INTERAVANTI

ANNUAL REPORT 2008

Content

Interavanti Oyj in a nutshell

Interavanti Oyj is a real estate investment company founded in 1987.
The company is listed in the NASDAQ OMX Helsinki since 1988.

Interavanti engages in renting, buying, and selling real estate, property, and apartments. To fulfil its purposes, the company may act as a developer. The company may also engage in securities trading, or development and secondary production related to corporate acquisitions and property, as well as consulting services.

Notes from the Managing Director

Dear reader,

For Interavanti Oy, the financial year 2008 was successful in terms of profit. Our property investment business and its profit were as expected and, for the most part, were in line with our expectations.

In the early autumn, Lippupiste Oy was sold, which generated a profit of MEUR 5.8 for the parent company. A capital gain of MEUR 5.0 from the sale was recorded in consolidated financial statements.

During the financial year, Interavanti Oyj settled an old dispute over the sale of Interglobia Oy shares. A profit of MEUR 2.9 was recorded from the compensation and reimbursement of costs and expenses caused by the settlement of the dispute.

During the financial year, the group purchased logistics centres with a total floor space of 25,000 m² in Estonia. The purchased premises have been let on long-term contracts to well-established tenants. In Poland, a logistics centre with a floor space of 6,700 m² was completed in May but, due to technical difficulties, the premises were not surrendered before late 2008, several months late. The expansion of the Hungary logistics centre of 1,680 m² was finished in early 2008 and a new annex of 6,750 m² in late 2008.

In spite of actively searching for and examining possibilities of partnerships in growing companies, we were not able to find a suitable target of investment during the course of the year.

We are still searching for targets of property investment as well as partnerships in growing companies.

The world-wide depression and the financial insecurity which commenced in late 2008 have affected the operation of Interavanti Oyj to the extent that the possible worsening and continued weakness of the general economic conditions may have a negative effect on the clients of Interavanti Oyj and, thus, the business of Interavanti Oyj. Our aboard premises have been let on long-term contracts to well-established tenants.

As before, Interavanti's aim is to maintain its healthy cash position and solvency ratio and to avoid unreasonable risks.

We believe that our property business will continue as planned. Nevertheless, such other profits from business activities which we gained in 2008 are note foreseeable.

We wish to thank our customers and cooperation partners for the past year.

Helsinki, 30 January 2009

Veikko M Vuorinen

Investment property

Key indicators

EUR 1,000	2008	2007	change %
Turnover	2 973	1 785	67 %
Operating profit	3 314	1 685	97 %
Profit before taxes	2 497	2 224	12 %
Equity ratio, %	58,1	80,3	-28 %
Rented spaces:			
- surface area, m²	61 898	26 567	132 %
- balance sheet value 1,000 EUR	40 125	15 478	159 %
- utilisation rate, %	95	88	8 %
- average net profit, %	9	8	13 %

On 31 December 2008, the investment property capital, a total of 61,898 m2 (26,567), consisted of industrial, business, and office premises located in Finland, Estonia, Hungary, and Poland.

The value of the rented contracts is calculated based on the fixed rental time of the contracts and the current rental rates. On 31 December 2008, it was valued at MEUR 10. As for the contracts valid until further notice, the length of the term of notice was used. There were a total of 104 contracts.

The utilisation rate of the industrial premises was 97 % (94), while the utilisation rate of the business premises was 98 % (99) and that of the office premises 88 % (72). The average net yield for the total balance sheet value was 8.4 % (7.7). The average net yield for the balance sheet value of the rented premises was 9 % (10), divided based on the type of premises as follows: industrial premises: 9% (11), office premises: 8% (7), and business premises 11% (9). The average book price (IFRS) for all premises was EUR 648/m² (583). In addition to the investment property, the company had a total of 506 m² (751) of its properties in internal use.

The rented facilities are mostly industrial, offices and business premises, and they are divided as follows:

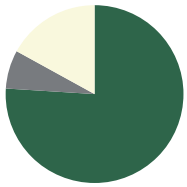
Surface areas %	2008	2007
Industrial premises	76 %	49 %
Business premises	7 %	20 %
Office premises	17 %	30 %
Apartments	0 %	1 %

Surface areas m²	2008	2007
Industrial premises	46 995	13 015
Business premises	4 548	5 302
Office premises	10 262	8 056
Apartments	93	194

Distribution of premises	share of total surface-area	share of total balance sheet value
Finland		
Helsinki metropolitan area	22 %	22 %
Tampere	4 %	5 %
The rest of Southern Finland	8 %	2 %
Other countries than Finland		
Estonia	39 %	41 %
Hungary	16 %	16 %
Poland	11 %	14 %

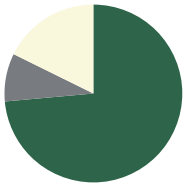
4.6% (13) of the total balance sheet value consists of unoccupied facilities.

Surface areas %



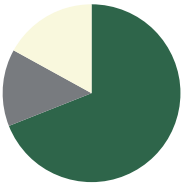
Industrial	76 %
Business	7 %
Office	17 %
Apartment	0 %

Property capital by categories MEUR



Industrial	29,5
Business	3,5
Office	7,1
Apartment	0

Accumulation of rental income %



Industrial	69 %
Business	14 %
Office	17 %
Apartment	0 %

Report of the Board of Directors

Turnover and return

The turnover from continuing operations according to the consolidated financial statements was MEUR 3.0 (1.8). The profit for the financial year from continuing operations was MEUR 1.7 (1.8) and MEUR 5.0 (0.3) from discontinuing operations including the capital gain on the sale of Lippupiste Oy. Earnings per share from continuing operations were EUR 0.18 (0.18). Equity per share was EUR 2.98 (2.78). The equity ratio was 58.1% (80,3) and gearing 48.9% (-24.5). The key indicators are presented in table of the key indicators (on page 53).

