



CONSOLIDATED FINANCIAL STATEMENTS 2024  
REVIEW

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## KEY FIGURES

	1 Jan 2024-	1 Jan 2023-
(EUR thousand)	31 Dec 2024	31 Dec 2023
Revenue	6 813	5 626
Operating profit	-3 621	4 786
Total financial income and expenses	-5 677	-4 491
Comprehensive income for the period	-7 413	201
Pro Forma Adjusted EBITDA	6 900	n/a
Pro Forma Financial expenses	-4 108	n/a
ICR	1,68	n/a
LTV	51,1 %	39,50 %

(audited)

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards as adopted by EU, applying the accounting standards and interpretations valid on 31 December 2024. The notes to the Consolidated Financial Statements are also in accordance with Finnish accounting and corporate legislation.

The first Consolidated Financial Statements under IFRS Accounting Standards were prepared for the financial year ended on 31 December 2024, including comparative data for the financial year ended on 31 December 2023. The Group has transferred to comply with IFRS Accounting Standards as of 1 January 2023. KoskiRent Ltd established a subsidiary, KoskiRent Services Ltd, on 5 December 2024, thus forming the group structure in the 2024 financial year. The comparison data before the establishment of the subsidiary for the financial year 2023 and the opening balances on 1 January 2023 are IFRS-compliant figures of the separate company KoskiRent Ltd.

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 portfolio valuation dated 31th December 2024 and carried out by independent valuator Retta Management <https://rettamanagement.fi/en/>.

Based on FAS, the Q4-Business Review ICR was reported to 1,52. The actual ICR was 1,59 based on FAS. The error came from not deducting the blocked account effect from Pro Forma Financial Expenses correctly.

## Maturity distribution of lease receivables

(EUR thousand)	2025	2026	2027	2028	2029	Later
Rents under contract	6,935	5,540	5,004	2,455	1,382	3,867
<b>Total</b>	<b>6,935</b>	<b>5,540</b>	<b>5,004</b>	<b>2,455</b>	<b>1,382</b>	<b>3,867</b>

(audited)

KoskiRent has 25,2meur contracted revenue in its current lease agreements. Lease agreements has contracted WAULT of 3,6 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. Management expectations the WAULT is expected to be longer than

*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.*

KoskiRent reports key figures it deems relevant concerning business development, profitability, cash flow, and financial position, considering the needs of owners, financiers, and other stakeholders.

## KEY INDICATORS

(EUR thousand)	IFRS 2024	IFRS 2023	FAS 2022
<b>Financial indicators</b>			
Revenue	6,813	5,626	4,247
Gross margin	6,311	5,385	N/A
Gross margin of revenue, %	92.6%	95.7%	N/A
Profit before tax	-9,298	295	500
EBITDA	-3,506	4,840	3,413
EBITDA of net sales, %	-51.5%	86.0%	80.4%
Adjusted EBITDA	5,709	4,624	3,418
Adjusted EBITDA of revenue, %	83.8%	82.2%	80.5%
Cash flow before change in working capital (FFO)	-189	1,684	2,481
FFO of revenue, %	-2.8%	29.9%	58.4%
Interest-bearing liabilities	48,634	31,047	22,916
Interest income (ICR)	1.0	1.6	4.9
Return on equity % (ROE)	-22.9%	0.6%	3.8%
Return on investment, % (ROI)	-4.7%	5.2%	4.7%
Equity ratio, %	34.7%	43.7%	17.6%
Gearing ratio, %	138.3%	91.2%	331.8%
LTV ratio, %	51.1%	39.5%	62.6%
Personnel	9	7	5
<b>Real estate indicators</b>			
Investments in module stock	83,347	78,503	36,391
Utilization rate, %	89.9%	94.0%	91.7%
WAULT (v)	3.6	3.5	4.2
Remaining lease payments under contracts	25,184	21,127	23,271
Gross investment in modules	12,466	13,863	13,937



## 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 first financial year review of KoskiRent Ltd. Audited Report of the Board of Directors and Financial Statements can be found [www.modulo.fi/sijoittajille](http://www.modulo.fi/sijoittajille) in Finnish. The translated version to English is unaudited and will be finalized 2nd of May at latest.

