



Q4-2024

BUSINESS REVIEW



KEY FIGURES	3
RENT REVENUE DISTRIBUTION	4
GENERAL INFORMATION	5
BUSINESS SNAPSHOT Q4	6
AFTER THE REPORTING PERIOD	7
MARKET DRIVERS	8
INCOME STATEMENT	9
BALANCE SHEET	10
CASH FLOW STATEMENT	11

KEY FIGURES

	Q4	Q3	Q2	Q1	YTD 2024
REVENUE	1 696 403	1 541 814	1 622 249	1 639 274	6 499 740
Operating profit(loss)	-773 012	202 419	562 346	683 633	675 387
EBITDA	701 323	1 019 372	1 270 441	1 385 571	4 376 708
Financial expenses	-1 271 385	-2 564 652	-1 207 374	-900 271	-5 943 682
PROFIT(LOSS)	960 453	-2 362 234	-312 702	-216 637	-1 931 121

LAST TWELVE MONTHS

Revenue 6 499 740

EBITDA 4 376 708

Pro Forma Adjusted EBITDA 6 513 055

Pro Forma Financial expenses -4 287 505

ICR 1,52

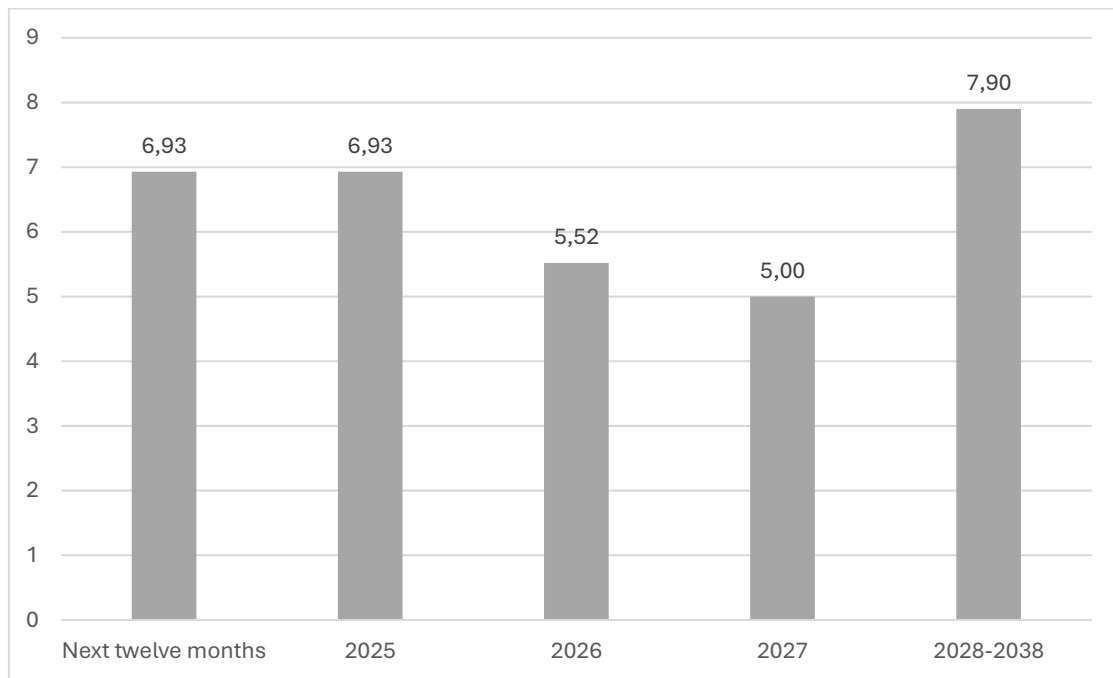
Loan-to-Value 53,3 %

LTM is between 1.1.2024-31.12.2024

Pro forma Adjusted EBITDA includes Revenue from six lease agreements that have been signed. Three of the six lease agreements have started to generate revenue during the reporting period. Combined these six lease agreements generate Pro Forma Revenue of 1,44meur with estimated 97% conversion to EBITDA with usual maintenance costs, before they are excluded from the Pro Forma after the actual lease term has started.

Loan-to-Value is based on the value of portfolio 31th December 2024 carried by Retta Management.

RENT REVENUE DISTRIBUTION



KoskiRent has 25,4meur contracted revenue in its current lease agreements. Lease agreements has contracted WAULT of 3,5 years as of 31th December 2024. Management expects some, but not all, of the lease agreements to be extended at the end of lease term. Based on management expectations the WAULT is expected to be around 1,9x.

Possible contract extensions are negotiated and signed typically six months before lease term ends. Expected rent revenue in coming years might be slightly higher due inflation-linked contracts.



GENERAL INFORMATION

Modulo is trademark for KoskiRent Oy (finnish business id 2539752-6). KoskiRent Oy is 100% owned by KoskiRent Group Oy. KoskiRent Oy owns around 30.000sqm of modular transferable buildings. KoskiRent Oy leases buildings for finnish municipalities, government and public clients. Buildings are used mainly as schools and daycares. Some of the buildings are also contracted to social infrastructure and other purposes. The lease agreements are fixed term contracts with extension options.