The Board proposes a dividend of EUR 0.15 per share for 2008. In addition, the Board proposes that the General Meeting authorise the Board to decide on one or more payment(s) of dividend for 2008 to the extent that the minimum dividend to be paid on the basis of the authorisation would be EUR 0.10 per share, increasing the maximum dividend for 2008 to EUR 0.25 per share.

During the financial year, a total of MEUR -0.4 (0.9) of changes in the market value of investment properties were recognised. The disposal of Lippupiste Oy generated a profit of MEUR 5.8 for the parent company. A capital gain of MEUR 5.0 on the sale was recognised in consolidated financial statements.

A profit of MEUR 2.9 was recognised from the compensation and reimbursement of costs and expenses caused by the settlement of the dispute over the sale of Interglobia Oy shares.

During the financial year, Interavanti also recorded a valuation loss of MEUR 0.5 on the interest rate swap to hedge the interest rate risk associated with a floating-rate loan.

Investments

The performance-based gross investments of the group during the financial year were MEUR 22.3, and they were mostly targeted at the purchase of the logistics centres and land areas in Estonia and at the building projects in Poland and Hungary.

Estonia

During the financial year a subsidiary company of Interavanti Oyj, Varasto Estonia OÜ has acquired in Estonia logistics centres of 17,800 m2 and 7,200 m² and the 7 hectares of land on which the centres are located. There is a total of 7,000 m² of permitted building volume unused for the sites. The buildings are located next to the Peterburi road in Tallinn.

The buildings are currently let to nine tenants on long-term contracts. Of the tenant companies, the largest are DHL Estonia AS, Onninen AS and Transpoint International (EST) AS, the rental contracts of which cover approximately 90% of the rental income from the properties.

The price agreed for the transaction was MEUR 17, a price lower than estimated market value.

Poland

During 2007, a subsidiary company of Interavanti Oyj acquired in Poland a 9-hectare piece of land. The process of building a 6,700 m² logistics building at the site is ongoing. The completion of the building has been delayed, which has caused rental income losses for the company. We were able to hand over a part of the premises to the tenant in October 2008, and, by the end of the year, the whole of the premises has been handed over to the tenant. There is 35,000 m² of permitted building volume unused for the site.

Hungary

In November 2007, a subsidiary company of Interavanti Oyj acquired a 1.5-hectare site in Hungary and the 3,000 m² logistics building located on it. A 1,680 m² extension was completed in January 2008.

In February 2008, the company also acquired the adjacent 1.5-hectare site. A 6,750 m² terminal, which has been completed at the end of 2008/early 2009, has been being constructed on the site. The building has been let on a long-term contract to Transpoint International (HU) Kft, a subsidiary of Oy Pohjolan Liikenne Ab, part of the VR Group.

In addition, the subsidiary company of Interavanti Oyj is negotiating the purchase of the adjacent 5-hectare site. The requirement associated with the purchase is that the current tenant will undertake to sign a long-term rental contract.

Report of the Board of Directors

Disposal of Lippupiste Oy

During the financial year, Interavanti Oyj sold its shares in Lippupiste Oy to CTS Eventim AG (56.1%) and to Ari Palhamo (8.9%), the Managing Director of Lippupiste Oy.

The sale was executed at the turn of September and October 2008. At the time of the sale transaction, the buyers paid MEUR 3.3 of the acquisition price and will pay a minimum of MEUR 2.5 in 2012. Should the profit performance of Lippupiste exceed expectations, the final acquisition price may be higher. Interavanti recorded a capital gain of MEUR 5.1 on the sale (MEUR 5.8 for the parent company).

A total of 2,368 m² of property, 13 owner flats and 14 garage parking spaces were sold for a total price of MEUR 2.7.

Measurement of assets

The market values of the investment properties were assessed by an external property valuer at the time of the closing of the books on 31 December 31 2008. In bookkeeping, the company has used the estimate made by the property valuer, having deducted the assessment margin of 10%.

During the financial year, a total of MEUR -0.4 (0.9) of changes in the fair value of investment properties were recognised. Changes in fair value comprise both measurement profits and losses.

Management

The Annual General Meeting on 15 February 2008 verified the financial statements for the financial year 1 January 2007 – 31 December 2007 and discharged the persons accountable from liability for the 2007 financial year.

The General Meeting decided that the Board of Directors will continue to consist of four members. Lasse Jokinen, Pekka Saarenpää, Jorma Lindström and Veikko M Vuorinen were elected as the members of the Board. The Board appointed Lasse Jokinen as the chairman. The Board was assembled 11 times during the financial year, and attendance was as follows: Lasse Jokinen 9 out of 11, Jorma Lindström 11 out of 11, Pekka Saarenpää 10 out of 11, and Veikko M Vuorinen 11 out of 11. Each member of the Board has received an attendance allowance of EUR 510 per year and EUR 170 per meeting.

The General Meeting selected the Authorised Public Accountant organisation PricewaterhouseCoopers Oy as the accountants. PricewaterhouseCoopers Oy named Johanna Perälä, APA, as the responsible accountant.

On 15 February 2008, the General Meeting authorised the Board to decide on issuing new shares in one or more tranches. The shares may be issued either in proportion to shareholders' existing shareholdings or, as an exception to the shareholders' preemptive right, by carrying out a directed issue. Under the authorisation, a maximum of 10,000,000 shares may be issued.

On 15 February 2008, the General Meeting authorised the Board to acquire own shares by 15 August 2009 and by the end of the next annual general meeting at the latest. Under the authorisation, a maximum of 970,320 shares may be issued. The shares may be disposed of freely as decided by the Board.

The issuing of new shares has not yet been commenced, and no own shares have yet been acquired.

It was decided that a dividend of EUR 0.20 per share, or a total of EUR 1,940,641.20, be paid.

The Extraordinary General Meeting on 24 October 2008 considered and accepted the proposal by the Board on the additional payment of dividend. The Board proposed that a dividend of EUR 0.30 per share or a total of EUR 2,910,961.80 be paid.

