

PUBLIC SECTOR pensions



FINANCIAL STATEMENTS
2021

CONTENTS

Profit and loss account 1 Jan – 31 Dec 2021	3	Notes to the balance sheet	19
Balance sheet at 31 Dec 2021	4	Investments	19
Source and application of funds 2021	6	Changes in tangible and intangible assets	20
Accounting policies	7	Loan portfolio by borrower	20
Consolidated financial statements	7	Other receivables and prepayments	21
Financial result and transfer to the pension liability fund	7	Other accrued income	21
Contribution income and pensions	7	Pension liability fund	21
Valuation of investments	7	Other liabilities	22
Net income from investments in the profit and loss account	8	Accrued liabilities and deferred income	22
Securities lending	8	Receivables and liabilities, subsidiaries and associated companies	22
Financial collateral	8	Real estate, real estate shares and other real estate investments	23
Return on investments	8	Major shareholdings	26
Valuation of assets other than investments	9	Hybrid funds	27
Net present value of benefits accrued in the pension system of Keva member organisations	9	Major private equity investments	28
Depreciation according to the plan	9	Hedge fund investments	31
Items denominated in foreign currency	9	Other shares in subsidiaries and associated companies	32
Leases	9	Major bond holdings by issuers	33
Operating costs and depreciation	9	Fixed-income funds	35
Reimbursements for pension services provided	9	Other notes to the financial statements	36
Pension coverage of Keva personnel	10	Derivative contracts	36
Notes to the profit and loss account	11	Liabilities	38
Contributions from Keva member organisations	11	Net present value of accrued benefits in Keva member organisations' pension system	39
Keva member organisations' pensions	11	Key indicators	40
Adjustments to pension expenditure	11	Investment allocation (at fair value)	41
State pensions	12	Net investment income on capital employed (at fair value)	41
Evangelical Lutheran Church pensions	13	Return on investment assets and risk figures*	42
Pensions of Social Insurance Institution of Finland Kela employees	14	Date and signatures to the financial statements and the report of the Board of Directors	43
Bank of Finland pensions	15	Auditor's notation	43
Net investment income	16	Auditor's report	44
Personnel expenses	16		
Operating costs and depreciation by function	17		
Reimbursements received	18		

The English translation of Keva's financial statements complies with the Finnish convention with regard to writing figures. This means that in percentages commas rather than decimal points are used and that the separator between whole euros and eurocents is a decimal point.

PROFIT AND LOSS ACCOUNT 1 JAN – 31 DEC 2021

	2021 EUR		2020 EUR	
Contribution income				
Contributions from Keva member organisations ¹		5 489 488 150,78		5 251 659 863,71
Employment Fund contribution		209 551 856,68		202 435 633,58
Financial support		4 222 000,00		5 224 000,00
		5 703 262 007,46		5 459 319 497,29
Pension expenditure				
Keva member organisations' pensions ²		-5 896 936 790,16		-5 710 301 986,98
Adjustments to pension expenditure ³		15 786 999,30		17 749 982,35
Financial support		-4 119 551,86		-5 117 420,70
Rehabilitation		-29 592 668,83		-30 117 193,84
		-5 914 862 011,55		-5 727 786 619,17
NET INCOME FROM FINANCIAL OPERATIONS		-211 600 004,09		-268 467 121,88
Net investment income⁷		9 153 124 683,17		2 652 409 680,30
NET INCOME FROM FINANCIAL AND INVESTMENT OPERATIONS		8 941 524 679,08		2 383 942 558,42
Statutory net payments				
Statutory payments	-8 303 312,51		-8 945 812,19	
Reimbursements received ¹⁰	2 102 158,31	-6 201 154,20	2 279 975,94	-6 665 836,25
Net operating costs				
Operating costs				
Personnel expenses ^{8,9}	-43 446 960,59		-40 954 418,63	
Other operating costs ⁹	-36 403 816,21		-35 640 182,01	
	-79 850 776,80		-76 594 600,64	
Depreciation⁹	-8 597 325,26		-8 053 930,86	
Reimbursements received^{9,10}	16 881 708,91	-71 566 393,15	16 768 520,57	-67 880 010,93
Other income and expenses		7 358,45		103 691,49
FUNDED RESULT		8 863 764 490,18		2 309 500 402,73
Decrease (+)/increase (-) in pension liability fund		-8 863 764 490,18		-2 309 500 402,73
RESULT		0,00		0,00

Numbers ^{1,2,3} etc. refer to the corresponding notes to the financial statements.

BALANCE SHEET AT 31 DEC 2021

ASSETS	2021 EUR	2020 EUR
Intangible assets		
Intangible rights ¹²	26 745 571,22	27 669 970,21
Investments		
Real estate investments		
Real estate and shares in real estate ¹¹	4 025 396 588,69	3 608 873 124,73
Loans receivable from subsidiaries and associated companies ^{13, 19}	35 228 375,83	149 590 876,30
	4 060 624 964,52	3 758 464 001,03
Other investments		
Equities and shares ¹¹	50 385 459 487,86	40 552 888 039,17
Money market instruments ¹¹	9 951 144 504,00	9 323 277 384,76
Loans receivable ¹³	76 897 126,91	100 399 643,42
	60 413 501 118,77	49 976 565 067,35
Total investments ¹¹	64 474 126 083,29	53 735 029 068,38
Receivables		
Contribution income receivables	452 811 592,79	435 090 708,51
Receivables from subsidiaries and associated companies	18 888 772,78	10 646 541,26
Other receivables ¹⁴	287 221 446,11	234 460 455,60
	758 921 811,68	680 197 705,37
Other assets		
Machinery and equipment ¹²	2 992 993,29	3 851 858,92
Other ¹²	95 026,55	95 026,55
Cash in hand and at bank	2 722 485 163,38	4 663 958 108,15
	2 725 573 183,22	4 667 904 993,62
Accrued income and prepayments		
Prepayments ¹⁴	474 109 961,12	451 345 917,16
Accrued interest	57 148 411,83	56 708 187,29
Other accrued income ¹⁵	109 225 640,09	103 029 587,82
	640 484 013,04	611 083 692,27
TOTAL ASSETS	68 625 850 662,45	59 721 885 429,85

BALANCE SHEET AT 31 DEC 2021

LIABILITIES	2021 EUR	2020 EUR
Pension liability fund ¹⁶	67 717 219 072,21	58 853 454 582,03
Liabilities		
Liabilities to subsidiaries and associated companies ¹⁹	533 186,80	2 294 936,07
Other liabilities ¹⁷	439 760 814,82	542 296 551,67
	440 294 001,62	544 591 487,74
Accrued liabilities and deferred income		
Accrued liabilities ¹⁸	442 973 091,24	299 193 243,71
Deferred income	25 364 497,38	24 646 116,37
	468 337 588,62	323 839 360,08
TOTAL LIABILITIES	68 625 850 662,45	59 721 885 429,85

SOURCE AND APPLICATION OF FUNDS 2021

	2021 EUR	2020 EUR
Decrease/increase in pension liability fund	8 863 764 490,18	2 309 500 402,73
Adjustments:		
Valuation changes	-7 999 676 857,95	-1 033 894 979,71
Depreciation	8 597 325,26	8 053 930,86
Gains and losses on disposal	-1 767 312 858,31	-688 229 057,66
Cash flow before change in working capital	-894 627 900,82	595 430 296,22
Decrease (+)/increase(-) in receivables	-108 124 427,08	-505 898 228,75
Increase (+)/decrease (-) in liabilities	-125 860 238,84	38 653 868,55
Cash flow from business operations	-1 128 612 566,74	128 185 936,02
Assets bought (excl. cash assets)	806 046 317,39	-1 349 865 026,10
Investments in intangible and tangible assets investments in other assets and proceeds from disposal	6 814 060,64	3 366 759,77
Cash flow from investments	812 860 378,03	-1 346 498 266,33
Change in cash assets	-1 941 472 944,77	1 474 684 202,35
Cash in hand and at bank at 1 Jan	4 663 958 108,15	3 189 273 905,80
Cash in hand and at bank at 31 Dec	2 722 485 163,38	4 663 958 108,15
Change	-1 941 472 944,77	1 474 684 202,35

ACCOUNTING POLICIES

Keva's accounting and financial statements are based on the Act of Keva, according to which the financial statements must be prepared in compliance with the Accounting Act as applicable. Keva's operations are overseen by the Ministry of Finance and, with regard to financial planning and investment operations, by the Financial Supervisory Authority. As regards implementation of the State's pension provision, Keva's operations are also overseen by the National Audit Office of Finland and the Finnish Parliament's Audit Committee.

Consolidated financial statements

Under the Accounting Act, consolidated financial statements need not be prepared if consolidation is unnecessary in terms of giving a true and fair view of the financial performance of group operations and the group's financial position. Hence, no consolidated statements are prepared for the Keva group.

Most of the subsidiaries and associated companies are mutual real estate and limited liability housing companies, largely financed by the owners (mainly by Keva). The rental income from these companies is paid to shareholders and the expenses are covered by maintenance charges collected from the shareholders. As the income and costs are included in Keva's financial statements, non-consolidation has minimum significance on the result, balance sheet and pension liability fund. The associated company Municipality Finance Plc engages in credit institution activity differing from that of Keva. The investment has no material effect on Keva's result and balance sheet. The other subsidiaries and associated companies are of minimal significance.

Financial result and transfer to the pension liability fund

The difference between annual income and expenses, "the funded result", in the profit and loss account is added to/subtracted from the pension liability fund in the balance sheet. Following this transfer, the result for the accounting period is zero.

The pension liability fund also includes the accumulated unrealised change in value between the acquisition cost and fair value of the investment assets booked in the profit and loss account.

Contribution income and pensions

Contributions from Keva member organisations are made up of an earnings-based pension contribution and a pension expenditure-based pension contribution. The earnings-based pension contribution comprises the earnings-based pension contribution collected from all employers and an employer-specific disability pension contribution. The earnings-based contribution is calculated and recognised in the financial statements on the basis of the earnings transferred to the system earnings system via the Incomes Register. The pension expenditure-based contribution is booked and collected in the amount specified in the Councillors' decision. The total earnings-based pension payment includes the employee pension contribution which is withheld by the employer.

Keva member organisations' pension expenditure is recognised in the accounts primarily on a contribution basis.

The transfer of assets required to pay State pensions has been decided in section 1 of Government Decree 284/2017. The transfer of assets required to pay Evangelical Lutheran Church, Social Insurance Institution of Finland Kela and Bank of Finland employee pensions has been decided in section 1 of Government Decree 928/2020. These payments have no impact on the result disclosed in Keva's financial statements. Gross pension payments are itemised in the notes to the financial statements.

The pension contributions of the State and Evangelical Lutheran Church are collected in the bank accounts of the State Pension Fund and the Church Pension Fund and have no impact on Keva's financial statements.

Valuation of investments

Pursuant to chapter 5, section 2a of the Accounting Act, investment assets are recognised in the financial statements at fair value. Financial instruments comprise the balance sheet item Investments, excluding investment properties, real estate in Keva's own use and shares and holdings in housing and real estate companies.

Also real estate investments are valued at fair value with the exception of real estate in Keva's own use, which is valued at the acquisition price less planned

depreciation, and the shares in housing and real estate companies in Keva's own use, which are valued at acquisition cost or fair value, whichever is the lower.

The fair value of real estate investments is valued mainly using the income capitalisation method for each property. External evaluators value individual properties at regular intervals and update the valuations annually. As a rule, the net asset values (NAV) at the balance sheet date reported by management companies are used as the fair value of shares in private equity funds. If the said value at the balance sheet date is not available, the last available value adjusted by changes in capital in the relevant fund subsequent to the valuation is used. In the event the net asset value is not available, the private equity fund part is valued at the remaining acquisition price.

