. The market is in a wait-and-see mode, focusing especially on the trend in interest rates.

Strategy and financial objectives

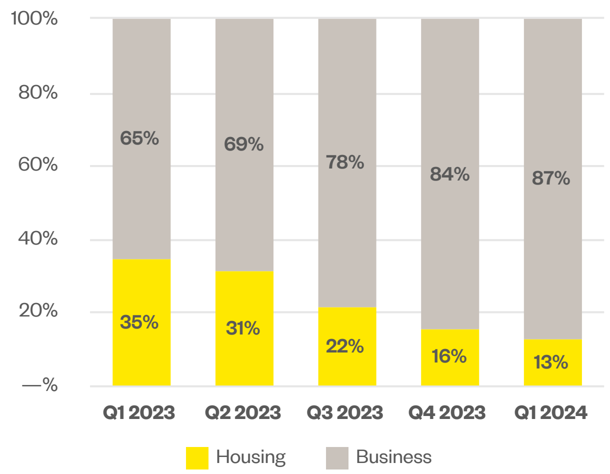
SRV seeks to be sustainably profitable and build a lifecycle-wise environment by listening to customers and other stakeholders. The company's way of working is encapsulated in its customer promise: "By listening, we build wisely". SRV steers its profitability by tapping into market opportunities and engaging in prudent risk management.

To ensure the achievement of these objectives, SRV focuses on five strategic priorities:

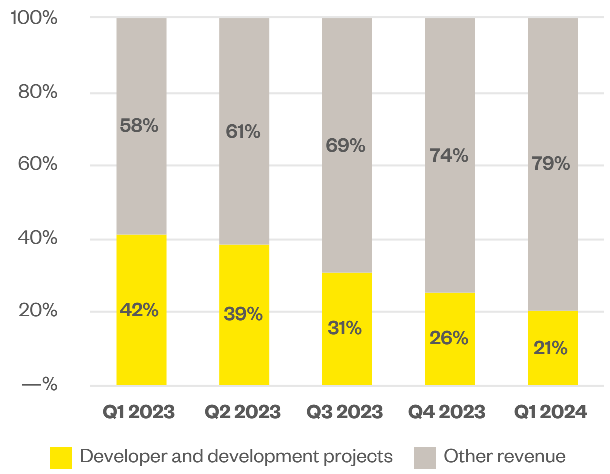
A portfolio that is optimised for market conditions and risk management

SRV's business structure is continuously optimised. SRV will strengthen its leading position in cooperative alliance projects and project management contracting, and will also increase the relative share accounted for by housing construction to 30–40 per cent of revenue. SRV is also increasing the relative share of the portfolio accounted for by business premises based on in-house project development, residential development projects and residential developer contracting projects to 30–40 per cent of revenue.

Revenue for housing and business construction, % Rolling 12 months



Revenue for project types, % Rolling 12 months



The share of rolling 12-month revenue accounted for by housing construction was 13 (35) per cent, and its share of the order backlog at the end of the review period was 13 (15) per cent. The relative share of the rolling 12-month revenue accounted for by development and developer-contracted projects was 21 (42) per cent, and their share of the order backlog at the end of the review period was 12 (25) per cent.

Lifecycle-wise construction

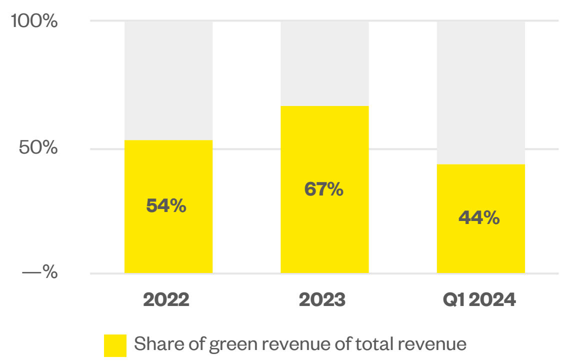
SRV has developed lifecycle-wise construction since 2021 – this means construction that is sustainable from the perspective of the environment, people and financial value alike.

At the end of March, emissions from SRV's own operations amounted to 583 (617) tCO_2 (scope 1* and 2**). Emission intensity (scope 1 and 2) declined to 2.6 (4.6) tCO_2/million euros of revenue. One of the factors contributing to the decrease in emission intensity was the greater use of biofuels. Rolling 12-month combined scope 1 and 2 emissions amounted to 2,012 tCO_2. Compared to the 2021 baseline, emissions in relation to revenue were down by more than 80 per cent.

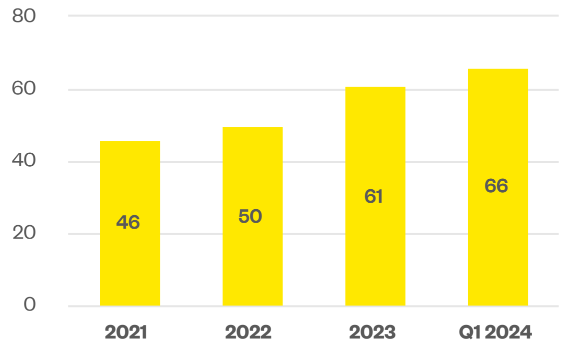
*Scope 1: On-site fuels and own energy production and vehicle emissions
**Scope 2: Emissions related to purchased energy used in production, i.e. emissions from heat, electricity and cooling

A graph of emissions from own operations (rolling 12 months) is presented in the ESG section on p. 17.

Green revenue



B2B NPS (national)



Green revenue covers the share of EU taxonomy-eligible* revenue accounted for by taxonomy-aligned** revenue for the review period and projects for which environmental certification is planned. Taxonomy alignment was mainly affected by the fact that large-scale projects shifted to interior work and other individual project work phases.

*The EU Taxonomy is a classification system for sustainable finance; it consists of a directive and the regulatory technical standards issued on the basis of the directive.
**Taxonomy alignment means that the activity contributes significantly to the achievement of at least one of the EU's environmental targets and does no significant harm to the other five environmental targets. Taxonomy alignment is always calculated based on cumulative project revenue.

Customer work that produces value

SRV seeks growth through business premises based on customer-focused in-house project development, residential development projects and residential developer contracting projects. At the same time, the company aims to provide an excellent customer experience.

The NPS (net promoter score) for SRV's B2B project customers was 66 (64) at the end of the review period.

Efficiency and digitalisation

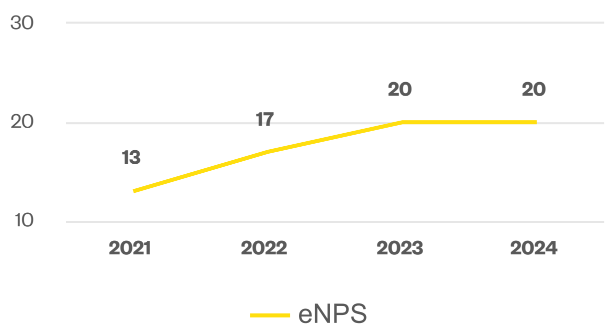
SRV aims to continue enhancing efficiency in procurements and industrial construction as well as harness the newest technologies in areas such as BIM, production control and design steering. The goal is to build a digitalisation roadmap during 2024. Its planning progressed during the review period.

Corporate culture, people and expertise

SRV focuses especially on competitiveness through its experts and corporate culture, leadership and professional development, and the promotion of its sense of community and diversity.

SRV's eNPS (employee net promoter score) was 20 (16) at the end of March.

Employee Net Promoter Score (eNPS)



SRV's 12-month rolling LTIF (Lost-Time Injury Frequency), which covers the employees of both the company and its subcontractors, was 10.3 (12.3) accidents/million hours worked at the end of March.

A graph of LTIF (rolling 12 months) is presented in the ESG section of the interim report on p. 18.

Financial objectives

As from the beginning of 2024, the company's operations are guided by the following long-term financial objectives that it aims to achieve by the end of 2027:

- Operative operating profit of at least EUR 50 million
- Revenue > EUR 900 million
- The objective is to distribute a dividend equalling 30-50 per cent of the annual result, while taking into account the outlook and capital needs of the company.

Business Review

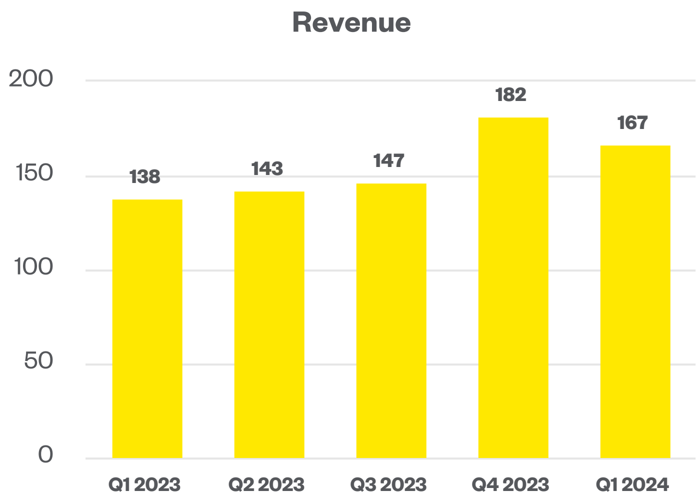
January–March 2024

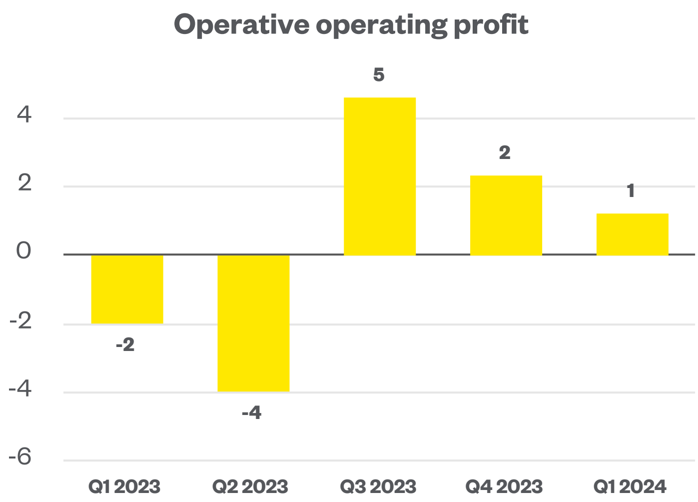
The Group's revenue grew by EUR 28.7 million to EUR 167.0 million (138.3 1-3/2023). Revenue from business construction rose by EUR 42.2 million to EUR 156.1 million, while revenue from housing construction was down EUR 13.1 million to EUR 10.9 million.