For 2007, a dividend of EUR 0.50 per share or a total of 4,851,603.00 was paid in accordance with the decisions of two General Meetings.

Shares

Interavanti Oyj has one share type. The shares have not nominal value or maximum amount. Each share confers equal entitlement to one vote at company meetings. All shares have an equal right to dividend and company assets. The amount of the shares/ 31.12.2008 was 9 703 206. The information of the shareholders is presented in page "Shares and shareholders".

Insider matters

The insider guidelines used by Interavanti Oyj comply with the insider guidelines prepared by NASDAQ OMX Helsinki, the Central Chamber of Commerce and the Confederation of Finnish Industry and Employers. In addition, the company has internal instructions for insiders. The insider register is maintained in the SIRE system of Euroclear Finland Oy.

Notifications in accordance with the section 2.9 of the Security Markets Act

There were no notifications in accordance with chapter 2, section 9 of the Finnish Securities Markets Act during the period 1 January – 31 December 31 2008.

Prospects for the current year

We believe that the Finnish real estate business has reached its peak and started a decline. There will be something of a decline in the level of rents and prices. Similar development is also seen in the Baltic countries and Central Europe. All rental contracts of Interavanti in Poland and Hungary are made in euros.

We believe that our property business will continue as planned. Nevertheless, it is probable that we will not achieve such other one-time business income as in 2008.

In spite of actively searching for and determining possibilities of partnerships in growing companies, we were not able to find a suitable target of investment during the course of the year.

We are still searching for targets of property investment as well as partnerships in growing companies.

Interglobia Oy

Interavanti Oyj and Amanda Capital Oyj have settled the dispute between the companies about a purchase of Interglobia Oy shares in 1997. According to the agreement, Amanda Capital Oyj will pay Interavanti Oyj compensation to the value of MEUR 2.5; as a result of this, Interavanti Oyj will withdraw its legal action against Amanda Capital Oyj. Simultaneously, Amanda Capital Oyj and Interavanti Oyj have agreed to mutually continue the inspections of events that have taken place after the aforementioned purchases of shares and to consider legal action in the Netherlands and in other foreign countries in order to determine the possibilities of collecting further compensation.

In addition to the compensation agreed between the parties, Interavanti Oyj will receive MEUR 0.5 from Interglobia Oy's estate in bankruptcy as a return for the expenses it has paid earlier. A stock exchange release was published regarding the matter on 2 June 2008.

Risks of operation

The majority of the most remarkable business risks for Interavanti are related to clients and financing.

The world-wide depression and the financial insecurity which commenced in late 2008 have affected the operation of Interavanti Oyj so that the possible worsening and continued weakness of the general economic conditions may have a negative effect in the clients of Interavanti Oyj and, thus, the business of Interavanti Oyj. Our aboard premises have been let on long-term contracts.

As before, Interavanti's aim is to maintain its healthy cash position and solvency ratio and to avoid unreasonable risks.

At the beginning of the financial year, Interavanti took out a floating-rate loan of MEUR 18.0, of which MEUR 14.0 has been hedged with an interest rate swap. The hedge accounting method determined in IAS 39 will not be applied to the interest rate swap.

More information on financing risks can be found in the appendix 2 of the consolidated financial statements.

Board of Directors' proposal for the distribution of the parent company profit

The funds eligible for profit distribution consist of EUR 8,248,772.24. The profit for the financial year is 7,805,092.40 EUR. The board proposes to the shareholders' meeting that the funds eligible for profit distribution be used as follows:

a dividend of EUR 0.15 per share, i.e. a total of EUR 1,455,480.90 be paid, and EUR 6,793,291.34 be left to the shareholders' equity.

In addition, the board proposes to the shareholders' meeting that the shareholders' meeting authorise the board to decide on one or more payment(s) of dividend for 2008 to the extent that the maximum dividend to be paid on the basis of the authorisation would be 0.10 per share. The authorisation will expire at the beginning of the next annual shareholder's meeting at the latest. On the basis of the decision of the shareholders' meeting and the authorisation to be proposed for the board, the maximum dividend to be paid for 2008 will thus be 0.25 per share.

There have been no significant changes in the financial standing of the company after the end of the financial year. The liquidity of the company is good, and according to the board, the proposed profit distribution will not compromise the company's solvency.

The management of the company assures that it considers that the accounting documents which have been prepared in compliance with the accounting standards applied to the financial statements provide a true and fair view of the assets, liabilities, financial position and profit or loss of both the issuer and the group.

Consolidated financial statements

Profit and loss account

Group

EUR 1,000	Reference	2008	2007
Continuing operations			
TURNOVER	4, 5	**2 973**	**1 785**
Other income	6	3 014	60
Maintenance and repair costs		-718	-893
Employment benefit expenses	8	-327	-252
Depreciations	7	-43	-37
Change in the market value of investment properties	15	-375	895
Profits and losses from the sale of investment properties	13	251	858
Other expenses	9	-1 461	-731
Operating profit		**3 314**	**1 685**
Financial income	10	500	578
Financial expenses	10	-1 317	-39
Profit before taxes		**2 497**	**2 224**
Income tax expense	11	-760	-441
Profit for the period from continuing operations		1 737	1 783
Discontinued operations:			
Profit for the period from discontinued operations	14	5 122	266
Profit for the year		**6 859**	**2 049**
Distribution			
Equity holders of the parent		6 862	1 960
Minority interest		-3	89
		6 859	2 049
Earnings per share from continued operations attributable to equity holders of the parent:			
Undiluted and diluted	12	0,18	0,18
Earnings per share from discontinued operations attributable to equity holders of the parent:			
Undiluted and diluted	12	0,53	0,02
Earnings per share attributed to equity holders of the parent			
Undiluted and diluted	12	0,71	0,20