The latest available closing price on the year is used as the fair value for listed equities. The fair value of other shares and holdings is their likely realisable value or, when this is not available, the acquisition cost. As a rule, the net asset values (NAV) at the balance sheet date reported by management companies are used as the fair value of shares in private equity funds. If the said value at the balance sheet date is not available, the last available value adjusted by changes in capital in the relevant fund subsequent to the valuation is used. In the event the net asset value is not available, the private equity fund part is valued at the remaining acquisition price. The latest notification by the management company of the value of a fund unit is used as the market value of a mutual fund.

The latest available closing price or likely selling price is used as the fair value for money market instruments. Fair value does not include accumulated interest that is included in prepayments and accrued income (clean price).

Hedge accounting is not applied to derivative contracts which, like other financial instruments, are recognised in the balance sheet at fair value, and value changes are booked through profit and loss. The publicly quoted market price at the balance sheet date or the reliable market price of a similar contract, the likely selling price or a valuation given by an outside party

are used as the market value of derivative contracts. The advance payments of option premiums are stated as part of the fair value of derivative contracts under investment assets. The fair value is the sum that would have been received or paid if the contracts had been closed with counter-contracts at the balance sheet date.

Loans receivable are booked at the nominal value or likely value, whichever is the lower.

Net income from investments in the profit and loss account

All changes in the value of investments valued at fair value are booked through profit and loss. The net income from investments includes both realised income and expenses and the change in the valuation difference of investments during the financial year.

Securities lending

Information about securities assigned under securities lending agreements at the balance sheet date is given in the notes to the financial statements. Loaned securities are included in the balance sheet. The counterparty for the lending agreements outstanding at the balance sheet date is a clearing house with which the borrower has placed collateral for the loans.

Financial collateral

Cash and securities collateral given on behalf of commitments (incl. derivative contracts) are included in the balance sheet and are valued at fair value in the financial statements. More detailed information about collateral given is shown in the notes to the financial statements.

Return on investments

The return percentage on investments in relation to capital employed is calculated separately for each type of investment and for the aggregate amount of investments, taking into consideration the cash flows time-weighted daily or monthly. The calculation uses the modified time- and money-weighted Dietz formula, in which capital employed is calculated by adding the

cash flows during the period to the market value at the beginning of the period weighted by the relative share of the length of the entire period remaining from the transaction date or halfway through the transaction month to the end of the period.

Valuation of assets other than investments

The book value of intangible assets, machinery and equipment is the acquisition cost less depreciation according to the plan and write-downs. The acquisition cost includes costs directly arising from acquisition.

Contribution income receivable and other receivables are valued at the nominal value or likely selling price, whichever is the lower.

Cash in hand and at bank is valued at nominal value.

Net present value of benefits accrued in the pension system of Keva member organisations

The net present value of the benefits accrued in the pension system of Keva member organisations is not shown in the balance sheet. Instead, it is presented in the notes to the financial statements as an estimate of the pension expenditure resulting from Keva member organisations' pensions to be paid and those unpaid pensions accrued by the end of the accounting period.

When calculating the estimate, the mortality rate based on Statistics Finland's population projection is used. A 3 % discount rate is used in calculating the present value of pension expenditure.

Depreciation according to the plan

The acquisition cost of fixed assets is booked as a cost during their effective period using a planned depreciation method and based on the following economic lives:

- buildings and structures 20–40 years
- technical equipment in buildings 15 years
- machinery and equipment 5 years
- other long-term expenditure 3–10 years.

Depreciation on long-term intangible IT assets begins during the financial year in which the investment was brought into use in operations or when income expecta-

tions contain uncertainty during the accounting period in which the expenses arise.

Items denominated in foreign currency

Business transactions in a foreign currency are booked in euro using the exchange rate at the transaction date. Receivables and liabilities denominated in a foreign currency in the financial statements and items valued at fair value have been valued at the European Central Bank's average exchange rate at the balance sheet date. Foreign exchange differences have been recognised through profit and loss.

Leases

Leasing contracts in respect of tangible assets have been treated as operational leasing contracts.

Operating costs and depreciation

Operating costs and depreciation are stated as separate items in the profit and loss account, adjusted with reimbursements received. The division into the pension, investment and administrative functions is shown in the notes to the financial statements.

Reimbursements for pension services provided

Keva has been statutorily in charge of the implementation of the State pension system for employee customers since the beginning of 2011, for the implementation of the pension system of the personnel of the Evangelical Lutheran Church and Social Insurance Institution of Finland Kela since the beginning of 2012 and for the implementation of the pension system of the personnel of the Bank of Finland personnel since the beginning of 2021. The State has been reimbursing Keva for the costs arising from the implementation of the state pension system in accordance with section 2 of Government Decree 1245/2018. The Evangelical Lutheran Church, Social Insurance Institution of Finland Kela and the Bank of Finland have been reimbursing Keva for the costs arising from the implementation of their pension systems in accordance with section 2 of Government Decree 928/2020. The amount of

these payments has been calculated according to the absorption price as referred to in section 6 of the Act on Criteria for Charges Payable to the State (150/1992). Keva has handled the statutory tasks related to the State pension insurance matters of State employers since the start of 2013 and since the start of 2017 has been statutorily responsible for collecting the pension contributions of the Evangelical Lutheran Church.

Reimbursements for these operating cost and depreciation expenses are shown on an accrual basis

under 'Net operating expenses' in the profit and loss account, which also includes minor reimbursements for payment services relating to the member organisations' supplementary pensions, for example. Reimbursement of statutory payments is shown under 'Statutory net payments'.

Pension coverage of Keva personnel

Keva personnel have pension coverage under the Public Sector Pensions Act (JuEL).

NOTES TO THE PROFIT AND LOSS ACCOUNT

Contributions from Keva member organisations ¹

Contribution type	2021 EUR	2020 EUR
Earnings-based contribution	4 748 192 538,79	4 510 751 042,68
Pension expenditure-based contribution	735 000 000,00	737 000 000,00
Total contributions from Keva member organisations for the year	5 483 192 538,79	5 247 751 042,68
Total adjustments in previous years	6 295 611,99	3 908 821,03
Total contributions from Keva member organisations	5 489 488 150,78	5 251 659 863,71

Keva member organisations' pensions ²

Pension type	2021 EUR	2020 EUR
Old-age pension	5 130 557 243,86	4 939 442 736,96
Early old-age pension	124 556 608,23	127 758 180,41
Partial early old-age pension	49 604 414,15	44 954 588,01
Years of service pension	91 326,10	64 264,71
Disability pension	334 992 038,48	340 565 263,63
Individual early retirement pension	0,00	1 560,97
Unemployment pension	0,00	1 032,40
Survivors' pension	189 632 349,49	187 969 827,56
Part-time pension	836 664,28	2 297 171,16
Rehabilitation allowance	65 630 496,22	66 110 338,72
Rehabilitation increment	927 981,50	1 002 140,92
	5 896 829 122,31	5 710 167 105,45
Contributions payable to the State		
Compensation for transfer of EU pensions	107 667,85	134 881,53
Total	5 896 936 790,16	5 710 301 986,98

Adjustments to pension expenditure ³

	2021 EUR	2020 EUR
Returned pensions	5 098 405,70	4 963 507,37
Other adjustments	10 688 593,60	12 786 474,98
Total	15 786 999,30	17 749 982,35

State pensions ⁴

	2021 EUR	2020 EUR
Expenditure by pension type		
Old-age pension	3 932 437 058,95	3 903 500 672,78
Early old-age pension	104 302 357,58	107 955 685,24
Partial early old-age pension	18 345 603,93	16 645 085,07
Disability pension	80 700 526,27	85 454 567,85
Part-time pension	455 969,29	1 216 424,26
Survivors' pension	294 978 768,28	300 413 469,98
Cash rehabilitation benefit	1 960 144,84	2 160 606,76
Rehabilitation increment	118 364,18	108 200,33
Rehabilitation allowance	11 432 115,22	11 273 872,44
Compensation for rehabilitation and expenses	256 368,54	238 682,09
Total expenditure	4 444 987 277,08	4 428 967 266,80
Payments and refunds of cost allocation (net)*	433 952 494,67	427 900 116,42
Total expenditure	4 878 939 771,75	4 856 867 383,22
Income		
Advance payments received	-4 897 894 242,00	-4 885 117 479,00
Refund/charge(+/-)	18 954 470,25	28 250 095,78
Total income	-4 878 939 771,75	-4 856 867 383,22
Impact on Keva's result	0,00	0,00

* The allocation of costs includes the items that need to be processed by the Finnish Centre for Pensions in conjunction with different cost allocations, other pensions paid on behalf of the State by other pension providers and transfers of EU pensions.

Evangelical Lutheran Church pensions ⁵

	2021 EUR	2020 EUR
Expenditure by pension type		
Old-age pension	231 187 530,90	224 010 033,96
Early old-age pension	8 004 053,89	8 151 770,97
Partial early old-age pension	1 779 017,53	1 616 787,66
Disability pension	10 371 633,11	10 227 514,40
Extraordinary pension	4 232,08	5 975,33
Part-time pension	31 170,60	58 129,33
Survivors' pension	9 824 966,59	9 854 108,30
Cash rehabilitation benefit	531 494,90	482 283,07
Rehabilitation increment	17 169,43	11 070,08
Rehabilitation allowance	2 324 371,73	2 433 591,12
Compensation for rehabilitation and expenses	94 667,82	63 216,51
Total expenditure	264 170 308,58	256 914 480,73
Payments and refunds of cost allocation (net)*	-40 765 510,04	-39 925 730,22
Total expenditure	223 404 798,54	216 988 750,51
Income		
Advance payments received	-223 346 767,92	-218 785 744,92
Refunds/charge (+/-)	-58 030,62	1 796 994,41
Total income	-223 404 798,54	-216 988 750,51
Impact on Keva's result	0,00	0,00

* The allocation of costs includes the items that need to be processed by the Finnish Centre for Pensions in conjunction with different cost allocations and other pensions paid on behalf of the Evangelical Lutheran Church by other pension providers.

Pensions of Social Insurance Institution of Finland Kela employees ⁶

	2021 EUR	2020 EUR
Expenditure by pension type		
Old-age pension	99 927 962,82	97 539 891,74
Early old-age pension	4 761 452,31	4 861 806,29
Partial earlyold-age pension	965 298,43	845 415,78
Disability pension	4 069 145,06	4 253 092,55
Part time pension	91 656,93	143 102,87
Survivors' pension	2 910 045,22	2 919 483,76
Cash rehabilitation benefit	213 038,47	109 598,88
Rehabilitation increment	1 107,37	13 823,88
Rehabilitation allowance	754 051,42	623 014,14
Compensation for rehabilitation and expenses	21 748,25	7 771,39
Total expenditure	113 715 506,28	111 317 001,28
Payments and refunds of cost allocation (net)*	-5 301 387,28	-5 420 010,70
Total expenditure	108 414 119,00	105 896 990,58
Income		
Advance payments received	-108 072 754,08	-107 240 802,00
Refund/charge (+/-)	-341 364,92	1 343 811,42
Total income	-108 414 119,00	-105 896 990,58
Impact on Keva's result	0,00	0,00

* The allocation of costs includes the items to be processed by the Finnish Centre for Pensions in conjunction with different cost allocations, other pensions paid on behalf of the Social Insurance Institution of Finland Kela by other pension providers and transfers of EU pensions.

Bank of Finland pensions ⁷

	2021 EUR
Expenditure by pension type	
Old-age pension	26 259 882,66
Early old-age pension	854 120,58
Partial earlyold-age pension	89 802,16
Disability pension	390 519,32
Part time pension	0,00
Disability pension	0,00
Survivors' pension	1 408 273,98
Cash rehabilitation benefit	9 809,28
Rehabilitation increment	2,35
Rehabilitation allowance	23 815,70
Compensation for rehabilitation and expenses	0,00
Total expenditure	29 036 226,03
Payments and refunds of cost allocation (net)*	-394 635,81
Total expenditure	28 641 590,22
Income	
Advance payments received	-28 921 111,92
Refund/charge (+/-)	279 521,70
Total income	-28 641 590,22
Impact on Keva's result	0,00

* The allocation of costs includes the items to be processed by the Finnish Centre for Pensions in conjunction with different cost allocations. The principle of last insurer does not, however, apply to Bank of Finland pensions.