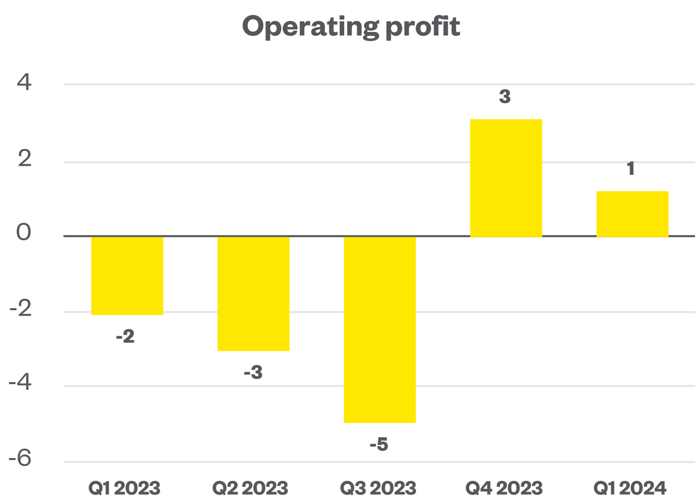
The Group's operative operating profit grew to EUR 1.3 (-2.0) million. Operative operating profit improved thanks to the increased volume in business construction. The decrease in housing construction revenue had a negative impact on operative operating profit.

The Group's operating profit was EUR 1.3 (-2.0) million. There were no items to adjust between operative operating profit and operating profit in the reporting period or comparison period.

The Group's profit before taxes totalled EUR 0.5 (-4.4) million. Financial income and expenses largely consist of EUR -1.4 (-1.4) million in interest expenses from IFRS 16 leases. Financial income and expenses for the comparison period were negatively affected by rouble exchange rate losses of EUR -1.0 million.





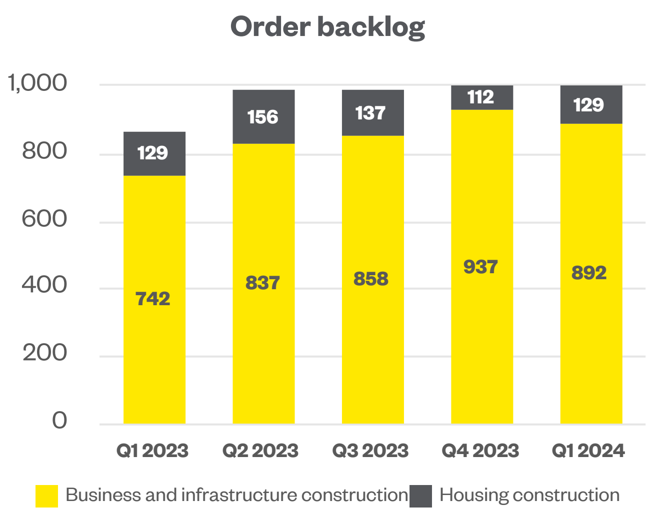


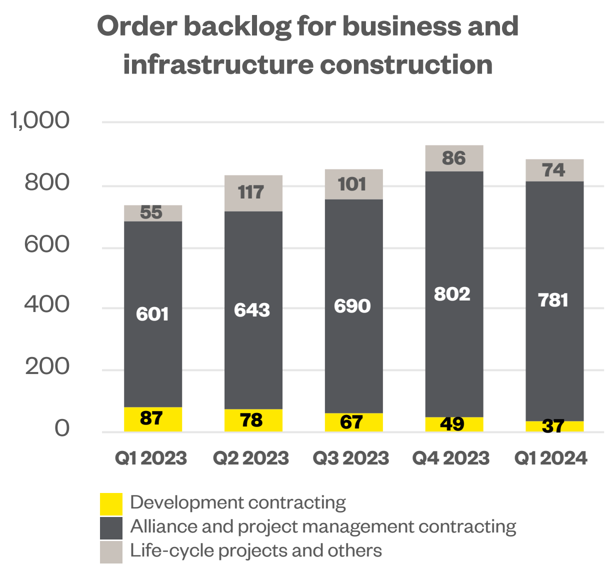
The Group's earnings per share were EUR -0.0 (EUR -0.2).

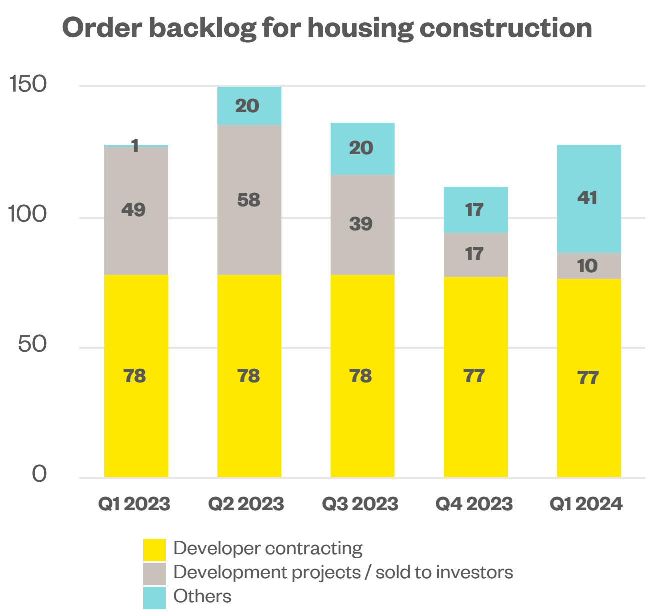
Cash flow from operating activities was EUR -8.7 (-16.0) million and cash flow from investment activities was EUR -0.2 (-0.8) million. Cash flow from operating activities was impacted by project-specific seasonal variations.

At period-end, the Group's order backlog stood at EUR 1,020.4 (871.0) million. The sold share of the order backlog was 92.5 (91.0) per cent. New agreements valued at EUR 136.4 (149.9) million were signed in January–March. In business construction, the second phase of the infrastructure work at Laakso Joint Hospital was recognised in the order backlog during the review period. New housing construction projects included a residential block with 125 units for the City of Helsinki's housing production service in Nihti, Kalasatama, Helsinki, and 128 residential units to be built for Varma in Niittykumpu, Espoo, which will be recognised in the order backlog in the second quarter of the year.

In addition, SRV has won projects valued at about EUR 933 million that have not yet been entered into the order backlog. These include the next phases of the Helsinki Laakso Joint Hospital and the Turku Ratapiha project. Most of the revenue from projects is generated by contracts carried out under low-risk project management or alliance models.







Business and infrastructure construction

In accordance with SRV's strategy, the company's business construction mainly consists of project management contracts and alliance projects for external clients, lifecycle projects, and SRV's own development projects.

Alliance and project management projects are characterised by very close cooperation with the client. The development and implementation phases overlap and the projects employ an "open book" model. The financial risk and benefit are shared with the client as agreed.

In lifecycle projects, SRV is responsible for both the construction of the building and the property's maintenance for an agreed service period. Lifecycle projects and most other contracts are implemented as turnkey contracts in which SRV is responsible for the design and implementation of the project, typically for a fixed total price.

A business development project is based on in-house project development: SRV solves the end-user's premises requirements and sells the property to an investor before commencing construction. SRV typically bears the financial risks of the project and reaps the benefits.

SRV's infrastructure construction consists of infrastructure solutions for the urban environment. In cooperative projects, Infrastructure operates independently with SRV's other units or partners using an "open book" model. The company carries out infrastructure contracting both in its own development projects and using a turnkey contracting model, either as the prime contractor or a subcontractor. SRV's infrastructure construction includes different kinds of work such as rock construction, earthworks and foundation engineering, road construction and demanding concrete construction.

January–March 2024

Revenue from business construction grew to EUR 156.1 (113.9) million and the order backlog rose to EUR 891.8 (742.4) million. Revenue saw strong growth in project management and alliance contracts, but decreased in development projects. The order backlog was 20 per cent larger than in the comparison period.

Business and infrastructure projects under construction

The most significant business and infrastructure projects currently under construction include the first and second implementation phases of Laakso Joint Hospital, a new ward building at Jorvi Hospital for HUS, business premises for Senate Properties in Helsinki, Vantaa and Oulu, a large Kerto timber mill in Äänekoski for Metsä Wood, the Horisontti office skyscraper in Kalasatama, Helsinki, the Wood City office in Jätkäsaari, Helsinki, an annex to the National Museum of Finland in Helsinki, the Wintteri education and wellbeing centre in Uusikaupunki, the Sammontalo building in Lappeenranta, the Inkeroinen multipurpose building in Kouvola, the Ruutana school centre in Kangasala, a factory building for Okmetic in Vantaa, and demanding foundation engineering works in the Greater Helsinki Area.

Business and infrastructure projects under development

SRV's project development is developing a diverse range of business premises, such as offices, hotels, logistics centres and retail premises in Finland's strongest urban centres. Examples of significant projects under development include the Turku multipurpose arena, the Oulu Market Square Hotel, the Northern Deck in Tampere, Tower A (the Pohjola Building) on Lapinmäentie in the Greater Helsinki Area, the Pressi office and logistics area in Vantaankoski, and the Kivenlahti metro centre.

Completed business and infrastructure projects

Matinkylä upper secondary school in Espoo was completed in February.

Land reserves, business construction[1] 31 March 2024	
Building rights[1)], 1,000m^2	93
Land development agreements	
Building rights[1)], 1,000m^2	55

1) Building rights also include the estimated building rights/construction volume of unzoned land reserves and land areas covered by agreements in projects that are wholly or partly owned by SRV.

The largest ongoing business construction projects

Project name	Location	Project type	Completion level, %*	Completion (estimate)
DEVELOPMENT PROJECTS				
Horisontti	Helsinki	Office	60	Q2/2025
Wood City Office II	Helsinki	Office	78	Q2/2024
BUSINESS PREMISES				
Laakso Joint Hospital	Helsinki	Public	11	2030
HUS Jorvi Hospital	Espoo	Public	26	Q4/2025
Oulu Main Police Station and Oulu Prison	Oulu	Public	49	Q4/2025
Kerto timber mill for Metsä Wood	Äänekoski	Industry	35	Q3/2025
Vantaa Main Police Station and Vantaa Prison	Vantaa	Public	64	Q3/2024
Wintteri education and well-being centre	Uusikaupunki	Public	70	Q1/2025
An annex to the National Museum of Finland	Helsinki	Public	14	Q2/2026
Okmetic	Vantaa	Industry	76	Q1/2025
Sammontalo	Lappeenranta	Public	32	Q2/2025
Multipurpose building in Inkeroinen	Kouvola	Public	32	Q2/2025
Ruutana school center	Kangasala	Public	42	Q2/2025

*Situation at 31 March 2024

Housing construction

In accordance with SRV's strategy, the company's housing construction consists of residential development projects and developer-contracted housing projects in Finland's strongest growth centres, and particularly in the Helsinki Metropolitan Area. In addition, SRV selectively carries out housing construction projects for public and private sector clients.