KoskiRent Oy has its bonds listed in the Frankfurt Open Market exchange under ISIN: NO0013250647

This is the third business review provided under the bond terms and is published on company's website www.modulo.fi

BUSINESS SNAPSHOT Q4

During Q4 KoskiRent continued and finished deassembling and putting into storage the buildings that was released in July. Kaarina school building and Teuva school building were handed over to customers and are fully operational.

KoskiRent also finished the assembly of the first of the two buildings leased to Finnish Defence Forces. The second building modules for FDF were also installed and general assembly works were on-going at the end of reporting period. In december, one new 72 month lease agreement was signed with City of Kankaanpää for daycare unit. The yearly rent is EUR 167.000.

In december KoskiRent Oy strengthened its equity with 0,83m with an investments from it's owner KoskiRent Group Oy.

Company has evaluated it's options for early 1.0-generation modules that were build 2012. Management came to conclusion that capital is better allocated to newer or completely new modules rather than improving the old modules to current standards and requirements. KoskiRent made EUR -665.000 write-off to its tangible assets on balance sheet. Write-off includes these former Siuntio modules as a whole.

KoskiRent Oy also established a fully-owned subsidiary KoskiRent Palvelut Oy in order to carry out consolidated IFRS reporting. KoskiRent Palvelut Oy ([business identification number: 3489050-7](#)) does not have any operating activities, assets or liabilities at the time of this interim report and KoskiRent does not have any current plans for the company besides providing IFRS reporting structure.

Cost-wise the deassembling and storage of released modules have had effect on cash position. Also IFRS conversion has turned out to be slower and thus more expensive than anticipated.

At the end of the period utilization rate was 89,9% and company is focusing to utilize the the available capacity with suitable tenders.

AFTER REPORTING PERIOD

After reporting period KoskiRent has handed over the both buildings to Defence forces. Both buildings are now generating rental income and management expects that the need for these two buildings continue much further than original 5 year lease term.

A new lease extension was agreed with City of Nurmijävi for the school they have used since 2020. After the extension period the school will be relocated.

At the time of reporting, KoskiRent has also received early information that it has won a 800sqm daycare project to Vaasa with EUR 258.000 yearly rental income. Lease agreement is expected to be signed either at the end of Q1 or early Q2. Hand over is expected to be Q4-2025.



MARKET DRIVERS

Market outlook for KoskiRent Oy has remained unchanged. Municipalities are tendering rental school and daycare buildings in Hilma-portal in typical volume. KoskiRent has been careful and meticulous in the tender processes it has participated.

Company's current strategy focuses on schools and daycares, but Company sees market activity increasing and possibilities on social infrastructure, care facilities, healthcare and housing type of solutions are inquired more.

Interest rates have continued to get lower, but management does not expect this to have significant effect on demand.

One thing to point out in the current Finnish Real Estate market, is that there is market disruption in especially in Housing and Community Properties Funds. Several open funds have been closed from withdrawals and the given reasoning is lack of transaction activity. Even though KoskiRent is not affected by this, there is still indirect effects to equity funding, since atmosphere and investors are waiting this to settle out, before advancing.

CHANGES IN ACCOUNTING PRACTISES

As company is entering the IFRS reporting, changes have been made regarding full financial year 2024. Company is being assisted by its accounting partner Talenom's IFRS team and PriceWaterHouseCoopers consultants.

These changes have been made to FAS (Finnish GAAP) in order to keep the consolidated group IFRS reporting and financial statements better in line.

Depreciation plans have been updated from percentage based depreciation of the remaining value to straight line depreciation method. For modules the straight line method plan is chosen to be 25 year with 20% remaining value. This method will more accurately describe the revenue generation of the module assets. For assemblies and installments the capital expenditures are being depreciated straight line during the lease term. Same applies to ground works and foundations. The depreciation plan for equipment has also changed to straight-line depreciation between 3-10 years and children's playground equipments for 20 years.

For revenue recognition, the on-off's from additional works on projects, which customers have ordered and paid, are now accrued over the lease term. This change have created a difference between Q3 and Q4 reports. In Q3 report EUR 225.821,30 from two different projects was recognized as revenue in September, but in Q4 report it accrued monthly until 6/2029.

For deassembly reservations and provisions, the calculation method has been changed from square meter based to be more fine-grained and include fixed amount to start the deassembly project, number of modules to be deassembled and the estimation to undo the initial groundworks and foundations.