Keva began to implement Bank of Finland pensions on 1 January 2021.

Net investment income ⁸

	2021 EUR	2020 EUR
Investment income		
Interest income	83 540 277,25	96 510 703,56
Dividend income	37 474 575,21	33 933 829,65
Real estate income	190 533 414,17	170 477 923,74
Gains on disposal and other income	3 890 311 250,36	4 357 949 151,66
	4 201 859 516,99	4 658 871 608,61
Investment expenses		
Real estate investment expenses	-99 903 314,15	-76 804 751,52
Losses on disposal and other expenses	-2 948 508 377,62	-2 963 552 156,50
	-3 048 411 691,77	-3 040 356 908,02
Change in valuation differences		
Equities and equity funds	5 381 791 262,49	874 386 850,50
Bonds	-263 672 797,42	89 501 412,57
Short-term investments	-34 077,93	-651 144,60
Private equity and infra funds	2 347 685 548,54	108 951 525,22
Hedge funds	549 621 980,78	-149 829 466,60
Unlisted equities	-326 524 735,84	193 463 792,22
Real estate	233 748 526,73	-114 029 838,96
Other shares in subsidiaries and associated companies	77 061 150,60	32 101 849,36
	7 999 676 857,95	1 033 894 979,71
Net investment income	9 153 124 683,17	2 652 409 680,30

Personnel expenses ⁹

	2021 EUR	2020 EUR
Salaries and remuneration	35 355 610,30	33 208 062,54
Pension costs	5 879 444,26	5 998 699,91
Other statutory social security expenses	1 776 190,99	1 351 816,56
Voluntary social security expenses	435 715,04	395 839,62
	43 446 960,59	40 954 418,63

Salary and remuneration paid to the CEO and deputy CEOs

CEO Jaakko Kiander 1 Nov – 31 Dec 2021	39 151,80
CEO Timo Kietäväinen 1 Jan – 31 Oct 2021	272 622,89
Deputy CEO Tapani Hellstén	214 080,96
Deputy CEO Kimmo Mikander	214 360,34

Operating costs and depreciation by function ¹⁰

2021 Type of cost	Pension EUR	Investment EUR	Administration EUR	Total EUR
Personnel	-17 652 626,05	-10 211 347,06	-15 582 987,48	-43 446 960,59
IT	-16 014 115,40	-4 146 069,74	-3 552 038,49	-23 712 223,63
Services purchased	-1 230 586,33	-5 496 285,65	-3 028 065,58	-9 754 937,56
Other operating costs	-100 484,76	-235 842,96	-2 600 327,30	-2 936 655,02
External expenses	-34 997 812,54	-20 089 545,41	-24 763 418,85	-79 850 776,80
Internal income and expenses	-2 917 189,91	-1 009 843,53	3 927 033,44	0,00
Total operating costs	-37 915 002,45	-21 099 388,94	-20 836 385,41	-79 850 776,80
Depreciation	-3 861 384,95	-374 123,72	-4 361 816,59	-8 597 325,26
Total operating costs and depreciation	-41 776 387,40	-21 473 512,66	-25 198 202,00	-88 448 102,06
Reimbursements received ¹⁰	11 883 305,54	0,00	4 998 403,37	16 881 708,91
Net operating costs	-29 893 081,86	-21 473 512,66	-20 199 798,63	-71 566 393,15

2021 Type of cost	Pension EUR	Investment EUR	Administration EUR	Total EUR
Personnel	-17 282 383,89	-9 210 276,81	-14 461 757,93	-40 954 418,63
IT	-14 803 251,58	-4 135 144,12	-3 856 713,73	-22 795 109,43
Services purchased	-2 383 144,78	-4 990 789,12	-1 916 861,98	-9 290 795,88
Other operating costs	-152 662,60	-255 684,17	-3 145 929,93	-3 554 276,70
External expenses	-34 621 442,85	-18 591 894,22	-23 381 263,57	-76 594 600,64
Internal income and expenses	-3 206 614,02	-996 018,08	4 202 632,10	0,00
Total operating costs	-37 828 056,87	-19 587 912,30	-19 178 631,47	-76 594 600,64
Depreciation	-3 980 742,60	-374 634,72	-3 698 553,54	-8 053 930,86
Total operating costs and depreciation	-41 808 799,47	-19 962 547,02	-22 877 185,01	-84 648 531,50
Reimbursements received ¹⁰	11 937 966,73	0,00	4 830 553,84	16 768 520,57
Net operating costs	-29 870 832,74	-19 962 547,02	-18 046 631,17	-67 880 010,93

Fees paid to the auditors

Ernst & Young appointed as the principal statutory auditor by Keva's Council	Keva 2021	Keva 2020	Group 2021	Group 2020
Audit	114 535,08	104 181,08	186 908,92	175 136,36
Other assignments under the Auditing Act	0,00	0,00	0,00	1 798,00
Tax consultation	0,00	2 728,00	0,00	2 728,00
Other services	3 162,00	27 100,20	3 162,00	27 100,20

Fees paid to the auditors

Statutory auditors appointed by the Ministry of Finance BDO Oy	Keva 2021	Keva 2020	Group 2021	Group 2020
Audit	13 422,12	10 740,00	13 422,12	10 740,00

Reimbursements received ¹¹

	2021 EUR	2020 EUR
Reimbursements for statutory payments		
State	1 838 550,95	2 011 161,42
Evangelical Lutheran Church	148 980,67	165 293,37
Social Insurance Institution of Finland Kela	102 576,10	103 521,15
Bank of Finland	12 050,59	
	2 102 158,31	2 279 975,94
Reimbursements for operating costs		
State	13 643 694,28	13 919 111,47
Evangelical Lutheran Church	1 891 952,77	1 773 747,02
Social Insurance Institution of Finland Kela	567 998,20	496 898,48
Bank of Finland	223 141,30	
Other	554 922,36	578 763,60
	16 881 708,91	16 768 520,57
Total reimbursements received	18 983 867,22	19 048 496,51

Keva began to implement Bank of Finland pensions on 1 January 2021.

NOTES TO THE BALANCE SHEET

Investments ¹²

	31 Dec 2021		31 Dec 2020	
	Book value, i.e. fair value EUR	Acquisition value EUR	Book value, i.e. fair value EUR	Acquisition value EUR
Real estate investments				
In own use				
Land and sites	10 430 571,00	10 430 571,00	10 430 571,00	10 430 571,00
Buildings and real estate equities*	34 689 802,31	35 668 292,24	34 805 305,03	34 805 305,03
	45 120 373,31	46 098 863,24	45 235 876,03	45 235 876,03
Investment properties				
Land and sites	9 724 286,83	9 724 286,83	9 724 286,83	9 724 286,83
Real estate equities	2 784 508 591,41	2 519 540 973,28	2 626 519 869,08	2 413 232 415,52
Other real estate investments	1 186 043 337,14	1 158 257 270,08	927 393 092,79	1 080 195 636,13
	3 980 276 215,38	3 687 522 530,19	3 563 637 248,70	3 503 152 338,48
Real estate and real estate equities	4 025 396 588,69	3 733 621 393,43	3 608 873 124,73	3 548 388 214,51
Loans receivable from real estate companies	35 228 375,83	35 228 375,83	149 590 876,30	149 590 876,30
Total real estate investments	4 060 624 964,52	3 768 849 769,26	3 758 464 001,03	3 697 979 090,81
Other investments				
Equities and participations				
Equities	1 657 112 496,03	1 128 353 238,19	1 399 478 877,45	1 087 456 180,21
Fixed income funds	544 676 691,57	180 676 041,69	557 825 242,99	252 123 369,07
Forex funds	0,00	0,00	98 839 418,71	104 211 168,46
Fund units	33 147 885 236,48	19 453 284 996,62	27 794 904 729,52	19 334 052 919,04
Unlisted equities	348 536 884,84	349 491 025,85	516 602 931,28	191 032 336,45
Private equity and infra funds	9 900 718 865,02	6 732 949 802,30	6 237 719 833,35	5 425 148 070,67
Hedge funds	4 322 286 806,89	3 286 160 227,07	3 560 335 649,44	3 066 726 028,86
Other shares and holdings in subsidiaries and associated companies	464 242 507,03	24 604 238,77	387 181 356,43	24 604 238,77
	50 385 459 487,86	31 155 519 570,49	40 552 888 039,17	29 485 354 311,53
Money market instruments				
Bonds	9 951 144 504,00	9 529 944 571,30	9 284 817 517,89	8 635 693 027,56
Money market investments	0,00	0,00	38 459 866,87	38 425 788,94
	9 951 144 504,00	9 529 944 571,30	9 323 277 384,76	8 674 118 816,50
Loans receivable from other than real estate companies	76 897 126,91	76 897 126,91	100 399 643,42	100 399 643,42
Total other investments	60 413 501 118,77	40 762 361 268,70	49 976 565 067,35	38 259 872 771,45
Total investments	64 474 126 083,29	44 531 211 037,96	53 735 029 068,38	41 957 851 862,26
* Acquisition cost less depreciation has been used as the acquisition cost.				
	2021		2020	
Valuation difference between fair value and acquisition value	19 942 915 045,33		11 777 177 206,12	
Negative valuation difference of derivatives	-410 575 753,75		-244 400 046,52	
Total valuation difference	19 532 339 291,58		11 532 777 159,60	

Changes in tangible and intangible assets ¹³

	Intangible rights* EUR	Land in own use** EUR	Buildings in own use** EUR	IT hardware EUR	Machinery and equipment EUR	Other EUR	Total EUR
Completed at 1 Jan 2021	18 674 113,10	10 430 571,00	34 805 305,03	894 517,99	2 957 340,93	95 026,55	67 856 874,60
In progress at 1 Jan 2021	8 995 857,11						8 995 857,11
Balance at 1 Jan 2021	27 669 970,21	10 430 571,00	34 805 305,03	894 517,99	2 957 340,93	95 026,55	76 852 731,71
Changes in 2021							
Investments, completed	836 758,72		1 170 000,00	132 480,22			2 139 238,94
Investments, in progress	4 559 318,98						4 559 318,98
Disposals							0,00
Depreciation to plan	-6 320 476,69	0,00	-1 285 502,72	-276 280,90	-715 064,95		-8 597 325,26
Change in year	-924 398,99	0,00	-115 502,72	-143 800,68	-715 064,95	0,00	-1 898 767,34
Completed at 31 Dec 2021	13 190 395,13	10 430 571,00	34 689 802,31	750 717,31	2 242 275,98	95 026,55	61 398 788,28
In progress at 31 Dec 2021	13 555 176,09						13 555 176,09
Balance at 31 Dec 2021	26 745 571,22	10 430 571,00	34 689 802,31	750 717,31	2 242 275,98	95 026,55	74 953 964,37

* Long-term IT expenditure.