Balance sheet

Group

EUR 1,000	Reference	2008	2007
ASSETS			
Non-current assets			
Investment properties	15	40 135	15 478
Intangible assets	16	3	646
Property, plant and equipment	17	1 045	1 779
Available-for-sale financial assets	18	267	267
Incomplete acquisitions	19	0	4 671
Loans and other receivables	20	3 130	474
Deferred tax assets	21	115	134
		44 695	23 449
Current assets			
Trade and other receivables	20	1 282	3 872
Floating assets	22	0	18
Cash and cash equivalents	23	3 859	7 200
		5 141	11 090
Assets total		**49 836**	**34 539**
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		13 584	13 584
Share premium		5 788	5 788
Translation difference		-80	83
Retained earnings		9 598	7 587
Total		28 890	27 042
Minority share		**47**	**219**
Total equity	24	**28 937**	**27 261**
Non-current liabilities			
Loans from financial institutions	25	16 105	350
Deferred tax liabilities	21	1 037	1 069
		17 142	1 419
Current liabilities			
Loans from financial institutions	25	1 895	175
Trade and other payables	26	1 862	5 684
		3 757	5 859
Total liabilities		**20 899**	**7 278**
EQUITY AND LIABILITIES TOTAL		**49 836**	**34 539**

Cash flow statement

Group

EUR 1,000	Reference	2008	2007
CASH FLOW FROM OPERATING ACTIVITIES			
Operating profit		3 314	1 772
Adjustments for the operating profit	31	167	-1 720
Change in working capital	31	475	-347
Interests paid		-497	-67
Interests received		339	438
Dividends received		66	13
Taxes paid		401	-1 939
Cash flow from continuing operations		4 265	-1 850
Cash flow from discontinued operations		370	1 273
TOTAL CASH FLOW FROM OPERATING ACTIVITIES		**4 635**	**-577**
CASH FLOW FROM INVESTING ACTIVITIES			
Acquisition of subsidiary companies *			-418
Investments in investment properties	15	-23 851	-2 199
Investments in immaterial and material goods		-71	-33
Investments in unfinished acquisitions			-2 714
Changes in long-term debts		22	-420
Disposal of subsidiary companies*		1 429	69
Disposal of available-for-sale financial assets			498
Profits from sales of investment properties*		2 402	3 006
Cash flow from investing activities, continuing operations		-20 069	-2 211
Cash flow from investing activities, discontinued operations		-321	-580
TOTAL CASH FLOW FROM INVESTING ACTIVITIES		**-20 390**	**-2 791**
CASH FLOW FROM FINANCING ACTIVITIES			
Loans raised		18 000	0
Loans repaid			-756
Dividends paid		-4 852	-5 337
Cash flow from financing activities, continuing operations		13 148	-6 093
Cash flow from financing activities, discontinued operations		-734	-194
TOTAL CASH FLOW FROM FINANCING ACTIVITIES		**12 414**	**-6 287**
Change in cash and cash equivalents, continuing operations		-2 656	-10 154
Change in cash and cash equivalents, discontinued operations		-685	499
CHANGE IN CASH AND CASH EQUIVALENTS, TOTAL		**-3 341**	**-9 655**
Cash and cash equivalents 1 Jan Continuing operations		4 677	14 799
Cash and cash equivalents 1 Jan Discontinued operations		2 523	2 024
Effects of currency changes			32
Cash and cash equivalents 31 Dec Discontinued operations			2 523
Cash and cash equivalents 31 Dec Discontinued operations	31	3 859	4 677

* with the liquid assets of the time of acquisition or sale deducted

Statement of changes in consolidated equity

EUR 1,000	Share capital	Share premium	Translation differences	Retained earnings	Equity attributable to equity holders of the parent Total	Minority share	Equity capital total
Equity on 1 January 2007	**13 584**	**5 788**	**0**	**10 964**	**30 336**	**168**	**30 504**
Profit for the year				1 960	1 960	89	2 049
Translation difference			83		83		83
Dividends				-5 337	-5 337	-20	-5 357
Sales and acquisitions of subsidiary companies						-18	-18
Equity on 31 December 2007	**13 584**	**5 788**	**83**	**7 587**	**27 042**	**219**	**27 261**
Equity on 01 January 2008	**13 584**	**5 788**	**83**	**7 587**	**27 042**	**219**	**27 261**
Profit for the year				6 862	6 862	-3	6 859
Translation difference			-163		-163		-163
Dividends				-4 851	-4 851		-4 851
Sales and acquisitions of subsidiary companies				0	0	-169	-169
Equity on 31 December 2008	**13 584**	**5 788**	**-80**	**9 598**	**28 890**	**47**	**28 937**

Notes to the consolidated financial statements

1. Basic information on the group

Interavanti Oyj is a real estate investment company mainly focusing on the building, renting, and sales of business, industrial and storage premises. The investments are located in Finland, Poland, Hungary and Estonia.

The parent company of the group, Interavanti Oyj, is a public company. The company is registered in Helsinki. The registered address is Mannerheimintie 118, 9th floor, 00270 Helsinki, Finland. Copies of the consolidated financial statements are available from the above address and on the website www.interavanti.fi.

The company is listed on the main list of NASDAQ OMX Helsinki stock exchange.

In the meeting on 6 February 2009, the Board of Interavanti Oyj accepted these financial statements for publication. According to the Finnish Companies Act, shareholders have the opportunity to accept or refuse the financial statements in a General Meeting taking place after the publication of the statements. It is also possible to make a decision on changing the financial statements in the General Meeting.

2. Accounting principles

Basis for accounting

The Interavanti consolidated financial statements have been drawn in compliance with the International Financial Reporting Standards (IFRS). The IAS and IFRS and the SIC and IFRIC interpretations valid on 31 December 2008 have been observed in the preparation of the statements. The International Financial Reporting Standards are taken to mean any and all standards and their official interpretations accepted to be applied in the EU in accordance with the procedures enacted in the EU regulation 1606/2002, noted in the Finnish Bookkeeping Act and legal provisions based on the Act. The notes to the consolidated financial statements are also in accordance with the Finnish legislation on bookkeeping and corporations, which complement the IFRS regulations.