A developer-contracted project is based on in-house project development: SRV designs, builds and sells residential units to either consumers or small investors. SRV bears the sales and construction risks, and also reaps the financial benefits. A project is recognised as income on completion, in accordance with the sales percentage.

A residential development project is also based on in-house project development, but is sold to an investor before construction begins. SRV typically bears the financial risk of the project and reaps the benefits, and the project is recognised as income according to the degree of completion.

Other contracts are mainly competitive or negotiated contracts for private or public housing developers. Contracts are typically carried out as turnkey or fixed-price contracts. SRV is the main contractor, and will be responsible for either construction or both design and construction.

January–March 2024

Revenue from housing construction declined to EUR 10.9 (24.0) million. Revenue from development projects was down. Three (1) developer-contracted residential units were recognised as income during the review period. The order backlog for housing construction stood at EUR 128.6 (128.5) million. In the review period, SRV started up a new project to build a residential block with 125 homes in Nihti, Kalasatama, Helsinki, for the City of Helsinki's housing production service.

Housing under construction

At the end of March, SRV had a total of 364 (912) residential units under construction in Finland, located in growth centres. There were 0 (62) developer-contracted residential units under construction.

At the end of March, a total of 138 (817) units were under construction for investors. A total of 226 (33) units were under construction with competitive and negotiated contracts.

Completed and sold residential units, developer contracting

At the end of March, a total of 96 (45) completed units remained unsold. The number of developer-contracted residential units sold during January–March was 3 (1).

Residential units recognised as income

In January–March, 3 (1) developer-contracted residential units were recognised as income, generating total revenue of EUR 0.6 (2.0) million. Developer-contracted residential units are only recognised as income on completion, and only to the extent that they have been sold, after an average construction period of about 18 months.

Housing construction projects under development

SRV focuses on residential project development in urban growth centres. SRV is currently developing housing construction projects in areas such as Kivenlahti, Espoonlahti, Vermonniitty, Säterinkallio and Keilaniemi in Espoo and Lapinmäentie, Jätkäsaari and Lauttasaari in Helsinki as well as in Turku, Tampere and Oulu.

Land reserves, housing construction 31 March 2024	
Building rights[1], 1,000m^2	143
Land development agreements Building rights[1], 1,000m^2	187

1) Building rights also include the estimated building rights/construction volume of unzoned land reserves and land areas covered by agreements in projects that are wholly or partly owned by SRV.

Housing construction, Group units	**1-3/ 2024**	1-3/ 2023	change, unit	1-12/ 2023	Previous 12 mo.
Housing sales	**3**	**1**	**2**	**246**	**248**
developer contracting	3	1	2	7	9
sold to investors and other sales	0	0	0	239	239
Developer contracting					
start-ups	0	0	0	0	0
completed	0	23	-23	85	62
recognised as income	3	1	2	7	9
completed and unsold	96	45	51	99	
Under construction	**364**	**912**	**-548**	**239**	
contracts and negotiated contracts	226	33	193	101	
sold to investors	138	817	-679	138	
developer contracting	0	62	-62	0	
sold	0	2	-2	0	
unsold	0	60	-60	0	
sold, %	0.0	3.2		0.0	
unsold, %	0.0	96.8		0.0	

Order backlog, housing construction (EUR million)	**1-3/ 2024**	1-3/ 2023	change, EUR million	change, %
Contracts and negotiated contracts	51.7	49.5	2.2	4.5%
Under construction, sold	—	0.8	-0.8	-100.0%
Under construction, sold	46.3	69.7	-23.4	-33.5%
Completed and unsold developer contracting	30.6	8.6	22.0	257.7%
Housing construction, total	**128.6**	**128.5**	**0.1**	**0.1%**

Largest ongoing housing projects, investor projects and housing contracting

Project name	Location	Developer	Completion level, %*	Completion (estimate)
Anna Sahlsténinkatu 15	Espoo	eQ	60	Q3/2024
Hippoksenkatu 44	Tampere	eQ	87	Q2/2024
Verkkosaarenkatu	Helsinki	HEKA	23	Q2/2025
Residential block in Nihti (Käkikellokortteli)	Helsinki	Helsingin kaupungin Asuntotuotantopalvelut	0	Q4/2025

*Situation at 31 March 2024

Other holdings

SRV's only asset in Russia is a 50 per cent holding in the Pearl Plaza shopping centre in St Petersburg. The other owner of the shopping centre is the Chinese company Shanghai Industrial Investment (Holdings) Co. Ltd. SRV is actively continuing negotiations with its partner with the aim of selling its holding in Pearl Plaza as well.

SRV owns five per cent of Tampere Arena and has an 8.33 per cent holding in other Tampere Central Deck and Arena projects.

Financing and financial position

Financial income and expenses amounted to EUR -0.7 (-2.5) million in January–March. Dividend and interest income amounted to EUR 0.6 (0.4) million, interest paid on derivatives and fair value changes amounted to EUR 0.7 (-0.1) million, and interest expenses were EUR -0.3 (-0.2) million, of which EUR 0.0 (0.2) million was capitalised as of the beginning of the year. In addition, financial expenses included EUR -1.4 (-1.4) million in interest on lease agreement debts under IFRS 16 and EUR -0.3 (-0.4) million in other financial expenses.

SRV's equity ratio was 33.9 (35.0) and gearing was 80.5 (82.2) per cent. Excluding the impact of IFRS 16, the equity ratio was 47.5 (49.2) per cent and gearing was 2.4 (4.1) per cent.

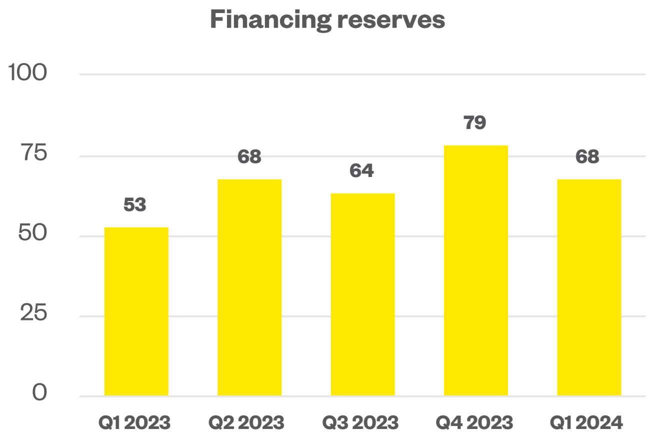
Capital employed stood at EUR 280.5 (292.9) million and the return on investment was 3.1 (-3.6) at the end of the review period. Excluding the impact of IFRS 16, capital employed amounted to EUR 179.7 (188.3) million.

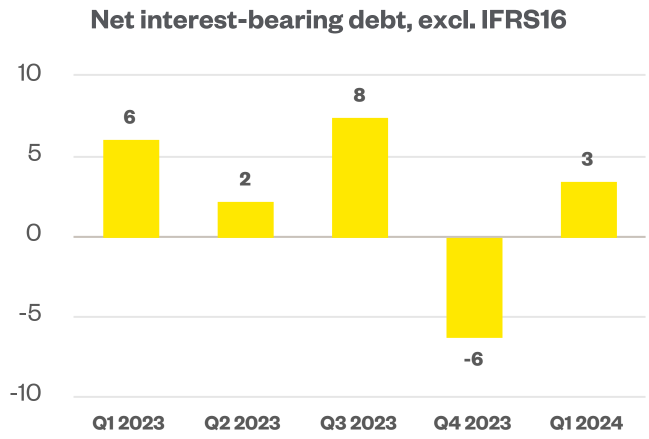
Net interest-bearing debt totalled EUR 112.1 (117.4) million at the end of the review period. Net interest-bearing debt saw a year-on-year decrease of EUR 5.3 million. Excluding the impact of IFRS 16, net interest-bearing debt totalled EUR 3.5 (6.1) million, representing a decrease of EUR 2.7 million on the comparison period. Housing corporation loans accounted for EUR 16.5 (12.3) million of the interest-bearing debt.

EUR 10 million of the company's EUR 40 million committed revolving credit facility had been allocated as a committed overdraft facility by the end of the review period, and it remained unused at the end of the period. Of the remaining EUR 30 million, EUR 1 million was in use and EUR 29.0 million was unused.

The company has EUR 21.1 million and EUR 36.0 million convertible hybrid bonds resulting from the financing arrangement implemented in June 2022. The coupon interest rate for the equity-like hybrid bonds is 4.875 per cent per annum. The equity-like bonds have no maturity date, are unsecured and rank subordinate to other debt obligations. Convertibility of the hybrid bonds is structured such that the hybrid bond terms include a special right, as per the Companies Act, to convert the bonds into shares if the company does not redeem them before 30 June 2026. The hybrid bonds are recorded as equity in the balance sheet at the assumed market value (60% of nominal value) at the time of recognition, and their value in equity on the balance sheet as of 31 March 2024 was EUR 33.5 million.

At the end of the period, the Group's financing reserves totalled EUR 68.2 (52.6) million, consisting of an undrawn committed revolving credit facility of EUR 29.0 million, an unused committed overdraft facility of EUR 10 million, cash and cash equivalents of EUR 29.2 million, and undrawn committed project financing amounting to EUR 0.0 million. The change in financing reserves compared with 31 December 2023 was affected by EUR -8.8 (-16.8) million in cash flow from operating activities and investments as well as EUR -1.5 (4.2) million in cash flow from financing activities.





The financial covenants of SRV's financing agreements are equity ratio, gearing, minimum operating margin, minimum liquidity, and certain other restrictions. The covenant levels of these financing agreements are determined on the basis of the accounting principles in force when the loan agreements were signed. Recognition of income on the basis of percentage of completion in developer contracting projects and the inclusion of capital loans into equity are taken into consideration in the calculation of the equity ratio covenant. The loan agreements also contain some other deviations from traditional covenant calculation methods. The main covenants of the financing agreements are presented in note 11 to the interim report.

After the review period, on 12 April the company agreed with the syndicate banks to exercise the one-year extension option of the current EUR 40 million committed revolving credit facility which is tied to sustainability targets as well as the replacement of the minimum EBITDA covenant with a net debt/EBITDA covenant that will be measured for the first time in June 2024. In accordance with the exercised extension option, the revolving credit facility is valid until April 2026.

SRV's investment commitments totalled EUR 19.6 (19.6) million at the end of the review period, and consisted of investments in Fennovoima and the Tampere Central Deck and Arena project.

Translation differences recognised in equity totalled EUR -4.9 (-14.8) million at the end of the review period. Translation differences relate to SRV's only remaining asset in Russia, its 50 per cent holding in Pearl Plaza.