**Included in real estate investment items.

Loan portfolio by borrower ¹⁴

Borrowers	31 Dec 2021 Book value EUR	%	31 Dec 2020 Book value EUR	%
Subsidiaries, associated companies and real estate companies	35 228 375,83	31,4	149 590 876,30	59,8
Others				
Non-financial companies excl. housing corporations, public	21 734 807,70	19,4	31 932 482,99	12,8
Non-financial companies excl. housing corporations, Finnish, private	15 641 060,57	13,9	16 264 125,65	6,5
Housing corporations	14 724 237,39	13,1	16 420 434,66	6,6
Municipalities	14 631 899,10	13,0	22 471 687,22	9,0
Joint municipal authorities	1 484 000,00	1,3	2 108 000,00	0,8
Government of Åland	5 157 892,00	4,6	6 003 186,00	2,4
Employee households	2 468 510,03	2,2	3 658 686,78	1,5
Non-profit institutions serving households	1 054 720,12	0,9	1 541 040,12	0,6
	76 897 126,91	68,6	100 399 643,42	40,2
Total loan portfolio	112 125 502,74	100,0	249 990 519,72	100,0

Other receivables and prepayments ¹⁵

Other receivables	31 Dec 2021 EUR	31 Dec 2020 EUR
Interest	86 209,68	83 336,48
Rent	5 971 782,60	6 263 770,35
Pension	1 672 025,62	1 460 694,31
Withholding tax on dividends	6 552 771,58	8 703 792,91
Proceeds from sales of securities	0,00	122 061 053,08
Derivatives	253 155 000,00	37 190 000,00
Other	19 783 656,63	58 697 808,47
Total other receivables	287 221 446,11	234 460 455,60

Prepayments	31 Dec 2021 EUR	31 Dec 2020 EUR
Balancing payment to Keva member organisations' pensions	440 413 066,00	418 317 451,96
Balancing payment to Church pensions	18 021 249,27	17 152 179,56
Balancing payment to Kela pensions	7 307 292,06	7 008 869,17
Balancing payment to Bank of Finland pensions	1 732 988,07	1 712 255,09
Other prepayments	6 635 365,72	7 155 161,38
Total prepayments	474 109 961,12	451 345 917,16

Other accrued income ¹⁶

	31 Dec 2021 EUR	31 Dec 2020 EUR
State	97 476 151,42	96 496 417,72
Evangelical Lutheran Church	4 014 624,24	3 846 362,83
Social Security Institution of Finland Kela	2 690 830,15	2 282 812,06
Bank of Finland	650 544,66	403 995,21
Other	4 393 489,62	0,00
Total other accrued income	109 225 640,09	103 029 587,82

Pension liability fund ¹⁷

	2021 EUR	2020 EUR
Fund capital at 1 Jan	58 853 454 582,03	56 543 954 179,30
Change in fund	8 863 764 490,18	2 309 500 402,73
Fund capital at 31 Dec	67 717 219 072,21	58 853 454 582,03

Other liabilities ¹⁸

	31 Dec 2021	31 Dec 2020
	EUR	EUR
PAYE and social security contributions	116 124 128,54	111 995 663,67
State/PAYE	96 399 657,08	95 826 570,70
Evangelical Lutheran Church/PAYE	4 602 204,03	4 504 287,45
Social Insurance Institution of Finland Kela/PAYE	2 399 953,47	2 369 862,77
Bank of Finland/PAYE	710 718,89	0,00
Value added tax	7 799 712,12	3 792 030,87
Trade payables	4 746 643,45	3 343 931,94
Collateral received for derivative contracts	202 640 000,00	316 460 000,00
Other liabilities	4 337 797,24	4 004 204,27
Total other liabilities	439 760 814,82	542 296 551,67

Accrued liabilities and deferred income ¹⁹

	31 Dec 2021	31 Dec 2020
	EUR	EUR
Negative market value of derivatives	410 575 753,75	244 400 046,52
Liability dispersion for Finnish Centre for Pensions	0,00	11 094 622,73
Wages, salaries and holiday pay	11 203 284,92	9 202 386,91
State	20 618 730,20	30 556 709,95
Evangelical Lutheran Church	183 849,82	2 179 440,64
Social Insurance Institution of Finland Keva	0,00	1 492 046,59
Bank of Finland	279 521,70	0,00
Other accrued liabilities and deferred income	111 950,85	267 990,37
Total accrued liabilities and deferred income	442 973 091,24	299 193 243,71

Receivables and liabilities, subsidiaries and associated companies ²⁰

Receivables	31 Dec 2021	31 Dec 2020
	EUR	EUR
Loans receivable from subsidiaries and associated companies and real estate companies ¹	35 228 375,83	149 590 876,30
Capital loans to other real estate companies ¹	17 296 343,08	1 509 989,47
Other receivables from real estate subsidiaries and other subsidiaries and associated companies ²	18 888 772,78	10 646 541,26
Prepayments and accrued income from real estate subsidiaries and associated ³	231 741,57	369 940,94
Total receivables	71 645 233,26	162 117 347,97
Liabilities	31 Dec 2021	31 Dec 2020
	EUR	EUR
Amounts owed to real estate subsidiaries and associated companies ⁴	533 186,80	2 294 936,07
Total liabilities	533 186,80	2 294 936,07

Stated in balance sheet item

¹ investments: real estate investments² receivables: receivables from subsidiaries and associated companies³ prepayments and accrued income: interest⁴ liabilities: amounts owed to subsidiaries and associated companies

Real estate, real estate shares and other real estate investments ²¹

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Land and buildings in own use	45 120 373,31	46 098 863,24
Investment properties		
Maa-alueet, tontit ja rakennukset	9 724 286,83	9 724 286,83
Kiinteistöyhtiöiden osakkeet	2 227 297 669,61	2 117 584 090,16
Osakkuusyhtiöiden osakkeet ja osuudet	268 160 544,18	188 948 064,78
Muut kiinteistöosakkeet	13 228 346,53	7 366 231,49
Kiinteistösijoitusten osakkeet, Pohjoismaat	275 822 031,09	205 642 586,85
	2 794 232 878,24	2 529 265 260,11
Other real estate investments		
Osuudet kiinteistörahastoista		
Blackstone Real Estate Partners IX Lux SCSp	167 293 466,41	121 836 912,85
Blackstone Real Estate Partners Europe V LP	105 610 486,00	73 424 724,03
Landmark RE Partners VIII Offshore Co inv LP	70 369 062,72	26 959 481,28
Patrizia TransEuropean Properties VI LP	67 187 620,21	51 750 000,00
Blackstone Real Estate Partners Europe VI LP	61 812 384,00	49 579 000,66
Ares European Real Estate Fund V LP	55 184 626,91	46 391 446,64
Aberdeen Keva Asia IV Property Fund	53 100 601,57	45 515 413,86
Areim Fastigheter 4 AB	51 556 243,39	47 233 092,88
Aberdeen Asia III Property Fund of Funds	50 173 250,32	43 335 584,48
Oreima IV	48 426 000,00	48 375 000,00
Landmark RE Partners VIII Offshore Fund LP	42 645 241,28	26 818 406,65
Patron Capital V LP	41 912 056,00	21 511 007,00
EQT Real Estate I LP	35 065 309,00	41 971 457,39
Carlyle Realty VIII LP	32 268 168,16	31 022 556,53
Ares European Real Estate Fund IV LP	27 791 314,25	32 248 199,70
EQT Real Estate II LP	25 065 620,00	22 494 188,13
LRAF Holdings VII Hazel LP	24 545 294,15	13 327 640,04
Patrizia UK Value 2 LP	22 338 026,66	34 049 157,35
DEAS Property Fund Finland I Ky	22 162 090,90	29 999 999,99
Sierra Portugal Fund	16 753 350,00	24 780 563,41
Landmark LRAF Holdings VIII Yeti LP	12 449 231,92	10 687 259,97
DEAS Property Fund Finland I Ky Secondary	8 982 887,55	9 500 000,00
Lähitapiola Yhteiskuntakiinteistöt Ky	8 537 160,55	7 894 117,65
	1 051 229 491,95	860 705 210,49
Other investments in real estate funds	117 517 502,10	280 258 036,51
Other real estate investments, capital loans	17 296 343,08	17 294 023,08
Total real estate and real estate shares	4 025 396 588,69	3 733 621 393,43

Holdings in investment properties

	31 Dec 2021		31 Dec 2021
Real estate subsidiaries			
Asunto Oy Tuusulan Rykmentin puistotie 17	100,00%	Kiinteistö Oy Kipparin Kruunu	100,00%
Kiint. Oy Lintulahdenkulma	100,00%	Kiinteistö Oy Konalankuja 1-3	100,00%
Kiinteistö Oy Abraham Wetterintie 6	100,00%	Kiinteistö Oy Kotkan Kaivokaari	100,00%
Kiinteistö Oy Albertinkatu 34	100,00%	Kiinteistö Oy Kouvolan Hansakaari	100,00%
Kiinteistö Oy Aurajoenranta	100,00%	Kiinteistö Oy Kulma-Sarvis	100,00%
Kiinteistö Oy Espoon Itsehallintotie 2-4	100,00%	Kiinteistö Oy Kuopion Haapaniemenkatu 18	100,00%
Kiinteistö Oy Espoon Keilasatama 5	100,00%	Kiinteistö Oy Kuopion Kirkkokatu 1	100,00%
Kiinteistö Oy Espoon Komentajankatu 4	100,00%	Kiinteistö Oy Kuopion Safiri	100,00%
Kiinteistö Oy Espoon Suviiniitty	100,00%	Kiinteistö Oy Kuopion Särkiranta 6	100,00%
Kiinteistö Oy Gaselli	100,00%	Kiinteistö Oy Kuopion Tulliportinkatu 3	100,00%
Kiinteistö Oy Hatanpään Elisa	100,00%	Kiinteistö Oy Käsityöläiskatu 18	100,00%
Kiinteistö Oy Haukipurontie	100,00%	Kiinteistö Oy Lahden Laaksokatu 7	100,00%
Kiinteistö Oy Helsingin Muotokuvankatu 2	100,00%	Kiinteistö Oy Lahden Rauhankatu 5	100,00%
Kiinteistö Oy Helsingin Apollonkatu 10	100,00%	Kiinteistö Oy Lakelanportti	100,00%
Kiinteistö Oy Helsingin Auringonkehrä	100,00%	Kiinteistö Oy Lappeenrannan Porarinpolku 1	100,00%
Kiinteistö Oy Helsingin Hämeentie 17 a	100,00%	Kiinteistö Oy Lappeenrannan Valtakatu 43	100,00%
Kiinteistö Oy Helsingin Kaivonkatsojantie 8	100,00%	Kiinteistö Oy Lielahतिकeskus	100,00%
Kiinteistö Oy Helsingin Kuparitalo	100,00%	Kiinteistö Oy Lohjantähti	100,00%
Kiinteistö Oy Helsingin Liisankatu 14	100,00%	Kiinteistö Oy Mastokoukku	100,00%
Kiinteistö Oy Helsingin Merikorttikuja 4	100,00%	Kiinteistö Oy Menuetto	100,00%
Kiinteistö Oy Helsingin Pohjoinen Rautatiekatu 25	100,00%	Kiinteistö Oy Oulun Tullipuomi	100,00%
Kiinteistö Oy Helsingin Rukkilantie 7-9	100,00%	Kiinteistö Oy Paciuksenkatu 21	100,00%
Kiinteistö Oy Helsingin Strömberginaukio	100,00%	Kiinteistö Oy Piispanpuro*	100,00%
Kiinteistö Oy Helsingin Suvilahdenkatu 6	100,00%	Kiinteistö Oy Porin Valta-Antti	100,00%
Kiinteistö Oy Helsingin Tapulikaupungintie 11	100,00%	Kiinteistö Oy Powergate Vaasa	100,00%
Kiinteistö Oy Helsingin Tyynenmerenkatu 3	100,00%	Kiinteistö Oy Quartetto	100,00%
Kiinteistö Oy Helsingin Työpajankatu 13	100,00%	Kiinteistö Oy Ratinanraitti	100,00%
Kiinteistö Oy Helsingin Valimotie 17-19	100,00%	Kiinteistö Oy Rauman Kanalinparras	100,00%
Kiinteistö Oy Helsingin Veneentekijänranta	100,00%	Kiinteistö Oy Riihentausta	100,00%
Kiinteistö Oy Hermannin Tuulensuuntori	100,00%	Kiinteistö Oy Riihimäen Merkurius	100,00%
Kiinteistö Oy Hermian Bitti	100,00%	Kiinteistö Oy Rovaniemen Ahjotie 30	100,00%
Kiinteistö Oy HTC Santa Maria	100,00%	Kiinteistö Oy Rovaniemen Pohjanpuistikko	100,00%
Kiinteistö Oy HTC Vega	100,00%	Kiinteistö Oy Rukavarri*	100,00%
Kiinteistö Oy Hämeenlinnakeskus	100,00%	Kiinteistö Oy Ruoholahdenkatu 8	100,00%
Kiinteistö Oy Jokiniementalo	100,00%	Kiinteistö Oy Seinäjoen Alkionkatu 4	100,00%
Kiinteistö Oy Jyväskylän Isohovi	100,00%	Kiinteistö Oy Seinäjoen Torikatu 21	100,00%
Kiinteistö Oy Jyväskylän Schaumanin Puistotie 11	100,00%	Kiinteistö Oy Sofianlehdonkadun senioritalo	100,00%
Kiinteistö Oy Kaapelipuisto	100,00%	Kiinteistö Oy Sörnäisten Rantatie 31	100,00%
Kiinteistö Oy Kaarenmänty	100,00%	Kiinteistö Oy Tampereen Hovi-Sarvis	100,00%
Kiinteistö Oy Kaarenpetäjä	100,00%	Kiinteistö Oy Tampereen Hämeenkadunaukio	100,00%
Kiinteistö Oy Kalliokrouvi	100,00%	Kiinteistö Oy Tampereen Ilveshotelli	100,00%
Kiinteistö Oy Karhu	100,00%	Kiinteistö Oy Tampereen Pellavanliikka	100,00%
Kiinteistö Oy Keilarannanpuisto	100,00%	Kiinteistö Oy Tampereen Tarmotalo	100,00%
Kiinteistö Oy Kiirulankulma	100,00%	Kiinteistö Oy Tampereen Tullinkulma	100,00%
		Kiinteistö Oy Tampereen Yliopistonkatu 57	100,00%