The consolidated financial statements were drawn based on the original acquisition costs, except for investment properties and financial assets recognised through profit and loss, which are measured at fair value. The information in the financial statements is presented in thousands of euros.

The following new or revised standards and interpretations entered into force in 2008, but they do not have a material impact on the Interavanti Oyj consolidated financial statements:

- *IAS 39 (amendment) and IFRS 7 (amendment), Reclassification of Financial assets. The amendment permits the reclassification of certain financial assets out of the 'fair value through profit and loss' and 'available-for-sale' categories in limited circumstances. In such cases, further disclosures are required in the financial statements. The amendment has been effective since 1 July 2008. The group has not applied the amendment in 2008.*

The preparation of financial statements in accordance with the IFRS standards requires the management of the corporation to make certain assessments and to use discretion in the application of the accounting principles. Information on the discretion, used by the management when applying the corporation's accounting principles for the financial statements and which has the most influence on the figures presented in the financial statements, can be found in chapter "Accounting principles requiring management discretion and primary uncertainty factors related to assessments".

Subsidiary companies

The consolidated financial statements include the parent company Interavanti Oyj and all subsidiary companies owned directly or indirectly by Interavanti Oyj. Subsidiaries are companies in which the group has a controlling interest. A controlling interest is created when the group holds more than half of the voting rights or it otherwise exercises the right of control. In the assessment of right of control, the existence of potential controlling interest has also been taken into consideration if the instruments of potential right of control can be implemented at the time of assessment. Right of control means having the right to govern the company's financial and business principles so as to gain profit from its operations.

Mutual shareholding within the group has been eliminated using the purchase method. The acquired subsidiary companies are added to the consolidated financial statement from the moment when the group has gained the right of control, and sold subsidiaries are consolidated up to the termination of the

right of control. All internal transactions, receivables, liabilities and unrealised profits within the group, as well as the internal profit distribution, are eliminated in the consolidated financial statements.

The distribution of the profit of the financial year to the owners and minorities of the parent company is presented together with the profit and loss account. Minority share is presented separately in the balance sheet as part of equity. The minority's share of the accumulated losses is recognised in the consolidated financial statements up to the maximum of the investment.

Mutual real estate companies

Mutual real estate companies have been consolidated with a relative merging method so that the premises and other related assets and liabilities controlled by the group are included in the consolidated financial statements.

Properties owned by mutual real estate companies have been measured at fair value at the time of acquisition.

Other subsidiary companies

Other subsidiary companies are added to the consolidated financial statements in full.

Affiliate companies

All affiliate companies are housing associations and mutual real estate companies. Affiliate companies are presented in the investment properties part on the balance sheet and measured at their fair value.

Foreign currency translation

The consolidated financial statements are presented in euros, which is the operating and presentation currency for the group's parent company.

Foreign currency transactions

Foreign currency transactions are recorded at the exchange rate valid at the date of the transactions. Monetary items in foreign currencies have been translated into the operating currency using the exchange rate on the closing date. Non-monetary items in foreign currencies that have been measured at their fair value have been translated using the exchange rate on the measurement date. Otherwise non-monetary items have been measured at the exchange rate prevailing at the date of the transactions.

Foreign currency exchange gains and losses from foreign business transactions and foreign non-monetary items have been recognised in the profit and loss account. Exchange gains and losses from business transactions are included in other items above the profit for the year.

Translation of the financial statements of foreign group companies

Euro has been used as the operating currency for the foreign companies the profits, costs and financial transactions of which are primarily in euros. Their monetary foreign currency items have been recognised in the consolidated financial statements using the exchange rate on the closing date and non-monetary items using the exchange rate on the business transaction date. Non-monetary items that are measured at fair value have been measured in the financial statements using the exchange rates valid on the moment of the determination of the fair value. The profit and loss amounts of other foreign consolidated companies are converted to euros in the profit and loss account using the medium rates of the business period, and balance sheets using the rates of the closing date. Using different conversion rates for the profit and loss account and the balance sheet causes a translation difference, which is recognised in equity. Translation differences for the elimination of the acquisition costs of foreign subsidiary companies and for the conversion of post-acquisition equity instalments and internal loans are recognised in equity. When a subsidiary company is sold either partially or completely, the accumulated translation differences are recognised in the profit and loss account as part of the sales profit or loss.

The figures concerning the return and financial position of the group are measured in euros.

Financial assets and liabilities

Financial assets

Financial assets are classified by the group into the following categories: financial assets to be recognised at fair value through profit and loss, loans and other receivables, and

available-for sale financial assets. The classification is made in accordance with the purpose of the acquisition of the financial assets, in connection with the original acquisition. All financial assets are originally recognised at their fair value, and the transaction costs are included in the original carrying amount of financial assets in the case of an item which is not measured at fair value through profit and loss. All purchases and sales of financial assets are recognised on the date of the transaction. Financial assets are derecognised in the balance sheet when the group's contractual rights to cash flows have been terminated or when the group has transferred substantially all risks and benefits outside of the group.

Financial assets are classified into the category of *financial assets recognised at fair through profit and loss* if it is acquired as held for trading. Financial assets held for trading have primarily been acquired to gain profit from short-term fluctuations in market prices. Into this category, Interavanti has classified publically quoted bond funds the fair value of which is based on the price quotations of the fund units on the closing date. This category also includes the group's derivates, because the group does not apply hedge accounting. Currently, the group does not hold other derivatives than interest rate swaps. Financial assets held for trading are included in current assets. The items of the group have been measured at their fair value, and the realised and the unrealised profits and losses arising from the changes in the fair value are recognised in the profit and loss account for the financial year during which the profits and losses occurred.

Loans and other receivables are non-derivative assets, and the payments related to them are either fixed or determinable, and they are not quoted in an active market. They are measured at amortised cost. In the balance sheet, they are included in non-current assets if they mature after more than 12 months. In other case, they are included in current assets. The loans and receivables of the group comprise trade receivables, loan receivables and purchase money claims.