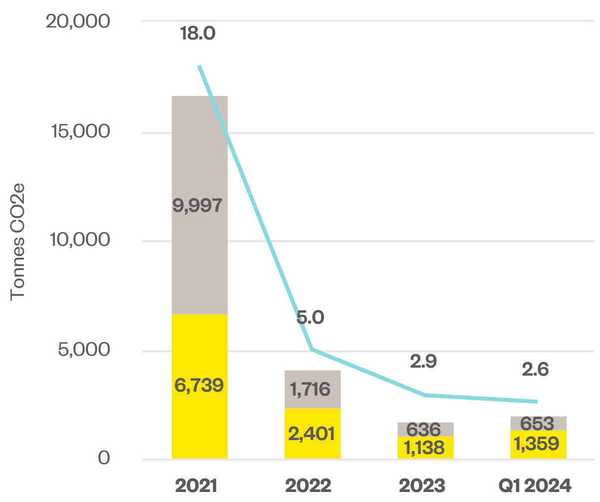
ESG Review

SRV's sustainability efforts comprise environmental responsibility, social responsibility and good governance (ESG).

Environmental responsibility

	1-3/2024	1-3/ 2023
Scope 1 ja 2 (tCO2)	583	617
Emission intensity (tCO2/RevenueMEUR)	2,6	4.6

Combined scope 1 and 2 emissions at the end of March amounted to 583 (617) tCO2. Emission intensity (scope 1 and 2) declined to 2.6 (4.6) tCO2/million euros of revenue. One of the factors contributing to the decrease in emission intensity was the greater use of biofuels. Rolling 12-month combined scope 1 and 2 emissions amounted to 2,012 tCO2. Compared to the 2021 baseline, emissions in relation to revenue were down by more than 80 per cent.

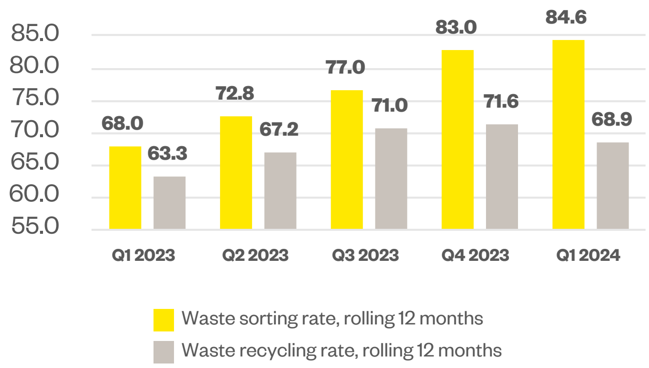


In January-March, SRV's taxonomy-aligned revenue accounted for 44.6 (58.5) per cent of taxonomy-eligible revenue for the financial period, that is, EUR 66.8 (73.0) million. Taxonomy-eligible revenue for the review period accounted for 89.3 (92.0) per cent, or EUR 150.0 (124.7) million of total revenue. Due to its project management contracting model, SRV's taxonomy-eligible capital expenditure* and operating expenses* are low.

*Capital expenditure indicates how green the company's taxonomy-eligible investments are, while operating expenses relate to shorter-term procurements.

Green revenue covers the share of EU taxonomy-eligible revenue accounted for by taxonomy-aligned revenue for the review period and projects for which environmental certification is planned. In January-March, green revenue was 43.7 (58.5) per cent. Taxonomy alignment is affected by the work phases of individual projects at the beginning of the year.

SRV's rolling construction waste sorting rate for the past 12 months stood at 84.6 (68.5) per cent and the recycling rate was 68.9 (63.3) per cent. The level of environmental activities and work supervision at sites has been enhanced. Higher sorting rates and greater utilisation of waste raw material flows have increased recycling rates over the past couple of years.



*Share of waste sorted at Finnish construction sites. Reported amounts do not include demolition waste or surplus soil.

Social responsibility

Personnel

	1-3/2024	1-3/2023
Women persons/ %-share	153/20	166/21
Men persons / %-share	617/80	623/79
Total persons / %-share	770/100	789/100

At the end of the reporting period in 2024, the company had 770 (789) employees. Personnel work motivation was excellent at 4.2/5.0 (4.1/5.0). Work motivation has been maintained at an excellent level in a challenging market situation.

Customers

The B2B customer NPS (net promoter score) was 66 (64) in March. B2B customers also rated how well SRV conducted business in accordance with its customer promise: 8.3/10 (8.4/10). Customer work has been particularly successful in investor projects and regional business premises projects.

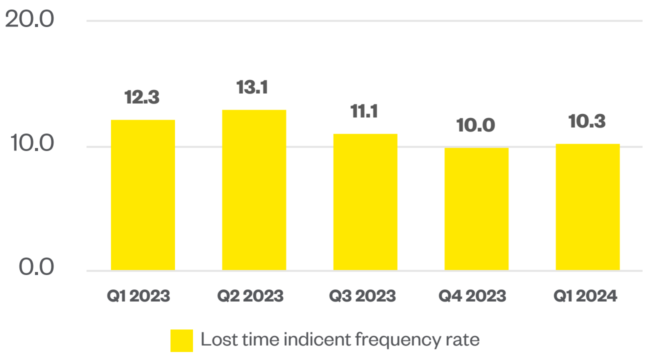
In March, B2C NPS was 17 (60). B2C customers rated how well SRV conducted business in accordance with its customer promise: 7.1/10 (8.2/10). The company's key development focus is on customer work on annual repair projects.

Occupational health and safety

	1-3/2024	1-3/2023
Lost time injury frequency rate (accidents / million working hours)	10.3	12.3
Frequency of safety observations (observations / million working hours)	3177	2379

At the end of March, SRV's rolling 12-month lost time injury frequency for its own and subcontractors' personnel stood at 10.3 (12.3) accidents per million hours worked. In particular, the decrease in LTIF has been affected by the Group's comprehensive and consistent actions and investments in the safety work to be carried out.

Lost time incident frequency rate (LTIF, rolling 12 months)*



* SRV + Subcontractors
** LTIF data 2023 has been corrected against GRI-reporting principles

At the end of March, SRV's rolling 12-month observation frequency was 3,177 (2,379) observations/million hours worked.

Good Governance

SRV's Code of Conduct defines the principles by which the company makes decisions and acts under all circumstances. All Group employees are obligated to comply with the Code of Conduct.

All approved SRV suppliers must answer ESG questions, on the basis of which they receive a sustainability rating. The company is seeking ways to even more effectively prevent labour exploitation and activities that violate the Code of Conduct.

In March, SRV held an Anti-Grey Economy Day at its construction sites with the aim of checking that contractors and their subcontractors meet the requirements to work on the company's sites.

Short-term risks and uncertainties

SRV's most significant short-term risks and uncertainties concern the continuation of the weak demand situation among investors and consumers due to the upward trend in interest rates and tighter financing conditions. The weak economic climate might lead to delays or cancellations of planned projects, which in turn would have a negative impact on SRV's revenue and result.

The company's risks and risk management are described more extensively in the 2023 Notes to the Financial Statements and Annual Review: www.srv.fi/en/investors/releases-and-publications/annual-reviews-financial-statements.

SRV has also published a Corporate Governance Statement, which includes a description of the main features of the company's risk management systems, as a separate report from the Annual Review. This statement is available on the company's website at: www.srv.fi/en/investors/cgi.

Changes in the Corporate Executive Team

On 19 January 2024, SRV announced that Tero Karislahti, MSc. (Tech.), 40 years old, will start out as SRV Group Plc's Senior Vice President, Regional Units and a member of the Corporate Executive Team, effective 1 February 2024.

General Meeting

Annual General Meeting

SRV's Annual General Meeting (AGM) was held on 25 March 2024. SRV published stock exchange releases on the decisions of the Annual General Meeting and the organisation of the Board of Directors on 25 March 2024. The stock exchange releases, presentations of the members of the Board of Directors and the minutes and decisions of the Annual General Meeting, including details, are available on the company's Internet site at https://www.srv.fi/en/srv-as-a-company/investor/governance/annual-general-meeting/annual-general-meeting-2024/.

Board authorisations

The Annual General Meeting held on 25 March 2024 authorised the Board of Directors to decide

- on the acquisition of the company's own shares using the company's unrestricted equity as proposed by the Board of Directors. The Board of Directors was authorised to acquire a maximum of 1,700,000 shares in the company so that the number of shares acquired on the basis of the authorisation, when combined with the shares already owned by the company and its subsidiaries, does not at any given time exceed a total of 10 per cent of all shares in the company. The authorisation is valid until 30 June 2025 and it revokes the authorisation granted to the Board of Directors at the Annual General Meeting on 27 March 2023 to decide on the repurchase of the company's own shares.

- on a share issue and granting of special rights as proposed by the Board of Directors. Based on this authorisation, the Board of Directors may decide on the issuance of a maximum of 1,700,000 new shares or the reissuance of shares held by the company and/or granting of other special rights entitling to shares as referred to in Chapter 1, Section 10 of the Finnish Companies Act either for consideration or free of consideration in one or several instalments. The Board of Directors may also decide on a share issue without payment to the company itself in one or more instalments. The authorisation is valid until 30 June 2025. The authorisation cancels the authorisation to decide on a share issue and on the issue of special rights granted by the Annual General Meeting to the Board of Directors on 27 March 2023.

Incentive plans

At the end of the review period, SRV had two long-term incentive plans for key personnel of the Group:

- Performance Share Plan 2023 (President & CEO, Corporate Executive Team and other key employees)
- Cash-based reward plan (key employees excl. President & CEO)

Descriptions of the incentive plans are provided in a stock exchange release published on 28 March 2023: The Board of Directors of SRV Group Plc decided on new incentive plans for the Group's key employees – SRV.fi

Shares and shareholders

SRV Group Plc's share capital is EUR 3.1 million. The share has no nominal value and the number of shares outstanding is 16,982,343. The company has one class of shares.

The closing price at Nasdaq Helsinki on 31 March 2024 was EUR 4.79 (EUR 3.73 on 31 March 2023). The highest share price during the reporting period was EUR 4.95 and the lowest EUR 3.59. On 31 March 2024, SRV had a market capitalisation of EUR 81.1 million (EUR 63.2 million on 31 Mar 2023), excluding the Group's treasury shares. 0.4 million shares were traded during the review period with a trade volume of EUR 1.6 million.

At the end of March 2024, the Group held 44,533 treasury shares (0.3 per cent of the total number of shares and combined number of votes).

At the end of March, SRV had 10,187 registered shareholders (10,829 on 31 March 2023).