INCOME STATEMENT

	Q4	Q3	Q2	Q1	YTD 2024
	1.10.2024	1.7.2024	1.4.2024	1.1.2024	1.1.2024
Currency EURO	-31.12.2024	-30.9.2024	-30.6.2024	-31.3.2024	-31.12.2024
REVENUE	1 696 403	1 541 814	1 622 249	1 639 274	6 499 740
Materials and services	-254 104	-126 825	-48 670	-29 740	-459 338
Staff expenses	-124 702	-129 108	-110 815	-107 503	-472 129
Depreciations and amortization	-1 474 335	-816 953	-708 095	-701 938	-3 701 321
Other operating expenses	-616 274	-266 509	-192 322	-116 459	-1 191 565
OPERATING PROFIT (LOSS)	-773 012	202 419	562 346	683 633	675 387
Financial income and expenses	-1 271 385	-2 564 652	-1 207 374	-900 271	-5 943 682
PROFIT (LOSS) BEFORE APPROPRIATIONS AND TAXES	-2 044 397	-2 362 234	-645 027	-216 637	-5 268 295
Appropriations	3 004 849	0	332 325	0	3 337 174
Income taxes	0	0	0	0	0
PROFIT (LOSS)	960 453	-2 362 234	-312 702	-216 637	-1 931 121

According to Finnish GAAP, non-audited

BALANCE SHEET

Currency EURO	31.12.2024	1.1.2024
ASSETS		
Intangible assets	1 728 049	799 942
Tangible assets	56 340 657	46 897 792
Investments	1 000 000	1 000 000
NON-CURRENT ASSETS	59 068 706	48 697 734
Debtors	2 436 402	942 558
Cash in hand and at banks	6 012 893	479
CURRENT ASSETS	8 449 295	943 037
ASSETS	67 518 001	49 640 771
EQUITY AND LIABILITIES		
Capital and reserves	10 196 516	8 122 582
Appropriations	1 631 380	4 968 554
Provisions	2 284 978	1 669 605
EQUITY	14 112 874	14 760 741
Long-term debt	50 171 547	41 104
Short-term debt	3 233 579	34 838 926
CREDITORS	53 405 127	34 880 030
EQUITY AND LIABILITIES	67 518 001	49 640 771

According to Finnish GAAP, non-audited

CASH FLOW STATEMENT

Currency EURO	1.10.2024 -31.12.2024	1.7.2024 -30.9.2024	1.4.2024 -30.6.2024	1.1.2024 -31.3.2024
Cash flow from operations				
Profit (loss) before appropriations and taxes	-2 044 396,87	-2 362 233,69	-645 027,22	-216 637,20
Depreciations according to plan	1 474 334,89	816 953,10	708 095,11	701 937,98
Other profits and losses, without cash effect	-71 414,77	-426 555,23	0,00	0,00
Financial income and expenses	1 271 384,90	2 564 652,39	1 207 373,55	900 270,67
Cash flow before changes in NWC	629 908,15	592 816,57	1 270 441,44	1 385 571,45
Changes in NWC:				
Changes in short-term non-interest bearing receivables inc./(-)/dec.(+)	703 015,05	-961 276,35	134 720,53	309 370,98
Changes in short-term non-interest bearing debt inc./(-)/dec.(-)	444 523,14	1 411 852,45	103 349,15	-2 214 848,77
Cash flow from operations before financial items and taxes	1 777 446,34	1 043 392,67	1 508 511,12	-519 906,34
Paid interest and expenses from other operating financial expenses	-1 122 371,14	-4 870 031,02	-230 114,09	-392 634,82
Received interests from operations	39 454,03	105 438,36	0,00	23,37
Paid taxes	0,00	-30 516,24	-30 516,24	-30 516,24
Cash flow before exceptional items	694 529,23	-3 751 716,23	1 247 880,79	-943 034,03
Cash flow from operations	694 529,23	-3 751 716,23	1 247 880,79	-943 034,03
Cash flow from investments				
Investments to non-tangible and tangible assets	-4 143 875,52	-7 123 743,76	-813 673,36	-1 052 602,82
Interests received from investments	0,00	0,00	0,00	320 000,00
Cash flow from investments	-4 143 875,52	-7 123 743,76	-813 673,36	-732 602,82
Cash flow from financing				
Equity capital paid in cash	830 000,00	3 350 000,00		0,00
Withdrawals of short-term loans	500 000,00	0,00	0,00	2 500 000,00
Repayments of short-term loans	0,00	-5 296 794,62	-410 822,00	-810 934,96
Withdrawals of long-term loans	0,00	50 000 000,00	0,00	0,00
Repayments of long-term loans	-2 900,91	-26 837 115,87	-4 234,60	-4 172,23
Paid interests and expenses from financing activities	0,00	-2 234 375,01	0,00	0,00
Cash flow from financing	1 327 099,09	18 981 714,50	-415 056,60	1 684 892,81
Changes in cash inc./(-)/dec.(-)	-2 122 247,20	8 106 254,51	19 150,83	9 255,96
Cash at the start of the period	8 135 140,04	28 885,53	9 734,70	478,74
Cash at the end of the period	6 012 892,84	8 135 140,04	28 885,53	9 734,70

According to Finnish GAAP, non-audited