## SUMMARY OF THE FINANCIAL YEAR 1 Jan. to 31 Dec. 2024

Revenue increased by 21.1 % to EUR 6.8 million (5.6). During the financial year, revenue development was positively impacted by the commencement of four new lease agreements. In the summer of 2024, the lease agreements for four properties also expired, returning capacity to the company for re-leasing.

EBITDA was EUR -3.5 million (4.8).

Adjusted EBITDA grew by 23.5% to EUR 5.7 million (4.6).

The utilization rate decreased to 89.9% (94.0) on 31 December 2024. The expiry of several lease agreements almost simultaneously decreased the utilization rate from the previous financial year, and the company has not re-leased all of the returned fixtures by the end of the financial year.

The net result for the financial year was EUR -7.4 million (0.2). The financial year's result was particularly affected by exceptionally high administrative costs due to the transition to IFRS reporting, costs arising from refinancing, as well as a change in fair value and building relocation costs.

The fair value of the modules at the end of the period was EUR 83.3 million. The value was particularly increased by new investments in the module stock.

Unrealized profit/loss from fair value measurement was EUR -8.3 million. The biggest factors affecting the change in fair value were investments in old and new modules, as well as an impact of EUR -1.1 million from the write-down of modules manufactured in 2012, which were last leased to the municipality of Siuntio.

Equity per share was EUR 1,334.77.

At the end of the financial year, the company had available capacity of 3,000 square meters of modules ready for leasing, which were not subject to signed lease agreements.

## KEY EVENTS IN THE FINANCIAL YEAR

KoskiRent's rental business grew during the financial year.

During the financial year, six new lease agreements were signed and two lease agreements were extended. KoskiRent expanded its customer base by leasing two buildings to the defense administration.

On 10 July 2024, KoskiRent Oy refinanced all of its loans with a secured bond with a nominal value of EUR 50 million issued on 28 June 2024, which includes covenants. The refinancing simplified the company's financial structure and enabled financing of investments in future financial years. The interest rate on the outstanding bond is 3-month Euribor plus a margin of 5.50%, and it matures on 28 June 2027. The interest payment and covenant review on the bond is at the end of each quarter. The Covenant terms and conditions of the bond is described in more detail in Note 21. Loans.

In connection with the bond issue, KoskiRent Oy became a subsidiary of KoskiRent Group Oy. In addition, KoskiRent Oy established a subsidiary, KoskiRent Palvelut Oy, on 5 December 2024, thus forming the group structure in the 2024 financial year. At the time of the financial statement, KoskiRent Palvelut Oy had no business operations and the company's business plan was being formed.

During the financial year, KoskiRent leased a new day-care center to the city of Turku and a school to the city of Kaarina, which was built using modules previously used in Siuntio and modernized to meet current requirements.

Four lease agreements expired during the financial year, three of which ended in May–June and one at the end of the year. The leases expiring at the same time was partly due to lease extensions made to the original lease agreements. Lease agreements ended for the usual reasons, such as municipalities streamlining and sizing the use of facilities to meet needs or modernization projects of own premises being completed. Of the properties vacated due to expired leases, the modules of the Rauma HJ-Nortamo technical work facilities were moved to another location in the same city, and a new lease agreement was signed with the city of Rauma to continue immediately after the expiration, starting on 1 January 2025. The school vacated by the city of Vihti, was relocated to the needs of the municipality of Teuva, and the new lease agreement began on 1 November 2024. In addition, two of the modules vacated by Rauma HJ-Nortamo were delivered to the Defence Forces, whose leases began after the end of the financial year on 1 January 2025 and 1 March 2025.

In December 2024, KoskiRent signed a new lease agreement with the city of Kankaanpää for the lease of a new approximately 600 m<sup>2</sup> day-care center building. The delivery of the site and the start of the lease period are scheduled for Q4/2025.

## SHORT-TERM RISKS AND UNCERTANTIES

The short-term risks to KoskiRent's business are related to the price and availability of financing, as well as the challenges posed by geopolitics. The company still aims to grow its portfolio, lease modules in circulation, and construct and lease new modules to selected customer groups. Achieving growth requires new external funding. At the time of the financial statements, the company has approximately EUR 4.3 million of restricted cash assets available, which the company can use under the terms of the financing agreement for new acquisitions or re-leasing of existing capacity. In addition, the company can increase the bond loan up to a maximum of EUR 75 million, which, together with an equity-based counterpart, would enable an investment of approximately EUR 35 million in the module stock.