Espoo, 25 April 2024
Board of Directors

All forward-looking statements in this interim report are based on management's current expectations and beliefs about future events. The company's actual results and financial position may differ materially from the expectations and beliefs such statements contain due to a number of factors that have been presented in this interim report.

About this Interim Report

This interim report has been prepared in accordance with IAS 34, and the disclosed information is unaudited. The figures in parentheses are the comparison figures for 2023.

Briefing, webcast and presentation materials

A briefing for analysts, investors and media representatives will be held as a webcast on 25 April 2024, starting at 11:00 EEST. The webcast can be followed live at www.srv.fi/en/investors. The recording will be available on the website after the presentation. The materials will also be made available on the website.

Next interim report

SRV Group Plc will publish its half-year report for 2024 on 18 July 2024. During the silent period (18 June–18 July), the company will not comment on anything relating to market outlooks, business or earnings trends.

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Key figures EUR million	**1-3/ 2024**	1-3/ 2023	1-12/ 2023	Last 12 Months
Revenue	167.0	138.3	610.0	638.7
Operative operating profit[1]	1.3	-2.0	1.1	4.3
Operative operating profit, % revenue[1]	0.8	-1.4	0.2	
Operating profit	1.3	-2.0	-6.8	-3.6
Operating profit, % revenue	0.8	-1.4	-1.1	
Operating profit, excl. IFRS16[2]	—	-3.0	-10.8	-7.9
Operating profit, % revenue excl. IFRS16[2]	0.0	-2.2	-1.8	
Profit before taxes	0.5	-4.4	-15.8	-10.9
Profit before taxes, % of revenue	0.3	-3.2	-2.6	
Net profit attributable to equity holders of the parent company	0.5	-3.1	-15.1	-11.5
Return on equity, %	1.4	-8.7	-10.6	
Return on investment, %[3]	3.1	-3.6	-2.6	
Return on investment % excl. IFRS16 [2][3]	1.9	-7.7	-6.2	
Capital employed	280.5	292.9	277.7	
Capital employed excl. IFRS16[2]	179.7	188.3	179.7	
Equity ratio %	33.9	35.0	34.4	
Equity ratio excl. IFRS16, %[2]	47.5	49.2	48.0	
Net interest-bearing debt	112.1	117.4	99.4	
Net interest-bearing debt excl. IFRS16[2]	3.5	6.1	-6.3	
Net gearing ratio, %	80.5	82.2	71.7	
Net gearing ratio excl. IFRS16, %[2]	2.4	4.1	-4.3	
Order backlog	1,020.4	871.0	1,048.6	
New agreements	136.4	149.9	781.4	
Personnel on average	773	810	778	
Earnings per share [4]	-0.01	-0.23	-1.02	-0.81
Earnings per share (diluted)[4]	-0.01	-0.23	-1.02	-0.81
Equity per share	8.2	8.4	8.2	
Equity per share (without hybrid bond), euros	6.2	6.5	6.2	
Dividend per share, euros	0.0	0.0	0.0	
Dividend payout ratio, %	0.0	0,0	0.0	
Dividend yield, %	0.0	0,0	0.0	
Price per earnings ratio	neg.	neg.	neg.	
Share price development				
Share price at the end of the period, eur	4.8	3.7	4.1	
Average share price, eur	4.2	4.0	3.9	
Lowest share price, eur	3.6	3.3	3.2	
Highest share price, eur	5.0	4.7	4.7	
Market capitalisation at the end of the period	81.1	63.2	69.1	
Trading volume, 1 000 units	383	727	1,893	
Trading volume, %	9.4	4.3	11.2	
Weighted average number of shares outstanding during the period, 1 000 units	16,938	16,938	16,938	
Weighted average number of shares outstanding during the period (diluted) 1 000 units	16,938	16,938	16,938	
Number of shares outstanding at the end of the period,1 000 units	16,938	16,938	16,938	

1.The reconciliation calculation for operative operating profit can be found underneath this table
2.The effects of IFRS16 have been adjusted from the figure.
3. In calculation of the key ratios, only the profit for the review period has been annualised.
4. The figure has been calculated excluding the hybrid bond interest, tax adjusted

Alternative performance measures used in Financial statment release

The company discloses certain other widely used performance measures that can for the most part be derived from the income statement and balance sheet. The company also publishes key figures excluding effect of IFRS 16. The formulas for these performance measures are provided in the next page. In the company's view, these measures clarify the result of operations and financial position based on the income statement and balance sheet.

SRV presents key figures for operative operating profit and operating profit margin in the Financial statement release

The key figure for operative operating profit is considered to provide a better view of the Group's operations when comparing the reported period to earlier periods. The currency exchange rate gains and losses of associated companies as well as income and expenses from hedging and items affecting comparability are eliminated from operating profit. The currency exchange rate gains and losses of associated companies are included above operating profit on the line "share of profits of associated and joint venture companies". Income and expenses from currency hedging are included above operating profit on the line "Income and expenses on currency derivatives".

Operative operating profit's reconciliation table

(EUR million)	1-3/ 2024	1-3/ 2023	1-12/ 2023
Operative operating profit in accordance with the definition	**1.3**	**-2.0**	**1.1**
+/-exhange rate gains and losses of associated companies and joint ventures	0.0	0.0	0.0
	0.0	0.0	0.0
+/- Items affecting comparability			
+/- Impairments of assets and their reversal	0.0	0.0	-7.6
+/- gains and losses from exceptional sales of assets	0.0	0.0	-0.3
+/- income and expenses due to changes in the Group structure	0.0	0.0	0.0
+/- Items affecting comparability in total	**0.0**	**0.0**	**-7.9**
Operating profit	**1.3**	**-2.0**	**-6.8**

SRV presents key figures excluding effect of IFRS 16 standard

The company publishes alternative key figures, that is, IFRS 16 key figures that have been adjusted to exclude the impact of the IFRS 16 Leases standard on the balance sheet and result.

Calculation of key figures

Return on equity, %	=	100 X	Net profit for the period / Total equity, average
Capital employed	=		Total assets – non-interest bearing debt – deferred tax liabilities – provisions
Capital employed, excl. IFRS16	=		Total assets – non-interest bearing debt – deferred tax liabilities – provisions – property, plant and equipment, right -of-use asset – inventories, right -of-use asset
Return on investment, %			Operating profit + interest and other financial income (incl. exchange rate gains and losses) + Financial receivables write-down and sales loss (interim periods annualized) / Invested capital, average
Return on investment, % excl. IFRS16	=	100 X	Operating profit excl. IFRS16 bookings + interest and other financial income (incl. exchange rate gains and losses) + Financial receivables write-down and sales loss (interim periods annualized) / Capital employed excl. IFRS16, average
Equity ratio, %	=	100 X	Total equity / Total assets – advances received
Equity ratio,% excl. IFRS16	=	100 X	Total equity – IFRS16 depreciations, leases and interest and financial expenses recoqnised in income statement / Total assets – advances received – IFRS16 depreciations, leases and interest and financial expenses recoqnised in income statement
Net interest-bearing debt	=		Interest-bearing debt – cash and cash equivalents
Net interest-bearing debt excl. IFRS16	=		Interest-bearing debt - interest-bearing lease liabilities – cash and cash equivalents
Net gearing ratio, %	=	100 X	Net interest-bearing debt / Total equity
Net interest-bearing debt excl. IFRS16	=	100 X	Interest-bearing debt - interest-bearing lease liabilities – cash and cash equivalents / Total equity – IFRS16 depreciations, leases, interest and financial expenses recoqnized in income statement
Earnings per share attributable to equity olders of the parent company	=		Result for the period – non-controlling interest – hybrid bond interest, tax adjusted / Average number of shares
Earnings per share attributable to equity holders of the parent company (diluted)	=		Result for the period – non-controlling interest – hybrid bond interest, tax adjusted / Average number of shares (diluted)
Equity per share	=		Shareholders' equity attributable to equity holders of the parent company / Average number of shares at end of period
Equity per share (without hybrid bond)	=		Shareholders' equity attributable to equity holders of the parent company – hybrid bond / Average number of shares at end of period
Price per earnings ratio (P/E-ratio)	=		Share price at end of period / Earnings per share
Dividend payout ratio, %	=		Dividend per share / Earnings per share
Dividend yield, %	=		Dividend per share / Share price at end of period
Average share price	=	100 X	Number of shares traded in euros during the period / Number of shares traded during the period
Market capitalisation at the end of the period	=	100 X	Number of shares outstanding at the end of the period x share price at the end of the period
Trading volume	=		Number of shares traded during the period and their percentage of the weighted average number of shares outstanding
Operative operating profit	=		Operating profit +/- currency exchange rate gains and losses +/- income and expenses from hedging +/- items affecting comparability

Group information by quarter

SRV Group EUR million	**1-3/ 2024**	10-12/ 2023	7-9/ 2023	4-6/ 2023	1-3/ 2023
Revenue	167.0	181.8	146.9	143.1	138.3
Operative operating profit	1.3	2.4	4.6	-3.9	-2.0
Operative operating profit %	0.8	1.3	3.2	-2.8	-1.4
Operating profit	1.3	3.1	-4.9	-3.0	-2.0
Operating profit %	0.8	1.7	-3.4	-2.1	-1.4
Financial income and expenses, total	-0.7	-2.5	-1.6	-2.5	-2.5
Profit before taxes	0.5	0.7	-6.5	-5.5	-4.4
Order backlog	1,020.4	1,048.6	995.6	993.1	871.0
New agreements	136.4	253.1	132.5	245.9	149.9
Earnings per share, eur	-0.01	-0.05	-0.51	-0.36	-0.23
Equity per share, eur	6.24	6.21	6.21	0.00	0.00
Share closing price, eur	4.8	4.1	3.6	3.8	3.7
Equity ratio, %	33.9	34.4	34.9	34.3	35.0
Equity ratio, % excl. IFRS16[1)]	47.5	48.0	49.5	48.8	49.2
Net interest-bearing liabilities	112.1	99.4	117.7	113.1	117.4
Net interest-bearing liabilities excl. IFRS16[1)]	3.5	-6.3	7.5	2.2	6.1
Net gearing, %	80.5	71.7	84.8	83.3	82.2
Net gearing, % excl. IFRS16[1)]	2.4	-4.3	5.1	1.6	4.1

1.The effects of IFRS16 have been adjusted from the figure.