Continued on the next page

31 Dec 2021

Kiinteistö Oy Tirkkosentalo	100,00%
Kiinteistö Oy Turun Catharina	100,00%
Kiinteistö Oy Turun Kaakelinna	100,00%
Kiinteistö Oy Turun Pakkarinpuisto	100,00%
Kiinteistö Oy Turun Panimonlinna	100,00%
Kiinteistö Oy Turun Telakkaranta	100,00%
Kiinteistö Oy Turun Väinämöinen	100,00%
Kiinteistö Oy Turun Yliopistonkatu 22	100,00%
Kiinteistö Oy Tuusulan Kievarinkaari	100,00%
Kiinteistö Oy Tuusulan Tykkimiehenraitti	100,00%
Kiinteistö Oy Vaasan Pitkäkatu 52	100,00%
Kiinteistö Oy Valimotie 15	100,00%
Kiinteistö Oy Vantaan Kielotie 50	100,00%
Kiinteistö Oy Vantaan Lähettilääntie 7	100,00%
Kiinteistö Oy Vantaan Osmankäämintie 5	100,00%
Kiinteistö Oy Vantaan Puutarharanta	100,00%
Kiinteistö Oy Vantaan Spinellikuja 1	100,00%
Kiinteistö Oy Värehteaankatu 4	100,00%
Kiinteistö Oy Westport	100,00%
Mågen Ejendomme Aps	100,00%
Oy Kamppiparkki Ab	100,00%
Kiinteistö Oy Tilkanhovi	99,99%
Kiinteistö Oy Helsingin Kaarlenkatu 9 -11	99,56%
Kiinteistö-oy Rekipellonpuisto 1	98,93%
Kiinteistö Oy Pohjoisesplanadi 37	98,11%
Kiinteistö Oy Kirkkonummen Kunnantalo	95,00%
Kiinteistö Oy Mikonkatu 2 - Pohjoisesplanadi 35	92,71%
Kiinteistö Oy Tampereen Hämeenkatu 11	66,59%

Associated companies

Campus Marian Kehitys Oy	50,00%
Stadsrum Fastigheter AB	49,40%
Leppävaaran Hotelliikiinteistö Oy	49,00%
Kiinteistö Oy Kauppakeskus Sello	49,00%
Asunto Oy Espoon Sellonhuippu	49,00%
Kiinteistö Oy Selloparkki	24,81%
Kiinteistö Oy Massun Parkki	22,92%

Other shares

Asunto Oy Espoon Sellonkulma	18,38%
Kiinteistö Oy Kluuvin Pysäköinti	13,07%
P-Turkuparkki Oy	4,71%
Asunto Oy Laivastokatu 8-10	3,31%
Bostadsaktiebolaget Semafor	2,60%

* Investments and the Property investments / Buildings and real estate shares under 6.1 Investments.

Major shareholdings ²²

31 Dec 2021 Name	Number of shares	Book value, i.e. fair value EUR	Acquisition value EUR
Novo Nordisk A/S	786 341	77 720 487,74	35 658 081,22
Roche Holding AG	202 196	74 196 596,26	47 868 211,31
SAP SE	479 675	59 911 407,50	47 066 060,75
Thule Group AB	921 691	49 275 305,89	18 838 321,20
Capgemini SE	223 850	48 239 675,00	22 279 701,69
Remy Cointreau SA	214 527	45 908 778,00	19 780 518,82
Michelin	317 004	45 696 126,60	38 680 587,36
Salvatore Ferragamo SpA	2 014 586	45 388 622,58	37 673 197,30
Siemens AG	296 994	45 345 043,92	31 951 143,55
Experian PLC	1 027 025	44 391 807,49	32 349 552,25
Schneider Electric SE	251 544	43 381 278,24	19 549 785,52
Davide Campari-Milano NV	3 244 692	41 710 515,66	16 184 454,82
Husqvarna AB	2 854 691	40 340 477,00	26 409 126,40
Adidas AG	157 850	39 967 620,00	34 831 714,70
Sika AG	106 545	39 210 540,12	13 835 604,37
EQT AB	773 870	37 220 170,14	4 856 484,92
Sanofi	419 185	37 131 407,30	31 994 095,22
Heineken NV	364 000	35 985 040,00	33 981 185,90
Nordea Bank Abp	3 083 460	33 258 199,56	23 309 029,77
Beiersdorf AG	360 500	32 581 990,00	36 697 674,42
JCDecaux SA	1 420 773	31 257 006,00	31 040 437,34
Royal Unibrew A/S	306 230	30 357 801,62	22 241 506,87
Skandinaviska Enskilda Banken AB	2 455 100	30 142 955,33	20 055 031,32
St James's Place PLC	1 479 410	29 639 962,10	20 826 333,12
DNB Bank ASA	1 465 500	29 636 292,65	23 669 819,16
Sampo Oyj	650 400	28 656 624,00	21 847 478,80
Assa Abloy AB	1 036 700	27 934 454,60	20 906 288,59
Gjensidige Forsikring ASA	1 294 735	27 738 396,00	21 929 366,85
Boliden AB	808 911	27 620 542,81	19 382 416,24
Croda International PLC	229 134	27 595 957,22	13 729 441,78
Amadeus IT Group SA	457 058	27 258 939,12	29 563 734,31
ASML Holding NV	36 400	25 723 880,00	26 533 709,07
Prudential PLC	1 679 130	25 468 310,38	27 266 733,21
Svenska Handelsbanken AB	2 575 780	24 591 068,63	21 930 875,43
Epiroc AB	1 094 414	24 471 448,52	9 677 187,91
Kone Oyj	370 756	23 372 458,24	19 280 129,28
Atlas Copco AB	374 898	22 888 224,58	14 154 829,09
Sonova Holding AG	57 827	20 027 587,46	10 523 950,52
Symrise AG	142 732	18 597 979,60	13 250 991,48
Telenor ASA	1 258 316	17 459 814,75	18 999 454,11
Elisa Oyj	318 479	17 236 083,48	15 028 504,83
Air Liquide SA	112 259	17 211 549,88	13 680 636,17
MTU Aero Engines AG	95 428	17 119 783,20	23 043 856,39
DSV A/S	80 969	16 631 723,35	8 167 414,55
Huhtamäki Oyj	402 895	15 668 586,55	15 582 120,22

Continued on the next page

31 Dec 2021 Name	Number of shares	Book value, i.e. fair value EUR	Acquisition value EUR
Smith & Nephew PLC	1 004 998	15 470 615,90	17 267 300,91
Deutsche Post AG	252 183	14 258 426,82	7 241 776,93
Nestle SA	110 500	13 630 936,02	9 593 667,97
Konecranes Oyj	367 131	12 908 325,96	10 575 854,67
Coloplast A/S	79 900	12 366 857,62	8 221 910,40
Fresenius SE & Co KGaA	347 898	12 315 589,20	14 638 955,24
Stockmann Oyj Abp	195 071	421 353,36	177 631,65
		1 602 540 623,95	1 123 823 875,90
Other		54 571 872,08	4 529 362,29
Total		1 657 112 496,03	1 128 353 238,19

Hybrid funds ²³

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Mercer Investment Fund 1	16 569 239 798,78	11 804 880 714,89
Mercer Investment Fund 2	16 578 645 437,70	7 648 404 281,73
Total	33 147 885 236,48	19 453 284 996,62

The share of the fair value of hybrid funds classified as fixed income investments based on return totals EUR 6 994 479 939.

Major private equity investments ²⁴

Major private equity investments

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Blackstone Core Equity Partners LP	414 379 559,95	210 894 909,01
Keva Investments III LP	363 585 817,84	153 989 974,07
EQT VIII LP	284 254 243,72	146 849 988,42
Keva Investments IV LP	279 286 451,31	188 383 037,72
Keva Investments Ky	275 163 750,42	189 988 441,37
Carlyle Partners VII LP	268 901 514,82	208 230 914,36
Warburg Pincus Private Equity XII LP	232 723 874,68	96 597 194,45
Advent International GPE IX SCSp	231 063 816,00	80 790 565,00
EQT Infrastructure III LP	199 843 249,22	125 043 118,97
Warburg Pincus Global Growth LP	196 432 829,10	144 289 920,14
Advent GPE VIII LP	166 230 728,00	93 494 371,00
EQT IX No 1 LP	165 652 271,02	141 169 541,63
Keva Crown Emerging Asia Fund II LP	162 304 549,73	95 092 697,58
Resolute Fund IV LP	159 711 462,13	98 953 935,03
Silver Lake Partners V LP	146 220 707,13	83 082 033,46
Platinum Equity Capital Partners V LP	144 463 892,73	117 452 065,66
European Diversified Infrastructure Fund III SCSp	139 370 412,27	126 299 166,49
Keva Crown Emerging Asia Fund III LP	135 236 480,53	100 182 220,13
Keva Crown Emerging Asia Fund I LP	134 764 932,76	36 996,23
ASF VIII LP	134 253 592,48	81 316 231,39
Blackstone Capital Partners VII LP	133 453 904,15	81 901 208,73
EQT Infrastructure IV LP	128 238 708,96	113 230 545,10
MBK Partners Fund IV LP	122 602 502,89	66 211 143,14
Pine Brook Capital Partners II LP	120 821 253,54	104 407 174,86
Cinven Fund 6 LP	120 606 819,44	71 095 930,60
Ares Corporate Opportunities Fund V LP	119 171 381,55	101 234 656,76
Committed Advisors Secondary Fund IV SLP	117 106 021,01	74 944 397,41
Clearlake Capital Partners V LP	115 070 060,68	58 662 588,03
Apollo Investment Fund IX LP	114 338 917,70	95 014 511,44
Bridgepoint Europe VI LP	112 121 788,00	87 308 228,71
Bridgepoint Europe V LP	111 144 090,00	57 858 239,97
Keva Crown Secondaries Fund L.P	108 020 239,87	78 124 223,07
Hellman & Friedman Capital Partners IX LP	103 559 190,93	78 765 876,76
Antin Infrastructure Partners IV B SCSP	100 080 170,98	101 500 000,00
Lexington Capital Partners VIII LP	96 973 949,86	82 249 906,54
Clearlake Capital Partners VI LP	95 834 643,83	67 462 178,68
Crown Global Secondaries IV PLC	90 917 803,79	25 796 861,14
Cinven Fund 7 LP	88 679 556,42	78 783 524,96
EQT Marcel Co Investment	87 784 169,66	25 856 229,57
Platinum Equity Capital Partners IV LP	87 695 617,65	58 011 052,47
Hitec Vision VI LP	85 272 016,19	51 576 995,83
EQT VII LP	84 642 116,62	61 833 637,92
Carlyle Partners VI LP	84 547 598,03	45 422 809,83
Ulysses Co Inv partners LP	83 592 982,10	26 268 354,94