At the time of the financial statement, there is uncertainty regarding the availability and terms of equity financing, but the availability of financing is expected to recover slowly during the financial year 2025. Identified challenges in access to financing, especially in the domestic market, can be seen as stemming from the end of the zero interest rate period that prevailed before 2022 and the subsequent sharp rise in interest rates, which has negatively affected the performance and outlook of the real estate market. The availability of real estate financing has weakened, and this is also reflected in financiers' attitudes towards KoskiRent's business, even though the company does not operate directly in the real estate sector. The company seeks broader visibility among international investors, in particular to secure the long-term financing required for future investments. The transition to IFRS reporting increases the interest of the international investor base, which is expected to improve access to financing. Based on the cash flow forecasts, management has assessed that the company will be able to meet its obligations over the next 12 months. In Note 1. Basis of presentation describes matters related to the assessment of the company's business continuity.

The impact of geopolitics on interest rates and inflation is difficult to assess. The war in Ukraine, a shift in domestic and foreign policy in the US, and the development of the global economy as a whole are seen as geopolitical elements. In the short term, the impact of these components on the availability and cost of financing is seen as a risk. The impact of US tariff policy on material prices is challenging to assess. However, the impact on new projects is manageable through agreements due to the short construction period. Timber represents a significant share of the cost of new projects, and due to the geopolitical situation, the price of timber remains elevated due to raw wood supply chains and demand. In the current situation, no significant cost pressures or availability problems are expected for other materials.





## EVENTS AFTER THE REPORTING PERIOD

Lease payments for the two sites transferred to the Defence Forces at the beginning of the financial year 2025 commenced on 1 January 2025 and 1 March 2025. In addition, the new lease agreement for the property relocated within Rauma entered into force on 1 January.

Extension agreements were signed with customers for two existing lease agreements.

The company has signed a lease agreement for a day-care building to be delivered to the city of Vaasa, with delivery scheduled in Q4 2025.

After the end of the financial year, KoskiRent Oy and its 100% owner KoskiRent Group Oy signed a cooperation agreement regarding the administration of KoskiRent Oy by KoskiRent Group Oy. As a result, the Group's CEO and CFO transferred to KoskiRent Group Oy and continued working at KoskiRent Oy as before. Due to the cooperation agreement, KoskiRent Oy's personnel costs will decrease, and other operating expenses will increase correspondingly.

KoskiRent Oy is filing to acquire Public company status as part of OMX Nasdaq Listing process.



## FINANCIAL REPORTING

The Annual General Meeting will be held on a separately agreed date, and invitations to the General Meeting will be sent in accordance with the Limited Liability Companies Act and as agreed in the Articles of Association.

KoskiRent will publish the following financial releases during the financial year ending on 31 December 2025:

Business review 1 Jan. 2025 – 31 Mar. 2025

Half-year report 1 Jan. 2025 – 30 Jun. 2025

Business review 1 Jul. 2025 – 30 Sep. 2025, and

Half-year report 1 Jul. 2025 – 31 Dec. 2025

## CONSOLIDATED COMPREHENSIVE INCOME STATEMENT

<b>(EUR thousand)</b>	<b>Note</b>	<b>1 Jan. 2024 – 31 Dec. 2024</b>	<b>1 Jan. 2023 – 31 Dec. 2023</b>
Revenue	3	6,813	5,626
Maintenance and repair costs	4	-502	-241
Gross margin		6,311	5,385
Change in fair value of the module stock	5	-8,269	274
Sales and marketing costs	6	-347	-287
Administrative expenses	7	-1,254	-584
Other costs	10	-61	-2
<b>Operating profit</b>		<b>-3,621</b>	<b>4,786</b>
Financial income	11	145	0
Financial expenses	11	-6,043	-2,820
Change in fair value of loan receivables	11	221	-1,671
Total financial income and expenses		-5,677	-4,491
<b>Profit before tax</b>		<b>-9,298</b>	<b>295</b>
Income taxes	12	1,884	-94
<b>Profit or loss for the period/ comprehensive income for the period</b>		<b>-7,413</b>	<b>201</b>
Distribution of comprehensive income for the period			
Shareholders of the parent company		-7,413	201