Order backlog EUR million	**3/2024**	12/2023	9/2023	6/2023	3/2023
- business construction	891.8	936.6	858.4	837.2	742.4
- housing construction	128.6	111.9	137.2	155.9	128.5
Group, total	**1,020.4**	**1,048.6**	**995.6**	**993.1**	**871.0**
sold order backlog	943.5	971.1	917.3	914.8	792.7
unsold order backlog	76.9	77.5	78.3	78.3	78.3

Order backlog, housing construction in Group EUR million	**3/2024**	12/2023	9/2023	6/2023	3/2023
Negotiation and construction contracts	51.7	34.5	58.2	76.8	49.5
Under construction, sold	0.0	0.0	0.8	0.8	0.8
Under construction, unsold	46.3	46.3	69.7	69.7	69.7
Completed and unsold	30.6	31.1	8.5	8.6	8.6
Housing construction, total	**128.6**	**111.9**	**137.2**	**155.9**	**128.5**

Housing production in Group (units)	**1-3/ 2024**	10-12/ 2023	7-9/ 2023	4-6/ 2023	1-3/ 2023
Housing sales, total	**3**	**4**	**0**	**241**	**1**
sales, developer contracting	3	4	0	2	1
sales, negotiation contracts	0	0	0	239	0
Developer contracting					
- start-ups	0	0	0	0	0
- completed	0	62	0	0	23
-recognized in revenue	3	4	0	2	1
- completed and unsold	96	99	43	43	45
Under construction, total	364	239	541	1,056	879
construction and negotiation contracts	226	101	101	101	0
negotiated contracts	138	138	378	893	817
developer contracting	0	0	62	62	62
- of which sold	0	0	2	2	2
- of which unsold	0	0	60	60	60

Q1 2024

25 April 2024 at 8:30 am

SRV GROUP PLC
THE INTERIM REPORT 1 January - 31 March 2024, tables

1) Consolidated income statement and statement of comprehensive income

Consolidated income statement EUR million	Note	1-3/ 2024	1-3/ 2023	change MEUR	change %	1-12/ 2023	Last 12 Months
Revenue	8	**167.0**	**138.3**	**28.7**	**20.7**	**610.0**	**638.7**
Other operating income		0.1	0.1	-0.1	-54.4	0.3	0.2
Change in inventories of finished goods and work in progress		-0.5	-7.7	7.2	-94.0	2.3	9.5
Use of materials and services		-142.8	-111.2	-31.6	28.4	-528.0	-559.6
Employee benefit expenses		-18.0	-17.2	-0.8	4.6	-66.2	-67.0
Share of profits of associated and joint venture companies		0.8	-0.5	1.3	-277.8	1.2	2.5
Depreciation		-1.4	-1.4	0.0	-3.2	-5.7	-5.7
Appreciations of investments		-0.8	0.5	-1.3	-284.5	-8.9	-10.2
Other operating expenses		-3.0	-2.9	-0.2	5.8	-11.8	-12.0
Operating profit		**1.3**	**-2.0**	**3.2**	**-163.5**	**-6.8**	**-3.6**
Financial income		1.3	0.4	0.9	214.2	2.3	2.8
Financial expenses		-2.0	-2.9	0.8	-29.2	-11.3	-10.4
Financial income and expenses, total		**-0.7**	**-2.5**	**1.7**		**-9.0**	**-7.2**
Profit before taxes		**0.5**	**-4.4**	**5.0**	**-111.4**	**-15.8**	**-10.8**
Income taxes		0.0	1.3	-1.3	-102.4	0.6	-0.7
Net profit for the period		**0.5**	**-3.1**	**3.6**	**-115.2**	**-15.1**	**-11.5**
Attributable to							
Equity holders of the parent company		0.5	-3.1	3.6		-15.1	-11.5
Earnings per share attributable to equity holders of the parent company		**-0.01**	**-0.23**			**-1.02**	**-0.79**
Earnings per share attributable to equity holders of the parent company		**-0.01**	**-0.23**			**-1.02**	**-0.79**

Consolidated statement of comprehensive EUR million	1-3/ 2024	1-3/ 2023	1-12/ 2023	Last 12 Months
Net profit for the period	**0.5**	**-3.1**	**-15.1**	**-11.5**
Other comprehensive income				
Gains and losses arising from translating the financial statements of a foreign operation	0.0	2.0	10.1	8.1
Share of other comprehensive income of associated and joint ventures companies	0.0	-1.8	-0.1	1.7
Other comprehensive income for the period, net of tax	**0.0**	**0.1**	**10.0**	**9.9**
The share of comprehensive income attributable to equity holders of the parent company	0.0	0.1	10.0	9.8
Total comprehensive income for the period	**0.5**	**-3.0**	**-5.1**	**-1.6**
Attributable to				
Equity holders of the parent company	0.5	-3.0	-5.1	-1.6
Non-Controlling interests	0.0	0.0	0.0	0.0

2) Consolidated balance sheet

Consolidated balance sheet EUR million	Note	31 March 2024	31 March 2023	change, %
ASSETS				
Non-current assets				
Property, plant and equipment		5.4	4.1	32.0
Property, plant and equipment, right -of-use asset		7.5	8.5	-12.1
Goodwill		1.7	1.7	0.0
Other intangible assets		0.6	0.7	-9.1
Shares in associated companies and joint ventures		5.3	2.3	131.7
Other financial assets		7.8	7.2	7.7
Receivables		6.2	11.3	-45.1
Deferred tax assets		36.7	37.7	-2.7
Non-current assets, total		**71.2**	**73.6**	**-3.2**
Current assets				
Inventories	10	159.8	155.7	2.6
Inventories, right -of-use asset	10	91.4	94.3	-3.1
Trade and other receivables		92.3	99.9	-7.6
Loan receivables from associated companies and joint ventures		0.3	0.0	100.0
Cash and cash equivalents		29.2	32.6	-10.3
Current assets, total		**373.0**	**382.5**	**-2.5**
ASSETS, TOTAL		**444.2**	**456.1**	**-2.6**

Consolidated balance sheet EUR million	Note	31 March 2024	31 March 2023	change, %
EQUITY AND LIABILITIES				
Equity attributable to equity holders of the parent company				
Share capital		3.1	3.1	0.0
Invested free equity fund		303.6	303.6	0.0
Translation differences		-4.9	-14.8	-66.6
Hybrid bond		33.5	33.5	0.0
Retained earnings		-196.0	-182.5	7.4
Equity attributable to equity holders of the parent company, total		139.2	142.9	-2.6
Non-controlling interests		0.0	0.0	
Total equity	4	**139.2**	**142.9**	**-2.6**
Non-current liabilities				
Deferred tax liabilities		0.2	1.2	-81.8
Provisions		10.3	11.2	-8.2
Interest-bearing liabilities excl. lease liabilities		30.8	28.7	7.3
Interest-bearing lease liabilities		105.2	108.7	-3.2
Other liabilities		3.3	5.7	-42.9
Non-current liabilities, total		**149.7**	**155.5**	**-3.7**
Current liabilities				
Trade and other payables		141.4	138.1	2.4
Provisions		8.5	7.0	21.3
Interest-bearing liabilities excl. lease liabilities		1.9	10.0	-81.1
Interest-bearing lease liabilities		3.4	2.6	33.0
Current liabilities, total		**155.3**	**157.8**	**-1.6**
Liabilities, total		**305.0**	**313.2**	**-2.6**
EQUITY AND LIABILITIES, total		**444.2**	**456.1**	**-2.6**

3) Consolidated cash flow statement

EUR Million	1-3/ 2024	1-3/ 2023	1-12/ 2023	Last 12 Months
Cash flows from operating activities				
Cash receipts from customers	157.1	126.3	615.8	646.6
Cash receipts from other operating income	0.1	0.1	0.3	0.2
Cash paid to suppliers and employees	-164.2	-140.2	-606.6	-630.6
Net cash before interests and taxes	**-7.1**	**-13.7**	**9.5**	**16.2**
Interests received and other financial income	0.4	0.0	1.0	1.4
Interests paid and other expenses from financial costs	-2.1	-2.2	-8.7	-8.6
Income taxes paid or received	-0.0	-0.1	-0.1	-0.1
Cash flows from operating activities	**-8.7**	**-16.0**	**1.6**	**8.9**
Cash flow from investing activities				
Purchase of tangible and intangible assets	-0.3	-0.7	-2.9	-2.5
Sale of tangible and intangible assets	0.0	0.0	0.3	0.2
Purchase of investments	-0.0	-0.2	-1.8	-1.7
Proceeds from sale of investments	0.0	0.0	1.1	1.1
Subsidiary shares sold	0.0	0.0	1.8	1.8
Investments in associated companies and joint ventures	0.0	-0.0	-0.1	-0.1
Loans granted	0.0	0.0	-0.3	-0.3
Proceeds from repayments of loans	0.2	0.0	0.2	0.4
Net cash used in investing activities	**-0.2**	**-0.8**	**-1.7**	**-1.0**
Cash flows from operating and investing activities in total	**-8.8**	**-16.8**	**-0.0**	**7.9**
Cash flow from financing activities				
Repayment of loans	0.0	0.0	-10.0	-10.0
Hybrid bond intrests	-0.0	-0.0	-2.8	-2.8
Change in housing corporation loans	-0.6	4.9	9.8	4.3
Purchase of own shares	0.0	0.0	-0.1	-0.1
Repayment of lease liabilities	-0.9	-0.6	-2.6	-2.9
Net cash flow from financing activities	**-1.5**	**4.2**	**-5.7**	**-11.4**
Net change in cash and cash equivalents	**-10.4**	**-12.5**	**-5.7**	**-3.5**
Cash and cash equivalents at the beginning of period	**39.6**	**45.3**	**45.3**	**32.6**
Effect of exchange rate changes in cash and cash equivalents	0.0	-0.2	0.0	0.2
Cash and cash equivalents at the end of period	**29.2**	**32.6**	**39.6**	**29.2**

4) Statement of changes in Group equity

	Equity attributable to the equity holders of the parent company							
	Share Capital	Invested Free Equity Fund	Hybrid Bond	Translation differences	Retained earnings	Total	Non-controllin interests	Total Equity
1 January - 31 March 2024 (EUR million)								
Equity 1 January 2024	**3.1**	**303.6**	**33.5**	**-4.9**	**-196.5**	**138.7**	**0.0**	**138.7**
Net profit for the financial period	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.5
Other comprehensive income items (with the tax effect)								
Other comprehensive income total	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Comprehensive income for the financial year	**0.0**	**0.0**	**0.0**	**0.0**	**0.5**	**0.5**	**0.0**	**0.5**
Transactions with the shareholders								
Share-based incentive plan	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.1
Transactions with the shareholders, total	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.1
Equity on 31 March 2024	**3.1**	**303.6**	**33.5**	**-4.9**	**-196.0**	**139.2**	**0.0**	**139.2**