Continued on the next page

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Energy Capital Partners IV D LP	83 301 014,94	55 862 204,52
Cortec VII A LP	82 721 867,84	57 364 025,70
Crown Secondaries Special Opportunities PLC	80 307 934,40	9 164 837,41
Resolute Fund V LP	77 484 878,59	38 596 925,32
Centerbridge III LP	75 313 438,52	55 945 484,32
Wynnchurch Capital IV LP	74 171 679,73	40 923 794,22
Committed Advisors Secondary Fund III SLP	73 967 093,78	36 370 599,17
Montagu V LP	73 710 988,75	57 653 020,31
Blackstone Capital Partners VIII Lux SCSp	71 764 337,32	50 512 583,05
PAI Europe VII LP	71 000 000,00	51 247 499,99
Crescent Mezzanine VII LP	68 361 176,43	69 754 930,59
Silver Lake Partners VI LP	65 339 905,89	49 544 787,15
Carlyle Asia Partners IV LP	65 254 941,21	60 487 236,88
MBK Partners Fund III LP	64 871 805,94	36 195 231,50
Hitec Vision VII LP	64 839 890,88	46 171 698,00
Energy Capital Partners III D LP	61 343 097,64	42 645 942,74
Hg Genesis 9 A LP	61 077 245,46	49 741 899,92
ASF VII Infrastructure LP	58 777 128,17	41 975 067,42
Lindsay Goldberg IV LP	57 395 447,96	57 371 354,76
SAIF Partners III LP	57 368 190,32	4 371 508,84
Carlyle Asia Partners V LP	56 613 653,85	45 958 135,24
ASF Cruise LP	56 521 369,73	2 583 635,01
Altor Fund IV AB	56 355 318,00	38 815 716,11
Warburg Pincus China LP	56 059 671,86	27 569 528,34
Advent International GPE VII LP	51 578 439,00	36 947 787,00
Warburg Pincus Private Equity XI LP	48 429 842,23	18 275 864,77
Altor Fund V AB	48 281 417,00	33 425 931,99
EQT Infrastructure IV Co-Investment D SCSp	44 268 993,71	37 160 235,28
Crown Global Secondaries III PLC	43 606 960,33	1 942 372,58
EQT Infrastructure V LP	42 779 742,00	44 722 603,20
ASF Winston Co-Invest LP	41 761 603,62	29 864 131,05
Bowmark Capital Partners VI LP	41 481 425,33	23 559 319,98
Infrastructure Lux III SCA SICAV RAIF EFW Co Invest Fund	41 389 784,45	36 905 475,85
Intera Fund III Ky	41 064 394,00	30 578 918,51
Affinity Asia Pacific Fund V LP	37 641 147,13	26 140 941,65
Blackstone Motion Partners Cayman LP	37 277 931,52	35 707 844,91
Montagu VI LP	35 727 198,20	35 735 681,11
Pinebridge SOP Feeder LP	35 282 347,89	24 180 932,34
Resolute Fund III LP	32 428 672,26	33 082 791,80
Energy Capital Partners Volt Parent LP	32 358 110,72	11 255 510,30
FSN Capital Fund VI LP	31 846 461,00	26 669 277,62
Blackstone Core Equity Partners II Lux SCSp	31 076 997,35	29 966 870,98
Apollo IX Tiger Co-Invest LP	30 746 043,35	13 927 710,78
Wynnchurch Capital V LP	30 442 780,50	25 168 574,89
Bowmark Capital Partners V LP	29 069 456,68	20 814 024,44
Element Co-Investment LP	27 330 423,96	9 416 385,67

Continued on the next page

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Sponsor Fund IV Ky	26 836 000,00	17 870 251,69
PSP V RH Feeder LP	26 748 572,46	19 532 927,78
EQT IX Co-Investment D SCSp LP	26 651 136,00	26 308 951,00
EQT Infrastructure V Co-Investment B SCSp	26 487 727,50	26 214 610,28
MBK Partners Fund V LP	26 424 919,80	21 775 364,83
Zeus Co Investment LP	25 805 619,61	19 795 598,87
Carlyle Sabre Coinvestment LP	23 856 146,17	26 536 930,56
Warburg Pincus China-Southeast Asia Fund LP	23 610 760,33	17 296 504,12
Intera Fund II Ky	23 410 672,00	20 828 066,35
Cinven Fund 5 LP	23 242 498,79	23 711 443,64
Infranode II AB	22 950 619,00	25 669 992,00
Insight Partners EU XII SCSp	22 453 334,05	29 865 060,65
Kasvurahastojen Rahasto II Ky	22 419 631,00	11 316 700,00
Altor Fund III LP	22 098 115,00	13 635 593,24
Keva Investments V LP	21 575 430,10	22 863 787,03
Blackstone TN Partners LP	20 841 685,62	25 479 069,28
SLP Zephyr Investors LP	20 248 073,87	12 863 250,97
Kasvurahastojen Rahasto Ky	18 359 051,00	6 546 275,18
WP Intrepid Co Invest Holdings I LP	18 329 816,45	12 603 982,86
EQT IX CO-Investment C SCSp LP	18 054 992,15	12 617 765,81
Montagu IV LP	16 901 150,49	16 086 272,75
Hitec Vision V LP	16 841 969,90	24 429 400,46
Wynnchurch Capital III LP	16 081 783,60	15 766 555,84
Hellman & Friedman Capital Partners X LP	15 904 503,00	16 227 581,49
Nordic Mezzanine Fund III LP	15 242 640,00	0,00
EQT Infrastructure II LP	11 500 337,00	21 249 642,34
Insight Partners EU XII Buyout Annex Fund SCSp	11 004 653,95	16 027 405,93
DevCo Partners III Ky	10 341 150,00	10 806 444,44
Hitec Vision Asset Solutions	10 206 397,73	17 713 426,04
Bridgepoint Europe IV A	9 774 160,00	10 658 201,29
Crescent Mezzanine VI LP	9 695 634,88	11 266 294,97
Kasvurahastojen Rahasto III Ky	9 590 482,00	8 271 799,08
MBK Partners 2015 3 Inc	8 886 578,72	22 026 470,07
Bowmark Capital Partners IV LP	8 875 759,29	15 844 237,30
Advent International GPE VI LP	8 367 127,00	16 413 528,00
Crown Opportunities Fund Ky	8 124 433,00	0,00
	9 843 655 450,61	6 404 053 817,92
Other private equity investments	57 063 414,41	328 895 984,38
Total private equity investments	9 900 718 865,02	6 732 949 802,30

Investments in unlisted companies

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Ankhiale TopCo AB	257 156 971,70	260 056 837,71
Jarla HoldCo Oy	91 379 913,14	86 728 236,15
Other investments	0,00	2 705 951,99
Total unlisted	348 536 884,84	349 491 025,85
Total private equity investments	10 249 255 749,86	7 082 440 828,15

Hedge fund investments ²⁵

31 Dec 2021	Book value, i.e. fair value EUR	Acquisition value EUR
Citadel Kensington Global Strategies Fund	486 754 713,05	323 596 747,03
Marshall Wace Eureka Fund	392 932 888,98	264 091 956,47
OZ Overseas Fund II	392 256 378,62	189 765 049,72
GoldenTree Master Fund	375 184 843,72	277 436 475,53
Davidson Kempner International, Ltd - Class C	268 214 157,24	153 134 222,30
King Street Capital	212 804 138,52	144 595 735,87
Blackstone Tactical Opportunities III	179 082 000,71	144 494 293,22
Davidson Kempner Long-Term Distressed Opportunities International IV	174 094 401,38	128 225 433,91
Samlyn Net Neutral Offshore LTD	172 737 880,45	168 236 877,52
Taconic Opportunity Offshore Fund	156 723 159,02	133 299 954,68
Steadfast International Ltd	156 536 224,62	168 236 877,52
Davidson Kempner Long-Term Distressed Opportunities International V L.P.	137 322 119,02	115 582 745,19
York Distressed Asset Fund III	134 120 928,84	107 543 580,68
York Distressed Asset Fund IV	126 067 278,83	107 836 174,32
Davidson Kempner Long-Term Distressed Opportunities International III	105 963 054,03	69 202 026,88
Ares Capital Europe III Feeder	104 223 627,73	91 583 556,62
Arcmont Private Debt Fund	91 894 263,52	96 280 772,98
EQT Credit Opportunities III	89 350 439,86	71 604 031,53
Ares Capital Europe IV	88 932 838,00	83 943 056,21
H.I.G Bayside Loan Opportunity Fund V	88 620 720,00	73 304 303,07
Arcmont Direct Lending Fund III	67 898 295,95	68 269 828,49
York European Distressed Credit Fund II	63 517 334,45	62 505 485,76
GoldenTree CLO Debt Investment Fund	59 528 046,97	40 838 892,64
H.I.G.WhiteHorse Direct Lending Fund	58 625 669,26	63 935 243,41
H.I.G Bayside Loan Opportunity Feeder Fund IV	39 226 790,57	40 632 231,51
Davidson Kempner Long-Term Distressed Opportunities International II	28 255 269,29	16 410 111,03
Blue Mountain Credit Alternatives Fund Ltd	19 745 226,89	25 669 634,76
Arcmont Direct Lending Fund II	14 743 548,75	15 322 127,11
H.I.G Bayside Loan Opportunity Feeder Fund III	14 726 992,00	24 402 304,68
Alyeska Fund	6 519 540,22	4 132 417,41
York European Distressed Credit Fund	3 997 461,59	7 851 236,18
Davidson Kempner Long-Term Distressed Opportunities International	412 177,29	3 967 640,42
AllBlue Class A	379 997,69	229 202,42
	4 311 392 407,06	3 286 160 227,07
Other	10 894 399,83	0,00
Total	4 322 286 806,89	3 286 160 227,07

Other shares in subsidiaries and associated companies ²⁶

31 Dec 2021 Company name	Holding %	Book value, i.e. fair value EUR	Acquisition value EUR
Subsidiaries			
Kuntasijoitus KE Oy ¹	100,00	8 409,40	8 409,40
		8 409,40	8 409,40
Shares in associated companies			
Municipal finance plc ²	30,66	464 234 097,63	24 595 829,37
		464 234 097,63	24 595 829,37
Total		464 242 507,03	24 604 238,77

¹ Acts as the general partner in Keva Investments Ky. Investments through the latter are shown under private equity funds. Keva Investments Ky has a holding in two United States equity funds, the book values, i.e. fair values, of which are EUR 261 289 684,48 and EUR 13 874 065,94 and the acquisition values EUR 126 828 111,59 and EUR 63 160 329,78.

² Equity according to the 2021 consolidated financial statements is EUR 1 861 590k*. Profit for the period is EUR 191 605k*. A maximum dividend of EUR 1.03 share*.
* Municipal Finance's Board of Directors's proposal to the AGM of Municipal Finance plc to be held in spring 2022.