Available-for-sale financial assets are non-derivative assets that are specifically designated as belonging to this category or are not classified into some other category. They are included in non-current assets, unless the group has the intention to hold them for less than 12 months from the closing date, in which case they will be included in current assets. Available-for-sale financial assets consist of holdings in companies and shares of such properties which are being used by the group. They are measured at their fair value, and changes in the fair value are recognised in equity, net of tax. Changes in market value are transferred from equity to the profit and loss account when the investment is sold or when its value has been impaired so that an impairment loss on the investment must be recognised. For some investments, a reliable fair value cannot be determined due to a serious lack of liquidity in the market. Such shares are measured at cost.

Cash and cash equivalents consist of cash balances, call deposits withdrawable on demand and other short-term highly liquid investments. The maturity of the items classified into cash and cash equivalents is three months or less from the date of acquisition. The cash and cash equivalents of the group are classified into loans and receivables.

Impairment of financial assets

At each closing date, the group assesses whether there is any objective evidence that a financial asset is impaired. A significant decline in the fair value of share investments below their acquisition price within the timeframe determined by the group is regarded as an indication of the impairment of the available-for-sale share. If there is evidence of such impairment, the cumulative loss is recognised in the profit and loss account. Impairment losses from available-for-sale financial assets are not reversed through the profit and loss account, whereas the subsequent reversal of impairment losses on interest instruments are recognised through profit and loss.

The group recognises an impairment loss on trade receivables when there is justified evidence that the group cannot collect the receivables in full. Impairment is assessed by monitoring the creditworthiness of clients. Indications of the impairment of trade receivables include the significant financial difficulties, probability of bankruptcy, and failure of making payments of the debtor. The amount of the impairment recognised in the profit and loss account is the carrying amount of the receivable less the estimated present value of estimated

future cash flows discounted by the effective interest rate. If the amount of the impairment declines during any later financial year and if it is justified to regard the impairment as relating to an event subsequent to the recognition of the impairment, the recognised loss is reversed through profit and loss.

Financial liabilities

Financial liabilities are recognised at amortised cost.

The fair values of financial assets and liabilities and the principles for their determination are described in the other notes to the financial statements.

Property, plant and equipment

Items of property, plant and equipment are mainly items of machinery and equipment. The value of property, plant and equipment item is based on the original acquisition costs from which write-offs and impairment have been reduced.

Depreciation on property, plant and equipment items is calculated as follows:

Machinery and equipment	expenditure residue depreciation	25 %
Renovation costs	straight-line depreciation	5 years

The depreciation value and the financial influence time of the goods are verified at each closing of the accounts, and if necessary, they are revised to reflect the changes in the expectations of the financial gain.

When a property, plant and equipment item is classified as held for sale in accordance with the IFRS 5 Non-current Assets Held for Sale and Discontinued Operations standard, the depreciation of the item is terminated.

The sales profits and losses created in the disposal of property, plant and equipment items are included in other return and costs from business operations.

Intangible assets

Intangible assets are recognised in the balance sheet at cost of acquisition if the cost of acquisition can be reliably determined and if it is likely that the expected financial benefit from the asset will benefit the group.

Depreciation times for other intangible assets are the following:

Customer contracts	straight-line depreciation	5 years
IT software	straight-line depreciation	4 years

Depreciations will not be made from indefinite-life intangible assets, but they are annually tested to determine potential impairment. The group does not hold any indefinite-life intangible assets.

There is no goodwill in the group.

Borrowing costs

Borrowing costs are recognised as costs in the period in which they have incurred.

Impairment testing of tangible and intangible assets

At each closing date, the group assesses whether there are any indications that an asset may be impaired. If there is any such indication, the group estimates the amount recoverable from the asset. The need for impairment is reviewed at the level of cash-flow generating units, that is, at the lowest unit level which is mainly independent of other units and the cash flows of which can be separated from other cash flows. The recoverable amount is the fair value of the asset less selling costs or the value of use if it is higher than the selling costs. Value of use refers to the estimated future net cash flows that can be obtained from an asset or a unit generating cash flow discounted to their current value. The discount rate used is a pre-tax rate which represents the market outlook on the time value of the currency and the risks related to the asset.

An impairment loss is recognised when the carrying amount of the asset is higher

than the amount recoverable from the asset. Impairment loss is immediately recognised

in the profit and loss account. The economic life of the asset to be depreciated is reassessed in connection with the recognition of the impairment loss. An impairment loss will be reversed if there has been a change in the assessments used

in the determination of the recoverable amount. The impairment loss will, however, only be reversed up to the carrying amount that the asset would have without the recognition of the impairment loss.

Investment properties

An investment property is a piece of land, a building or a part of a building controlled by Interavanti Oyj in order to gain rental income, an increase in the value, or both. Properties and apartments owned and managed by the group have been treated as investment properties.

Investment properties are measured at their fair value. The fair value is determined annually together with the financial statements. The determination is done based on an outside property valuer, and the fair value corresponds to the value on the active market. The company has used the estimate made by the property valuer in bookkeeping, having deducted the lower limit of the assessment margin of 10%. Changes in the fair values of the investment properties are presented separately on the profit and loss account.

No depreciations are made of the values of investment properties.

Subsequent costs are capitalised as part of the carrying amount of the investment property only when it is likely that the future financial benefit related to them will benefit the group and when the costs can be reliably determined. Other repair and maintenance costs are recognised as costs in the financial year in which they have incurred.

Incomplete acquisitions

The properties which are being built and which will, after completion, be adopted as rental targets, are classified as property, plant and equipment items and will be entered in incomplete acquisitions after their completion.

Floating assets

Floating assets are measured at cost or a lower probable net realisation value. The acquisition cost is determined with the FIFO method (first in, first out). The acquisition cost of complete products consists of the acquisition costs of machinery, ticket paper, and note sheets purchased to be sold. The net realisation value is the estimated selling price gained in ordinary business activities, reduced by the estimated costs for finishing the product and selling it.