	Equity attributable to the equity holders of the parent company							
	Share Capital	Invested Free Equity Fund	Hybrid Bond	Translation differences	Retained earnings	Total	Non-controllin interests	Total Equity
1 January - 31 March 2023 (EUR million)								
Equity 1 January 2023	**3.1**	**303.6**	**33.5**	**-14.9**	**-179.0**	**146.2**	**0.0**	**146.2**
Net profit for the financial period	0.0	0.0	0.0	0.0	-3.1	-3.1	0.0	-3.1
Other comprehensive income items (with the tax effect)								0.0
Other comprehensive income total	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.1
Comprehensive income for the financial year	**0.0**	**0.0**	**0.0**	**0.1**	**-3.1**	**-3.0**	**0.0**	**-3.0**
Transactions with the shareholders								0.0
Share-based incentive plan	0.0	0.0	0.0	0.0	-0.3	-0.3	0,0	-0.3
Transactions with the shareholders, total	0.0	0.0	0.0	0.0	-0.3	-0.3	0,0	-0.3
Equity on 31 March 2023	**3.1**	**303.6**	**33.5**	**-14.8**	**-182.4**	**143.0**	**0,0**	**143.0**

	Equity attributable to the equity holders of the parent company							
	Share Capital	Invested Free Equity Fund	Hybrid Bond	Translation differences	Retained earnings	Total	Non-controllin interests	Total Equity
1 January - 31 December 2023 (EUR million)								
Equity 1 January 2023	**3.1**	**303.6**	**33.5**	**-14.9**	**-179.0**	**146.2**	**0.0**	**146.2**
Net profit for the financial year	0.0	0.0	0.0	0.0	-15.1	-15.1	0.0	-15.1
Other comprehensive income items (with the tax effect)								
Translation difference	0.0	0.0	0.0	10.1	0.0	10.1	0.0	10.1
Share of other comprehensive income of associated and joint ventures companies	0.0	0.0	0.0	-0.1	0.0	-0.1	0.0	-0.1
Other comprehensive income total	0.0	0.0	0.0	10.0	0.0	10.0	0.0	10.0
Comprehensive income for the financial year	**0.0**	**0.0**	**0.0**	**10.0**	**-15.1**	**-5.2**	**0.0**	**-5.2**
Transactions with the shareholders								
Purchase of own shares	0.0	0.0	0.0	0.0	-0.1	-0.1	0.0	-0.1
Share-based incentive plan	0.0	0.0	0.0	0.0	-0.1	-0.1	0.0	-0.1
Hybrid bond interests with tax effect	0.0	0.0	0.0	0.0	-2.2	-2.2	0.0	-2.2
Transactions with the shareholders, total	**0.0**	**0.0**	**0.0**	**0.0**	**-2.4**	**-2.4**	**0.0**	**-2.4**
Equity on 31 December 2023	**3.1**	**303.6**	**33.5**	**-4.9**	**-196.5**	**138.7**	**0.0**	**138.7**

5) Accounting policies

This Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting. In preparing this Financial statement release release, SRV has applied the same accounting policies as in its annual financial statements for 2023, however so that the Group has introduced as of 1 January 2024 the new or revised IFRS standards and IFRIC interpretations published by the IASB mentioned in the accounting policies of the annual financial statements for 2023. These do not have a material impact on the Financial statement release. The information disclosed in this Financial statement release is unaudited. The figures in this Financial statement release have been rounded up to millions of euros, so the sum total of individual figures may deviate from the sum total presented.

Segment change

As of 1 January 2023, SRV changed its segment structure due to internal reorganisation and that going forward the company will report its operations as a single segment. The chief operating decision-maker as defined in IFRS 8 is the Group's CEO together with the Corporate Executive Team, which reviews SRV's business as a single operating segment, which also comprises the reportable segment.

Short-term risks and uncertainties

SRV's most significant short-term risks and uncertainties are related to the upward trend in interest rates and limited available financing and thus to the demand of investor and consumer customers. This may have an impact on the delay or cancellation of planned projects. A weak economic situation can cause delays or cancellations of planned projects, which in turn would have a negative impact on SRV's turnover and profit accumulation.

Use of estimates

The preparation of the Financial statement release in accordance with IFRS requires Group management to make estimates and assumptions that affect both the values of assets and liabilities on the balance sheet date, and income and expenditure for the financial period. Judgements also have to be made in applying the accounting principles. As these estimates and assumptions are based on current perceptions of the situation on the balance sheet date, they involve risks and uncertainties. Actual results may therefore differ from the estimates and assumptions. The key accounting estimates and judgement-based solutions are presented in greater detail in the accounting principles of the consolidated financial statements for 2023. Changes in estimates, increased uncertainty and management considerations influenced by war in Ukraine has been described below

Deferred tax assets recognised in SRV's balance sheet at the end of the review period amounted to EUR 36.7 million. Most of SRV's deferred tax assets are related to confirmed tax losses. The tax losses arose from the divestment of the holding in the REDI shopping centre as well as the loss-making contracts for the REDI shopping centre, REDI Majakka and Tampere Arena. The deferred tax assets of the Russian companies have been written down in their entirety. The deferred tax assets will be recognised only up to the amount for which the company has sufficient taxable temporary differences or other credible evidence of the ability to use tax losses. At the end of the review period, SRV stated that it is probable that the deferred tax assets will be used. Based on the Group's estimate on taxable profit for the coming years, recognised losses can be utilised by 2029. The assumptions on which the amount of taxable income is based include the management's estimate of future cash flow, including future revenue, operating expenses and financial expenses. The SRV Group's ability to generate taxable income also depends on the general state of the national economy and factors related to financing, competitiveness and regulation that are beyond the SRV Group's control, therefore the estimate includes significant uncertainty. If a Group company has posted a loss in the recent past, deferred tax assets are recognised on the tax losses only up to the amount for which the company has sufficient taxable temporary differences or other credible evidence of the ability to use tax losses. The deferred tax assets recognised in the balance sheet at the end of reporting period are also based on the fact that losses are confirmed in taxation such that they can be generally utilised for SRV's future taxable income.

SRV's remainig asset in Russia is a 50 percent ownership of the Pearl Plaza shopping center in St. Petersburg, which is valued at zero euros on SRV's balance sheet. The shopping center has been combined with the group's figures using the equity method. The asset is reviewed regularly using the discounted cash flow method. The calculation parameters are essential for the final result of the valuation calculation. The key parameters are inflation, growth in consumer demand, forecasts of the trend in rental income and the weighted average cost of capital, which correlates with the local risk-free interest level. The values of the calculation parameters have not changed significantly in 2024. In the prevailing exceptional circumstances, the estimation of the used parameters involves extremely high uncertainty, and the situation is not expected to be rectified in the near future. Using the available sources of information, the company has sought to establish an overview of the parameters that is as accurate as possible.

SRV suspended the construction of the Torihotelli contract in Oulu due to the payment difficulties of the client. Trade receivables in the contract involve credit loss risks. At the end of December, SRV had about EUR 16.0 million receivables due from this contract, secured by a mortgage on the property under construction and pledges on certain other assets. In March, the company initiated legal proceedings to realise the collateral. In order to accelerate the realisation of the mortgaged property, SRV filed an application on 27 June 2022 to declare the client company bankrupt. As a result, the District Court of Oulu declared the company developing the hotel, Kiinteistö Oy Oulun Torihotelli, bankrupt on 26 August 2022.

In this Financial statement release, SRV has not classified its assets as assets held for sale in accordance with IFRS 5. In an investor news release published on 2 August 2023, SRV announced that it had divested the majority of its remaining holdings in Russia. After this transaction, SRV's only remaining asset in Russia is a 50 per cent holding in the Pearl Plaza shopping centre. SRV is actively continuing negotiations with its partner with the aim of selling its holding in Pearl Plaza as well. There is exceptionally high uncertainty in the market, which makes it difficult to estimate the exact timing and probability of divesting these assets.

6) Group commitments and contingent liabilities

(EUR million)	**31 March 2024**	31 March 2023	change, %	31 December 2023
Collateral given for own liabilities				
Real estate mortgages given[1)]	18.4	14.1	30.4	19.0
Other commitments				
Investment commitments given	19.6	19.6	0.0	19.6
Plots purchase commitments	0.2	0.3	-33.3	0.2

1. Real estate mortgages include the total amount of mortgages given as collateral for developer contracting housing production against the housing corporation loans of uncompleted and unsold completed projects.

7) Financial assets and liabilities by measurement categories

31 March 2024 (EUR million)	Financial assets and liabilities at fair value through profit and loss	Financial assets and liabilities measured at amortised cost	Carrying amounts by balance sheet item	Fair value
Non-current financial asset				
Long-term interest bearing receivables	0.0	6.2	6.2	6.2
Long-term receivables	0.0	0.0	0.0	0.0
Current financial assets	0.0	0.0	0.0	0.0
Derivative instruments	3.9	0.0	3.9	3.9
Other interest bearing receivables	7.8	0.0	7.8	7.8
Current financial assets				
Accounts receivables	0.0	58.6	58.6	58.6
Cash and cash equivalents	0.0	29.2	29.2	29.2
Total	**11.7**	**94.0**	**105.7**	**105.7**
Non-current financial liabilities				
Interest bearing liabilities	0.0	30.8	30.8	30.8
Derivative instruments	0.0	0.0	0.0	0.0
Other non-current liabilities	0.0	3.3	3.3	3.3
Current financial liabilities				
Interest bearing liabilities	0.0	1.9	1.9	1.9
Accounts payables	0.0	34.4	34.4	34.4
Total	**0.0**	**70.3**	**70.3**	**70.3**

31.12.2023 (EUR million)	Financial assets and liabilities at fair value through profit and loss	Financial assets and liabilities measured at amortised cost	Carrying amounts by balance sheet item	Fair value
Non-current financial asset				
Long-term interest bearing receivables	0.0	7.0	7.0	7.0
Long-term receivables	0.0	0.0	0.0	0.0
Derivative instruments	3.5	0.0	3.5	3.5
Other interest bearing receivables	7.8	0.0	7.8	7.8
Current financial assets				
Accounts receivables	0.0	51.7	51.7	51.7
Cash and cash equivalents	0.0	39.6	39.6	39.6
Total	**11.3**	**98.3**	**109.6**	**109.6**
Non-current financial liabilities				
Interest bearing liabilities	0.0	31.4	31.4	31.4
Derivative instruments	0.0	0.0	0.0	0.0
Other non-current liabilities	0.0	3.1	3.1	3.1
Current financial liabilities				
Interest bearing liabilities	0.0	1.9	1.9	1.9
Accounts payables	0.0	38.5	38.5	38.5
Total	**0.0**	**74.9**	**74.9**	**74.9**

Liability of derivative instruments (EUR million)	3/2024 Fair value Posit.	3/2024 Fair value Negat.	3/2023 Fair value Posit.	3/2023 Fair value Negat.	12/2023 Fair value Posit.	12/2023 Fair value Negat.
Hedge accounting not applied						
Currency options	0.0	0.0	0.0	0.0	0.0	0.0
Interest rate swaps	3.9	0.0	4.0	0.0	3.5	0.0

	3/2024	3/2023	12/2023
Nominal values of derivative instruments			
Currency options	0.0	0.0	0.0
Interest rate swaps	100.0	100.0	100.0

Fair value hierarchy of financial assets and liabilities

Financial assets at fair value through profit or loss: The company had foreign exchange option contracts and interest rate swaps recognised at fair value through profit or loss.