Major bond holdings by issuers ²⁷

31 Dec 2021 Issuer	Book value, i.e. fair value EUR	Acquisition value EUR
Saksan valtio	1 705 791 157,11	1 714 856 102,87
Suomen valtio	1 071 941 616,17	1 079 634 138,94
Ranskan valtio	560 082 626,71	572 748 853,04
Cie Financement Foncier SA	288 856 781,23	291 821 610,00
BPCE SFH SA	160 420 429,05	160 559 900,00
Caisse Francaise de Financement Local	151 232 619,18	150 272 800,00
DNB Boligkredit AS	116 714 228,22	116 714 820,00
Belgian valtio	114 955 890,41	109 188 666,67
Skandinaviska Enskilda Banken AB	106 727 149,04	105 498 260,00
Dexia Credit Local	102 524 247,39	102 331 760,00
Kuntarahoitus Oyj	101 095 315,06	100 000 000,00
Societe Generale SFH SA	89 002 422,88	90 032 420,00
Itävallan valtio	88 870 110,96	84 189 000,00
Unicredit Bank AG	79 897 687,67	79 705 860,00
OP Yrityspankki Oyj	79 098 111,23	77 706 760,00
Kojamo Oyj	78 441 302,61	76 547 430,00
Corporacion Andina de Fomento	75 487 670,54	74 869 650,00
ING Groep NV	73 685 284,52	74 950 645,68
TVO Teollisuuden voima Oyj	72 613 528,36	71 683 020,00
Nordea Bank Abp	67 640 795,75	66 799 280,00
Societe Generale SA	67 363 288,62	66 747 090,00
Korea Housing Finance Corporation	66 896 683,42	67 345 513,05
Neste Oyj	65 067 538,85	64 558 106,00
Barings Euro CLO 2014-2 DAC	63 466 713,71	68 206 336,00
Royal Bank of Canada	59 773 997,26	59 886 900,00
Société du Grand Paris	59 411 980,82	59 787 500,00
Citycon Oyj	56 091 738,22	54 774 000,00
Swedbank AB	55 913 510,62	55 945 701,49
Leaseplan Corporation NV	54 691 610,04	52 384 200,00
RCI Banque SA	52 927 205,28	51 954 720,00
Cooperatieve Rabobank UA	52 074 769,23	50 000 000,00
BPCE SA	50 908 833,29	49 317 180,00
Ares European CLO XV DAC	49 834 755,55	49 875 000,00
Capital Four CLO I DAC	48 700 391,94	49 790 000,00
Caisse de Refinancement de l'Habitat SA	47 378 417,13	48 067 950,00
Sato Oyj	46 082 880,82	44 845 830,00
Kemira Oyj	45 665 075,35	44 691 550,00
Nykredit Realkredit A/S	44 769 211,66	42 977 120,00
Bank of Nova Scotia	44 233 699,32	44 923 500,00
Crédit Agricole Home Loan SFH SA	43 746 799,32	44 769 600,00
Banco Bilbao Vizcaya Argentaria SA	43 451 332,61	42 797 030,00
CVC Cordatus Loan Fund VIII DAC	40 599 644,45	41 000 000,00
Thulite SA	40 460 146,67	40 000 000,00
BlueMountain Fuji Management, LLC	39 900 041,66	39 748 250,00
Credit Agricole SA	39 712 534,49	37 971 520,00

Continued on the next page

31 Dec 2021	Book value, i.e. fair value	Acquisition value
Issuer	EUR	EUR
Jubilee CLO 2014-XII BV	39 003 264,44	44 549 000,00
Jyske Bank AS	38 799 749,66	38 952 390,00
Stadshypotek AB	38 699 621,64	37 946 790,00
National Westminster Bank Plc	38 635 162,19	37 732 480,00
AXA Home Loan SFH SA	38 003 248,22	37 860 920,00
BNP Paribas SA	37 821 278,90	37 936 700,00
Fastighets AB Balder	37 756 975,07	36 770 300,00
Westpac Banking Corporation	37 538 721,64	38 163 400,00
Puolan valtio	36 554 383,56	34 933 500,00
Tornator Oyj	36 168 194,52	35 027 620,00
National Australia Bank Ltd	36 083 676,71	35 116 500,00
Dryden 35 Euro CLO 2014 BV	35 684 126,67	39 328 000,00
Sparebank 1 Boligkreditt AS	35 259 479,45	34 752 200,00
Islandsbanki HF	35 181 365,07	34 958 400,00
Dartry Park CLO Ltd	35 150 220,00	40 401 782,40
German Postal Pensions	35 084 563,89	34 666 800,00
Halcyon Loan Advisors European Funding	35 042 730,66	34 770 890,00
Madison Park Euro Funding XVI DAC	34 839 340,28	35 000 000,00
Macquarie Group Ltd	34 654 038,63	33 831 160,00
Carlyle Global Market Strategies Euro CLO 2014-3 Ltd	34 354 072,28	34 795 500,00
Danfoss Finance I BV	32 489 856,16	32 750 650,00
Oak Hill Advisors (Europe) LLP	32 352 544,46	32 438 286,00
Enel SpA	32 286 562,60	32 746 890,00
Sampo Oyj	31 938 673,15	29 943 780,00
ABN Amro Bank NV	31 598 833,57	30 936 000,00
Crédit Mutuel Home Loan SFH SA	30 853 484,66	30 966 200,00
Aqueduct European CLO	30 780 877,79	30 722 100,00
Avinor AS	30 661 039,35	30 656 074,10
Vakuutusosakeyhtiö Garantia	30 591 493,15	29 938 650,00
CK Hutchison Group Telecom Finance S.A.	30 382 265,75	29 928 300,00
European Union	30 361 315,07	29 765 700,00
AIB Group PLC	30 322 080,00	28 891 820,00
FCA Bank SpA of Ireland	30 197 233,70	29 917 420,00
Telecom Italia SpA	30 091 693,15	29 817 600,00
Prima banka Slovensko as	29 796 932,88	30 058 500,00
Mondi Finance Plc	29 741 507,81	28 394 520,00
Iberdrola	29 704 531,09	29 000 000,00
NIBC Bank NV	29 410 610,96	29 935 470,00
Elisa Oyj	29 001 932,05	27 847 384,00
Huhtamäki Oyj	28 664 109,59	27 917 560,00
Transmission Finance DAC	28 524 042,67	28 699 243,00
Ellevio AB	27 701 988,67	29 198 475,31
Aroundtown SA	27 564 558,90	26 358 210,00
Svenska Handelsbanken AB	27 370 358,63	26 979 210,00
Pohjolan Voima Oy	27 080 368,66	26 561 212,00
Tele2 AB	27 080 071,92	24 785 250,00
Banque Federative du Credit Mutuel	26 457 086,99	24 827 660,00
ING Bank NV	26 284 147,26	26 665 000,00
Kommunal Landspensjonskasse KLP	26 274 378,08	23 820 450,00

Continued on the next page

31.12.2021	Kirjanpito- eli käypä arvo	Hankinta-arvo
Liikkeeseenlaskija	euroa	euroa
Banco Santander SA	26 268 083,33	25 000 000,00
National Bank of Canada	25 995 608,49	26 271 960,00
China Development Bank	25 376 647,26	24 674 500,00
Korea Development Bank	25 336 712,33	24 948 000,00
DNA Oyj	24 870 016,44	23 919 120,00
TietoEVRY Oyj	24 862 375,34	23 867 360,00
SNCF Reseau	24 159 449,32	25 408 000,00
British Telecom PLC	24 122 035,07	23 943 360,00
LocalTapiola Finance Ltd	24 044 448,00	24 000 000,00
Faurecia SE	24 005 615,56	23 500 000,00
CaixaBank SA	23 481 904,80	22 930 760,00
Santander UK PLC	23 473 573,77	23 405 060,00
Eliá Transmission Belgium SA	23 408 911,34	22 377 600,00
Mercada Oyj	23 339 836,03	22 965 270,00
Metso Outotec Oyj	23 192 185,48	22 808 410,00
S-Pankki Oyj	22 917 953,89	22 959 290,00
FCE Bank PLC	22 455 993,70	22 000 000,00
Danske Bank A/S	21 903 190,96	21 979 200,00
United Overseas Bank Ltd	21 807 741,10	22 448 800,00
Telia Company AB	21 697 410,00	21 272 596,15
CNP Assurances	21 476 974,57	19 971 900,00
ASR Nederland NV	21 316 004,87	19 981 257,50
UniCredit SpA	21 239 811,37	20 926 710,00
Vantage Towers AG	21 179 697,12	21 475 705,00
KBC Groep NV	21 131 740,66	20 000 000,00
Elenia Verkko Oyj	20 905 313,01	20 930 700,00
Grenke Finance Plc	20 868 289,73	20 972 700,00
Yorkshire Building Society	20 733 113,01	20 955 900,00
UBS Group AG	20 608 887,67	19 978 000,00
Michelin	20 604 917,81	19 819 800,00
DKT Finance ApS	20 326 184,62	20 000 000,00
UNEDIC	20 210 947,95	19 980 749,00
Molnlycke Holding AB	20 030 517,81	19 863 200,00
	8 797 432 659,03	8 785 973 428,20
Other	1 153 711 844,97	743 971 143,10
Total	9 951 144 504,00	9 529 944 571,30

Fixed-income funds ²⁸

31 Dec 2021	Book value, i.e. fair value	Acquisition value
	EUR	EUR
Pimco Distressed Senior Credit Opportunities Fund (DISCO) II	426 531 553,95	59 024 122,48
Pimco Bravo II	59 087 433,34	66 633 888,39
Pimco Bravo	339 984,11	4 626 727,27
Whitecroft Core Bank Risk	58 717 720,17	50 391 303,55
Total	544 676 691,57	180 676 041,69

OTHER NOTES TO THE FINANCIAL STATEMENTS

Derivative contracts

	31 Dec 2021 EUR	31 Dec 2020 EUR
Equity derivatives		
Forward and future contracts		
Value of underlying instrument	-4 291 121 706	152 650 000
Positive fair value	0	1 870 500
Negative fair value	-65 232 178	0
Total net	-65 232 178	1 870 500
Option contracts		
Value of underlying instrument	11 196 875	14 519 038
Positive fair value	1 895 546	6 850 000
Negative fair value	-732 449	-1 577 500
Total net	1 163 096	5 272 500
Other equity derivatives		
Value of underlying instrument	440 718 021	274 611 192
Positive fair value	10 881 689	3 815 513
Negative fair value	-5 790 191	-8 458 285
Total net	5 091 498	-4 642 772
Interest rate derivatives		
Forward and future contracts		
Value of underlying instrument	0	2 096 435 661
Positive fair value	0	2 095 240
Negative fair value	0	-3 247 530
Total net	0	-1 152 290
Option contracts		
Value of underlying instrument	-5 910 299 804	37 883 862
Positive fair value	278 693 934	39 486 081
Negative fair value	-2 430 835	-1 602 219
Total net	276 263 100	37 883 862
Interest rate swaps		
Value of underlying instrument	11 164 016 439	174 200 000
Positive fair value	112 433 022	106 638 053
Negative fair value	-225 656 213	-83 921 780
Total net	-113 223 191	22 716 273
Credit risk swaps		
Value of underlying instrument	1 911 179 330	1 417 353 296
Positive fair value	217 168	0
Negative fair value	0	0
Total net	217 168	0

Continued on the next page

	31 Dec 2021 EUR	31 Dec 2020 EUR
Forex derivatives		
Foward contracts		
Value of underlying instrument	8 893 043 051	4 611 628 694
Positive fair value	22 897 967	54 323 056
Negative fair value	-42 209 874	-6 528 248
Total net	-19 311 907	47 794 808
Option contracts		
Purchased		
Value of underlying instrument	-774 553 079	9 142 453 058
Positive fair value	54 928 048	343 802 867
Negative fair value	-69 513	-26 139
Total net	54 858 534	343 776 728
Option contracts		
Written		
Value of underlying instrument	2 347 266 164	-4 083 926 415
Positive fair value	192 056	36 107
Negative fair value	-68 454 500	-139 038 345
Total net	-68 262 444	-139 002 239

Liabilities

	31 Dec 2021	31 Dec 2020
	EUR	EUR
Investment commitments		
Binding contracts that have not yet been drawn, but to which commitment has been made through valid contracts.		
Private equity funds	4 610 370 734,68	5 212 232 648,72
Silent partner's private equity investment	4 352 351,07	4 834 797,94
Real estate investment funds	1 219 442 778,56	961 069 165,14
Real estate investments in subsidiaries and associated companies	35 584 502,61	79 889 316,73
Other liabilities	813 569,59	755 615,99
Collateral given on own behalf		
Collateral for derivatives transactions		
Financial contribution	-38 480 450,40	0,00
Cash collateral	597 761 472,70	90 850 363,89

Net present value of accrued benefits in Keva member organisations' pension system

The estimate of the net present value of the accrued benefits in the pension system of Keva member organisations has been calculated using a 3 % discount rate. A low discount rate has been chosen according to the principle of prudence and the effect of future index increments on benefits has been taken into account when choosing the interest. The mortality used in the estimate is based on a population projection by Statistics Finland in 2018. For those on disability pension, the mortality rate used is based on estimates by the Finnish Centre for Pensions. The present value of accrued benefits in the pension system of Keva member organisations includes an estimate of the share of Keva member organisations' pension system of the costs of pension expenditure for unpaid periods in the whole earnings-based pension system.