## CONSOLIDATED BALANCE SHEET

(EUR thousand)	Note	31 Dec. 2024	31 Dec. 2023	1 Jan. 2023
<b>ASSETS</b>				
<b>Non-current assets</b>				
Investments in module stock	13	83,345	74,620	58,410
Advance payments	13	2	3,883	5,623
Tangible assets	14	167	58	–
Right-of-use assets	15	206	235	65
Intangible assets	16	263	96	–
Loan receivables	17	1,179	1,038	2,709
Trade and other receivables	18	180	143	229
<b>Total non-current assets</b>		<b>85,341</b>	<b>80,073</b>	<b>67,036</b>
<b>Current assets</b>				
Trade and other receivables	18	201	711	1,372
Income tax receivables	12	–	0	–
Restricted cash	19	4,327	–	–
Cash and cash equivalents	19	1,686	0	131
<b>Total current assets</b>		<b>6,214</b>	<b>711</b>	<b>1,503</b>
<b>Total assets</b>		<b>91,555</b>	<b>80,784</b>	<b>68,539</b>

  

		31 Dec. 2024	31 Dec. 2023	1 Jan. 2023
<b>EQUITY</b>				
	20			
Share capital		3	3	3
Reserve for invested unrestricted equity		10,810	6,630	5,746
Retained earnings		20,009	27,400	27,181
<b>Total equity</b>		<b>30,821</b>	<b>34,033</b>	<b>32,930</b>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
Bonds	21	47,831	–	–
Other loans	21	23	41	16,586
Lease liabilities	15	200	148	51
Provisions	22	1,869	1,635	1,638
Deferred tax liabilities	12	4,433	6,318	6,344
Advances received	23	2,038	2,207	2,079
Accounts payable and other liabilities	23	–	270	270
<b>Total non-current liabilities</b>		<b>56,393</b>	<b>10,618</b>	<b>26,967</b>
<b>Current liabilities</b>				
Other loans	21	520	30,769	6,086
Lease liabilities	15	61	89	15
Provisions	22	344	445	–
Advances received	23	750	633	522
Accounts payable and other liabilities	23	2,666	4,197	2,019
<b>Total current liabilities</b>		<b>4,341</b>	<b>36,133</b>	<b>8,643</b>
<b>Total liabilities</b>		<b>60,734</b>	<b>46,751</b>	<b>35,610</b>
<b>Total equity and liabilities</b>		<b>91,555</b>	<b>80,784</b>	<b>68,539</b>

## CONSOLIDATED CASH FLOW STATEMENT

(EUR thousand)	Note	1 Jan. 2024 – 31 Dec. 2024	1 Jan. 2023 – 31 Dec. 2023
<b>Cash flow from operating activities</b>			
Operating profit		-3 621	4 786
Adjustments:			
Depreciation, amortization and impairments		115	54
Change in fair value of the module stock		8 269	-274
Change in provisions		-498	-
Changes in working capital:			
Change in trade and other receivables		473	747
Change in accounts payable and other liabilities		548	162
Cash flow from operating activities		5 287	5 475
Income taxes paid		-	-216
<b>Net cash flow from operating activities</b>		<b>5 287</b>	<b>5 260</b>
<b>Cash flow from investing activities</b>			
Acquisition of module stock	13.19	-13 854	-12 545
Acquisition of tangible assets	14	-144	-167
Acquisition of intangible assets	16	-190	-
Interest income received		225	0
<b>Net cash flow from investing activities</b>		<b>-13 963</b>	<b>-12 711</b>
<b>Financial cash flow</b>			
Share issue	20	-	884
Invested unrestricted equity without share consideration	20	3 030	-
Proceeds from loans	21	48 673	10 815
Repayments of loans	21	-32 217	-2 685
Repayment of lease liabilities	15,21	-56	-39
Transaction costs related to issuing the bond	21	-2 544	-
Interest paid and payments for financial expenses	11	-6 525	-1 654
<b>Net cash flow from financing activities</b>		<b>10 362</b>	<b>7 321</b>
Change in cash and cash equivalents		1 686	-131
Cash and cash equivalents at beginning of financial year		0	131
<b>Cash and cash equivalents at end of financial year</b>		<b>1 686</b>	<b>0</b>