Provisions and contingent liabilities

Provisions are registered when the group has a legal or factual obligation based on an earlier transaction and when it is probable that the fulfilment of the obligation will at some point in the future call for a payment, and when the amount of the obligation can be reliably estimated. Provisions are measured based on the assessment made at closing date concerning the costs required to cover the obligation. If the effect of time value on the valuation of the provision is significant, the provisions are measured at the current value of costs required to cover the obligation.

Contingent liabilities are possible obligations resulting from an earlier event which become certain only upon occurrence of an uncertain event over which the group has no control. Contingent liabilities also cover such existing obligations that will not likely require payment or the amount of which cannot be reliably determined. Contingent liabilities are presented in the 'Notes to the financial statements' section.

Principle of revenue recognition

The turnover of the group consists of property rental income and compensations for use. Profits and losses from property sales are presented as a separate item in the profit and loss account.

Recognition of rental return as income

The rental return from properties and apartments are recognised as income evenly for the entire contract period.

Recognition of sales profits and losses

The profits from the disposal of properties and apartments are entered as income and the sales losses as costs when all risks and benefits are disposed in context with the disposal of the ownership and tenure.

Selling commission for events tickets

The Lippupiste selling commissions are recognised as income when the ticket is sold and the right to the commission has been created.

Pensions

There are no benefit-based arrangements in the group. The payments of the group's payment-based, several employer, and insured arrangements pensions are recognised in the profit and loss statement for the financial year to which the payment is related.

Share-based payments

The group has no arrangements based on options or shares.

Income tax

The tax costs in the profit and loss account consist of the tax based on the taxable income and the deferred taxes for the financial year. Tax effect on items recognised directly in equity is, similarly, recognised in equity. The consolidated financial statements include the taxes calculated using the tax rate valid at the time of the closing of the books on the group companies' profits and tax provisions.

Deferred tax liabilities or assets are calculated from all accrual differences between bookkeeping and taxation using the tax rates enacted by the date of closing the accounts. Deferred tax liability is not, however, recognised in cases of initial recognition of assets or liabilities that do not involve the consolidation of business operations and that have no effect on accounting or taxable profit at the time of their realisation. No deferred tax is recognised for goodwill impairment that is not deductible in taxation.

Deferred tax assets are recognised up to the amount that is probable that future taxable income will be available against which the temporary difference can be used.

The most significant accrual differences consist of measurement of investment properties at their fair value.

Rental contracts

The group as renter

The goods rented out by the group the possession-typical risk-sand benefits of which have mostly been transferred to the tenant, are considered financial leasing contracts. They are recognised in the balance sheet as receivables. The receivables are measured at their current value.

The goods rented out are presented in the balance sheet under property, plant and equipment. Rental return is recognised evenly on the profit and loss account during the rental period.

The group as tenant

The rental contracts of the group are mainly land lease contracts which are considered other rental contracts and which are entered as costs according to the passing time. Additionally, the group has some rental contracts related to machinery and appliances. These are non-essential in the amount of euros. Possession-typical risks and benefits stay with the renter, and the contracts are considered other rental contracts. Rents payable based on the other rental contracts are recognised as costs in the profit and loss account during the rental period.

Non-current assets held for sale and discontinued operations

Non-current assets (or disposal group) and the assets and liabilities related to discontinued operations are classified as held for sale when their carrying amount will be recovered mainly through a sale transaction instead of through continuing use. The requirements for the classification as held for sale are as follows: the sale transaction is highly probable and the asset (or disposal group) is available for immediate sale in its present condition under the terms and conditions which are common and customary for the sale of such assets. The sale transaction is considered probable if the management is committed to the sale and if it the sale is expected to be implemented within a year from the date of classification.

When an asset (or disposal group) is classified as held for sale, the asset in question and the disposal group's assets and liabilities are measured in accordance with IFRS. From the day of their classification, the asset (or disposal group) held for sale will be measured at its carrying amount or its fair value less selling costs if it is lower. Depreciation from these assets is ceased at the moment of classification. Disposal group includes the assets that do not fall under the

scope of IFRS 5, and the liabilities are also measured in accordance with IFRS after the moment of classification.

A discontinued operation is a part of the group which either has been disposed of or which is classified as held for sale and which

1. is a significant separate business unit or a geographical area of operations,
2. is a part of a single coordinated plan pertaining to the disposal of an essential separate area of business or a geographical area of operations,
3. is a subsidiary company that has been acquired solely for the purpose of resale.

Return of discontinued operations is recognised separately in the group's profit and loss account. Assets held for sale, disposal groups, items related to held-for-sale assets which have been recognised directly in equity, and liabilities included in disposal groups are recognised in the balance sheet separately from other assets.

Accounting principles requiring management discretion and significant uncertainty factors related to assessments

In the preparation of the financial statements, some assessments and assumptions have been necessary. The actual outcomes of these may differ from the assessments and assumptions. In addition, discretion is necessary when applying the accounting principles of the financial statements. The most significant assessments are related to the market values of investment properties.

Uncertainty factors related to assessments

The market value for the properties owned by the group is assessed annually based on an estimate by an external property valuer. The balance sheet value is corrected where the market value is higher or lower than the balance sheet value. The correction is made through profit and loss. The assessments made in connection with the preparation of the financial statements are based on the best opinion by the management at the time of the closing of the books. The assessments lean on earlier experience and future-related assumptions that are considered the most probable. These assumptions may be related to e.g. the expected development of the group's financial operational environment from the point of view of sales and the level of costs. The group regularly monitors the realisation of the assessments and assumptions and their underlying factors together with the business units, and utilises several internal and external information sources for the purpose. Any changes in the assessments and assumptions are entered in the bookkeeping for the financial year during which the assessment or assumption is corrected, as well as all following financial years.