The calculation is based on information obtained from the registers of Keva and the Finnish Centre for Pensions. The calculation is based on information from the end of 2021. With regard to unpaid periods, the calculation is based on the forecast of pension expenditure and earnings accrued by the end of 2021 obtained from the Finnish Centre for Pensions.

When preparing the calculation, it has been necessary to make several assumptions, such as the number of commencing pensions and amounts of pensions as well as their duration. Changes in the database and the calculation premises, especially interest rate and mortality factors, can alter the assessment of the net present value of the accrued benefits significantly. Although care has been taken in choosing the premises and preparing the calculation, the final calculation result should always be considered as being mostly indicative.

Net present value of benefits

31 Dec 2021	31 Dec 2020
EUR	EUR
133 000 000 000,00	130 000 000 000,00

Key indicators

	2021	2020	2019	2018	2017
Sum of wages and salaries of Keva member organisations, €m	19 462	18 487	18 126	17 410	16 844
Contribution income from Keva member organisations, €m	5 489	5 252	5 127	4 920	4 793
Number of insured Keva member organisation employees at 31 Dec*	560 145	541 239	544 942	535 000	528 000
Number of Keva member organisation pension recipients at 31 Dec	423 827	418 696	413 084	406 286	398 000
Keva member organisation pensions paid, €m	5 915	5 728	5 488	5 230	5 005
Investments at fair value at 31 Dec, €m	66 857	58 009	56 166	50 129	51 871
Return on investments at fair value	15,8 %	4,7 %	12,8 %	-3,0 %	7,7 %
Annual real return on investments since funding started in 1988 (capital weighted)	4,4 %	4,0 %	4,0 %	3,8 %	4,3 %
Annual real return on investments since funding started in 1988 (not capital weighted)	5,5 %	5,2 %	5,2 %	5,1 %	5,5 %
Operating costs, €m	79,9	76,6	82,2	74,9	76,1
Permanent personnel at 31 Dec	485	496	513	515	519
Number of State pension recipients at 31 Dec	237 008	242 145	246 874	251 505	256 000
State pensions paid, €m**	4 879	4 857	4 761	4 675	4 597
Number of Evangelical Lutheran Church pension recipients at 31 Dec	19 573	19 509	19 469	19 250	19 000
Evangelical Lutheran Church pensions paid, €m**	223	217	212	204	196
Number of Social Insurance Institution of Finland Kela pension recipients at 31 Dec	5 965	5 958	5 942	5 945	6 000
Social Insurance Institution of Finland Kela pensions paid, €m**	108	106	105	102	99
Number of Bank of Finland pension recipients at 31 Dec	1 404				
Bank of Finland pensions paid, €m**	29				

* Due to the Incomes Register and new reporting practice in employment relationships, there is a break in the time series between 2018 and 2019.

* The principles of calculating the insured were updated in 2020: zero-earning insured persons not in employment or service are excluded. The reference year 2019 has been calculated retrospectively using the updated principles.

** These payments have no impact through profit and loss on Keva's financial statements.

Keva began to implement Bank of Finland pensions on 1 January 2021.

Investment allocation (at fair value)

	2021		2020		2019		2018		2017	
	€m	%	€m	%	€m	%	€m	%	€m	%
Loans receivable	76,9	0,1	100,4	0,2	123,6	0,2	154,9	0,3	315,0	0,7
Bonds	17 490,3	27,1	16 215,0	30,2	17 442,9	32,7	17 354,1	36,5	16 993,7	35,8
Short-term investments	0,0	0,0	38,5	0,1	664,3	1,2	574,1	1,2	403,4	0,8
Equities and equity funds	27 810,5	43,1	22 920,8	42,7	21 657,6	40,7	17 570,9	37,0	19 599,0	41,2
Private equity and Hedge funds	15 035,8	23,3	10 721,3	20,0	9 769,6	18,3	8 487,7	17,9	6 911,8	14,5
Real estate	4 060,6	6,3	3 739,0	7,0	3 613,7	6,8	3 356,5	7,1	3 297,0	6,9
Total investments	64 474,1	100,0	53 735,0	100,0	53 271,7	100,0	47 498,2	100,0	47 520,0	100,0
Accumulated interest	57,1		77,6		107,1		91,2		93,5	
Other items	2 317,3		2 816,7		2 523,6		4 259,6		4 008,8	
Investments used in calculating returns	66 848,6		56 166,0		50 128,8		51 870,8		48 523,8	

Net investment income on capital employed (at fair value)

	2021		2020		2019		2018		2017	
	Net income market value	Capital employed	Return on capital employed, %	Return on capital employed, %	Return on capital employed, %	Return on capital employed, %	Return on capital employed, %	Return on capital employed, %	Return on capital employed, %	
	€m	€m								
Total fixed income investments	292,8	20 850,6	1,4	1,5	6,6	-1,6	1,8			
Loans receivable	0,1	91,1	0,1	0,3	0,9	0,7	0,7			
Bonds	304,5	16 870,3	1,8	2,1	7,8	-2,0	2,6			
Other money market instruments and deposits	-11,8	3 889,1	-0,3	-0,6	0,1	-0,2	-0,5			
Total equity investments	7 917,5	29 785,0	26,6	8,0	20,6	-6,0	14,3			
Listed equities	4 528,3	22 770,8	19,9	7,0	23,4	-10,4	14,5			
Private equity investments	3 304,1	6 431,3	51,4	8,6	11,2	16,5	11,2			
Unlisted equities	85,0	582,9	14,6	39,0	10,3	13,5	22,1			
Total real estate investments	354,3	3 701,9	9,6	0,7	7,3	7,0	7,9			
Direct real estate investments	155,9	2 757,0	5,7	1,9	7,5	5,6	6,9			
Real estate investment funds and co-investments	198,4	944,9	21,0	-2,6	6,7	11,2	10,8			
Other investments	623,9	3 615,5	17,3	2,8	4,7	0,3	5,7			
Hedge fund investments	623,9	3 615,5	17,3	2,8	4,7	0,3	5,7			
Commodity investments										
Total investments	9 188,4	57 953,0	15,9	4,8	12,8	-2,9	7,7			
Income, expenses and business expenses not allocated to investment types	-57,3		-0,1	0,0	0,0	0,0	0,0			
Net investment income at fair value	9 131,1	57 953,0	15,8	4,7	12,8	-3,0	7,7			

Capital employed = Market value at start of reporting period + daily / monthly time-weighted cash flows.

Return on investment assets and risk figures*

	Market value		Distribution by risk		Return	Risk	
	€m	%	€m	%	%	Volatility %	Mod.duration
Fixed income investments	20 139,0	30,1	15 092,8	22,6	1,4		
Loans receivable	77,2	0,1	77,2	0,1	0,1		
Bonds	17 286,5	25,9	12 497,3	18,7	1,8	6,7	5,0
Public sector bonds	5 840,0	8,7	-358,4	-0,5	-4,9		
Other corporation bonds	11 446,5	17,1	12 855,7	19,2	5,6		
Other money market instruments and deposits	2 775,3	4,2	2 518,3	3,8	-0,3		
Equity investments	38 391,5	57,4	34 605,4	51,8	26,6	17,8	
Listed equities	27 692,9	41,4	23 906,7	35,8	19,9		
Private equity investments	9 885,8	14,8	9 885,8	14,8	51,4		
Unlisted equities	812,8	1,2	812,8	1,2	14,6		
Real estate investments	4 015,3	6,0	4 015,3	6,0	9,6		
Direct real estate investments	2 846,6	4,3	2 846,6	4,3	5,7		
Real estate investment funds	1 168,7	1,7	1 168,7	1,7	21,0		
Other investments	4 302,7	6,4	4 302,7	6,4	17,3	7,6	
Hedge funds	4 302,7	6,4	4 302,7	6,4	17,3		
Commodity investments							
Other investments							
Total investments			58 016,3	86,8			
Effect of derivatives			8 832,3	13,2			
Total investments**	66 848,6	100	66 848,6	100	15,8	9,6	

* Classification complies with the recommendations of the Finnish Pension Alliance's working group on pension returns.

**Total investments are the year-end market value of the investments used in the calculation.

Volatility is calculated from monthly logarithmised historical returns for two years.

DATE AND SIGNATURES TO THE FINANCIAL STATEMENTS AND THE REPORT OF THE BOARD OF DIRECTORS

Helsinki, 2 March 2022

Petteri Orpo, Chairperson

Markus Lohi

Diana Bergroth-Lampinen, Deputy chair

Olli Luukkainen

Outi Alanko-Kahiluoto

Matti Putkonen

Anne Holmlund

Anne Sainila-Vaarno

Markku Jalonen

Jaakko Kiander

Kirsi-Marja Lievonen

AUDITOR'S NOTATION

A report on the audit performed has been submitted today.

Helsinki, 2 March 2022

Ernst & Young Oy
Authorised public accountant firm

Ulla Nykky
Authorised public accountant

AUDITOR'S REPORT

To Keva's Councillors

Audit of the financial statements

Opinion

We have audited the financial statements of Keva (business identity code 0119343-0) for the financial period 1 January to 31 December 2021. The financial statements comprise the balance sheet, profit and loss account, statement of source and application of funds, and notes to the financial statements.

In our opinion the financial statements give a true and fair view of the company's financial performance and financial position in accordance with the laws and regulations governing the preparation of financial statements in Finland and comply with statutory requirements

Basis of opinion

We conducted our audit in accordance with good auditing practice in Finland. Our responsibilities under good auditing practice are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are applicable in Finland and are relevant to our audit, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors and the CEO for the financial statements

The Board of Directors and the CEO are responsible for the preparation of financial statements that give a true and fair view in accordance with the laws and regulations governing the preparation of financial statements in Finland and comply with statutory requirements. The Board of Directors and the CEO are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are

free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors and the CEO are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting. The financial statements are prepared using the going concern basis of accounting unless there is an intention to liquidate the company or cease operations, or there is no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance on whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with good auditing practice will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with good auditing practice, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant

to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of the Board of Directors' and the CEO's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events so that the financial statements give a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Other reporting requirements

Other information

The Board of Directors and the CEO are responsible for the other information. The other information comprises

information included in the report of the Board of Directors.

Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. Our responsibility also includes considering whether the report of the Board of Directors has been prepared in accordance with the applicable laws and regulations.

In our opinion, the information in the report of the Board of Directors is consistent with the information in the financial statements and the report of the Board of Directors has been prepared in accordance with the applicable laws and regulations.

If, based on the work we have performed, we conclude that there is a material misstatement in of the information included in the report of the Board of Directors, we are required to report this fact. We have nothing to report in this regard.

Supervisory audit under Keva's Standing Orders

As required under Keva's Standing Orders, we have issued two annual supervisory audit reports on the supervisory audit performed by us.

Helsinki 2 March 2022

Ernst & Young Oy
Authorised Public Accountant Firm

Ulla Nykky
Authorised Public Accountant

PUBLIC SECTOR
PENSIONS



www.keva.fi

00087 KEVA
Phone 020 614 21