Derivative financial instruments at fair value through profit or loss

(EUR million)	Level 1	Level 2	Level 3	Total
31 March 2024				
Derivative financial assets	0.0	3.9	0.0	3.9
Derivative financial liabilities	0.0	0.0	0.0	0.0
31 March 2023				
Derivative financial assets	0.0	4.0	0.0	4.0
Derivative financial liabilities	0.0	0.0	0.0	0.0
31 December 2023				
Derivative financial assets	0.0	3.5	0.0	3.5
Derivative financial liabilities	0.0	0.0	0.0	0.0

Other financial assets at fair value through profit or loss

(EUR million)	31 March 2024	31 March 2023	31 December 2023
Other financial assets	**7.8**	**7.8**	**7.8**
Inreases	0.0	0.0	0.0
Changes in fair values	0.0	0.0	0.0
Decreases	0.0	-0.6	0.0
Total	**7.8**	**7.2**	**7.8**
Non-current	7.8	7.2	7.8
Current	—	—	—

Other financial assets at fair value through profit or loss

(EUR million)	Level 1	Level 2	Level 3	Total
31 March 2024				
Unlisted shares	—	0.7	7.5	8.2
Long-term receivables	—	3.9	—	3.9
31 March 2023				
Unlisted shares	—	0.6	7.2	7.8
Long-term receivables	—	4.7	—	4.7
31 December 2023				
Unlisted shares	—	0.7	8.5	9.1
Long-term receivables	—	3.5	—	3.5

Level 1 instruments are traded in active markets and their fair values are directly based on the market price

The fair values of level 2 instruments are derived from market data.

The fair values of level 3 instruments are not based on observable market data, but may also be based quotations provided by brokers, external market valuation reports or cash flow-based forecast. Valuation may also be based on acquisition cost if this the best estimate of fair value.
Unlisted shares and investments consist mainly of shares purchased for leisure facilities used by SRV's employees (level 2) and real estate funds and projects (level 3). Assets recognised in level 3 consist mainly of Tampere Central Deck and Arena

8) Breakdown of revenue

Revenue (EUR million)	**1-3/ 2024**	1-3/ 2023	change MEUR	change %	1-12 2023	Last 12 Months
Revenue recognition at a point in time	0.8	2.8	-2.0	-71.6	8.3	6.4
Revenue recognition over time	166.2	135.4	30.7	22.7	601.7	632.4
Total	**167.0**	**138.3**	**28.7**	**20.7**	**610.0**	**638.7**

9) Group and Segment Information

SRV will report its operations as a single segment starting from 1 January 2023. The comparison figures have been adjusted accordingly. The chief operating decision-maker as defined in IFRS 8 is the Group's Corporate Executive Team, which reviews SRV's business as a single operating segment, which also comprises the reportable segment.

10) Inventories

EUR million	**31 March 2024**	31 March 2023	change MEUR	31 December 2023
Land areas and plot-owning companies	72.9	78.3	-5.4	71.9
Work in progress	57.3	69.7	-12.3	55.4
Shares in completed housing corporations and real estate companies	26.7	4.7	22.0	27.2
Other inventories	94.3	97.3	-3.0	91.4
Right-of-use asset, total	91.6	94.3	-2.7	88.6
Other inventories	2.7	3.0	-0.3	2.8
Inventories, total	**251.2**	**250.0**	**1.2**	**245.9**

11) Changes in financial position

Financial liabilities, excluding lease liabilities

31 March 2024			Maturity				
EUR Million	Carrying amount	Contractual liability[1]	2024	2025	2026	2027	later
Bonds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans from financial institutions	1.8	2.8	2.5	0.3	0.0	0.0	0.0
Housing loans 2)	16.5	30.0	0.7	1.2	1.2	1.7	25.2
Commercial papers	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other liabilities	14.3	14.3	0.0	0.0	0.0	0.0	14.3
Other liabilities non- interest bearing	9.2	9.2	6.0	3.2	0.0	0.0	0.0
Derivative liabilities	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Accounts payables	34.4	34.4	34.4	0.0	0.0	0.0	0.0
Total	**76.2**	**90.6**	**43.6**	**4.7**	**1.2**	**1.7**	**39.5**

Financial liabilities, lease liabilities

31 March 2024			Maturity				
EUR Million	Carrying amount	Contractual liability	2024	2025	2026	2027	later
Lease liabilities	108.6	263.4	9.0	7.6	7.2	7.1	232.5

Financial liabilities, excluding lease liabilities

31 December 2023			Maturity				
EUR Million	Carrying amount	Contractual liability[1]	2024	2025	2026	2027	later
Bonds	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans from financial institutions	1.8	3.0	2.8	0.3	0.0	0.0	0.0
Housing loans 2)	17.1	30.5	0.8	1.4	1.4	1.7	25.2
Commercial papers	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other liabilities	14.3	14.3	0.0	0.0	0.0	0.0	14.3
Other liabilities, non-interest bearing	9.1	9.1	6.0	3.1	0.0	0.0	0.0
Derivative liabilities	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Account payables	38.5	38.5	38.5	0.0	0.0	0.0	0.0
Total	**80.8**	**95.4**	**48.1**	**4.8**	**1.4**	**1.7**	**39.5**

Financial liabilities, lease liabilities

31 December 2023			Maturity				
EUR Million	Carrying amount	Contractual liability	2024	2025	2026	2027	later
Lease liabilities	105.7	257.0	7.9	7.6	7.0	6.9	227.7

1. Includes all contractual payments, e.g. interest and commitment fees.

2.At the time of handing over the apartment, the responsibility for repaying the principal and interest on the housing loans passes to the buyer of the apartment. Irrespective of whether the apartment is unfinished or completed, but not handed over to the buyer, SRV's debt capital and interest are presented in full up to the maturity of the loan. Only when control of the apartment is transferred will interest and principal be removed from the table.

After the review period, on 12 April the company agreed with the syndicate banks to exercise the one-year extension option of the current EUR 40 million committed revolving credit facility which is tied to sustainability targets as well as some changes to financial covenants. In accordance with the exercised extension option, the revolving credit facility is valid until April 2026. For covenants, it was agreed that the minimum EBITDA covenant will be replaced by net debt/EBITDA covenant, which will be measured for the first time in June 2024.

EUR 10 million of the company's new EUR 40 million committed revolving credit facility was allocated as a committed overdraft facility during the review period. It remained unused at the end of the period. Of the remaining EUR 30 million, EUR 1.0 million was in use and EUR 29.0 million was unused.

Covenants

SRV's financing agreements contains standard covenants that relate to, among other, certain key financial indicators and ratios, and the guarantees given by SRV. The covenants of the revolving credit facility (RCF) are based on FAS or IFRS figures, adjusted and calculated in accordance with the methods defined in the terms and conditions of the RCF agreement. The covenants are percentage of completion equity ratio, net gearing excluding IFRS 16 impact, Last 12 months minimum EBITDA excluding the share of associated companies' income and the impact of transaction costs and impairments, minimum liquidity and certain other limitations. Of the aforementioned covenants equity ratio, net gearing and minimum EBITDA are tested quarterly. Minimum liquidity is tested monthly. After the review period, on 12 April the company agreed with the syndicate banks to replace the minimum EBITDA covenant with a net debt/EBITDA covenant that will be measured for the first time in June 2024.

The table below presents the covenants and covenant levels of the RCF in place at the end of the reporting period

Financial covenants of the RCF	Covenant value
Equity ratio (overtime revenue recognition)	>30 per cent
Net gearing (excluding IFRS 16 impact)	≤70 per cent
Minimum liquidity	>EUR 25 million at the period end
Minimum EBITDA (excluding the share of associated company results and before transaction costs and impairments)	>EUR 3-15 million, depending on testing period

12) Currency Risks

SRV's only remaining asset in Russia is a 50 per cent holding in the Pearl Plaza shopping centre in St Petersburg.

The rouble-denominated items have been valued in euros at an exchange rate of 100.08 (that is, the exchange rate on the review date). SRV's currency risk position has decreased considerably as a result of the divestment of Russia Oy in Q3/2023.

13) Divestments and Russian holdings

In August 2023, SRV divested the share capital of its subsidiary SRV Russia Oy. The sold assets also include SRV's Russian subsidiaries and associated companies and SRV's remaining plot holdings in Russia, which are owned by these companies, as well as a minority interest in the 4Daily shopping centre located close to Moscow. The personnel responsible for SRV's business operations in Russia were also transferred in the transaction. After this transaction, SRV's only remaining asset in Russia is a 50 per cent holding in the Pearl Plaza shopping centre in St Petersburg.

14) Related party transactions

EUR million

31 March 2024	Salaries and compensation	Sale of goods and services	Purchase of goods and services	Interest Income	Receivables	Liabilities
Management and the Board of Directors	0.5	0.0	0.0	0.0	0.0	0.0
Joint ventures	0.0	0.0	0.0	0.0	0.0	0.0
Associated companies	0.0	0.0	0.0	0.0	0.3	0.0
Other related parties	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.5	0.0	0.0	0.0	0.3	0.0

31 March 2023	Salaries and compensation	Sale of goods and services	Purchase of goods and services	Interest Income	Receivables	Liabilities
Management and the Board of Directors	0.6	0.0	0.0	0.0	0.0	0.0
Joint ventures	0.0	0.3	0.0	0.0	0.0	0.0
Associated companies	0.0	0.0	0.0	0.0	0.0	0.0
Other related parties	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.6	0.3	0.0	0.0	0.0	0.0

31 December 2023	Salaries and compensation	Sale of goods and services	Purchase of goods and services	Interest Income	Receivables	Liabilities
Management and the Board of Directors	3.3	0,0	0,0	0,0	0,0	0,0
Joint ventures	0,0	0.0	0,0	0,0	0,0	0,0
Associated companies	0,0	0.6	0,0	0,0	0.3	0,0
Other related parties	0,0	0,0	0,0	0,0	0,0	0,0
Total	3.3	0.6	0.0	0.0	0.3	0.0

15) Events after reporting period

There were no significant events after the end of the review period.