Dividend distribution

No recognition has been made to the financial statements of the dividend distribution suggested by the Board to the General Meeting. The dividends are taken into account only after the decision made in the General Meeting.

Adoption of new or revised IFRS standards and IFRIC interpretations

IASB has published the standards and interpretations listed below. They enter into force in 2009 or later. The group has decided not to apply these standards prematurely, but will adapt them for future financial years.

The group will adapt the following standards and interpretations in 2009*:

• *IAS 1 (Revision), Presentation of Financial Statements The revision of the standard aims at improving the possibilities of the users of the financial statements to analyse and compare the information given in the financial statement calculations. This is achieved for example by separating the changes in equity that relate to the business activities with the owners of the company from other equity changes. Changes not related to owners are presented in the statement of comprehensive income. It is likely that the group will in the future present both profit and loss account and statement of comprehensive income.*

• *IAS 23 (Revised), Borrowing Costs. The revision of the standard requires that the borrowing costs related to relevant goods be activated as part of the acquisition costs of the goods. It is forbidden to enter these costs directly as costs. The group will*

activate borrowing costs in the projects that start in 2009. The group does not currently have any forthcoming projects that would meet the requirements.

• IAS 32 (Revision), Financial Instruments: Presentation and IAS 1 (Revision), Presentation of Financial Statements – Puttable Instruments and Obligations Arising on Liquidation. The revisions of the standards require the classification of certain puttable instruments and certain financial instruments, on the basis of which a symmetric share of the net assets of company must only be transferred in connection with liquidation, as equity. This revision of standards has no effect on the consolidated financial statements.

• The revision of IFRS 2 Share-based Payment clarifies that no other conditions but service conditions and performance conditions are vesting conditions. All the other features must be included in the grant date of fair value, and they do not affect the amount of the granted benefits to which the vesting applies, nor do they affect the value after the grant date. The revision also determines that all cancellations are treated in a similar manner irrespective of whether the cancellation is made by the company in question or some other entity. The revision is not expected to have a significant effect on the consolidated financial statements.
• IFRS 8, Operating Segments. The standard will replace the IAS 14 standard. According to the standard, segment information must be presented using a "management approach", which means that the information is presented in a similar way to internal reporting. The group will continue to present segments in accordance with the business segment determination in IAS 14, but the manner of presentation of the segment information will be changed to some degree in order for it to correspond to the group's internal reporting.

• IFRIC 11, IFRS 2 – Group and Treasury Share Transactions. The interpretation clarifies the treating of group and treasury share transactions in the financial statements of the parent company and the group companies by giving directions for their classification as equity payable or cash reserve payable share-based business activities. This interpretation has no significant effect on the consolidated financial statements.

• IFRIC 13, Customer Loyalty Programmes. The interpretation defines the business activities where products or services are sold in a way that encourages customer loyalty as sales contracts with separate parts. The payments from the customers are targeted at the different components of the sales contract according to their fair values. The IFRIC 13 interpretation has no effect on the consolidated financial statements because the group companies have no patronage programmes.

• IFRIC 14, IAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction. The interpretation is applied for benefit-based arrangements after the termination of employment and other long-term benefit-based employment benefits according to the IAS 19 standard, when a minimum funding requirement is related to the arrangement. The group has no benefit-based employment benefits.
*• IFRIC 15, Agreements for the Construction of Real Estate. The interpretation clarifies whether agreements for the construction of real estate fall under the scope of IAS 11 Construction Contracts or IAS 18 Revenue and when revenue from the construction projects should be recognised. This interpretation has no effect on the consolidated financial statements. ***

*• IFRIC 16, Hedges of a Net Investment in a Foreign Operation. IFRIC 16 clarifies the accounting for the hedge of a net investment in a foreign operation. This interpretation has no effect on the consolidated financial statements. ***

• IFRS 1 (Revision), First-time Adoption of International Financial Reporting Standards, and IAS 27 (Revision), Consolidated and Separate Financial Statements. This change has no effect on the consolidated financial statements, and the subsidiaries of the group do not apply IFRS to their separate financial statements.

In May 2008, IASB published improvements to 34 standards as a part of their annual improvements to standards (Improvements to IFRSs). The revisions that the group will adopt in 2009 and that the management of the group estimates as having an effect to the consolidated financial statements are the following:

• IAS 1 (Revision), Presentation of Financial Statements The revision clarifies that only a part of the financial assets categorised as held for trading in IAS 39 are considered current assets. The management of the group assesses that the revision has no significant effect on the consolidated financial statements.

• IAS 16 (Revision) Property, Plant and Equipment (and the resulting change in IAS 7 Statement of Cash Flows). Companies with renting out and later sale of assets as a part of their usual operations present the sale profits from the assets as turnover and transfer the carrying amount of the assets to floating assets when the assets become available for sale. This causes a change to IAS 7 to the effect that the cash flows resulting from the purchase, renting out or sale of such assets are classified as cash flow from operations. The management of the group is determining the effects of the change in the standard on the financial statements of the group.

• IAS 23 (Revised) Borrowing Costs. The definition of borrowing costs has been revised so that interest costs are calculated using the effective interest method determined in IAS 39. The management of the group assesses that the revision has no significant effect on the consolidated financial statements.

• IAS 28 (Revision) Investments in Associates (and the resulting changes to IAS 32 Financial Instruments: Presentation and IFRS 7 Financial Instruments: Disclosures). Investments in associates are tested for impairment as a single asset, and impairment loss is not allocated to single assets related to an investment, e.g. to goodwill. Reversals of impairments are recognised as book-value adjustments up to the recoverable amount from the associate. The management of the group assesses that the revision has no significant effect on the consolidated financial statements.

• IAS 36 (Revision) Impairment of Assets. If the fair value less selling costs has been calculated on the basis of discounted cash flows, the information used in calculations for value in use will also be presented in the financial statements. The revision will increase the amount of details to be presented in notes concerning impairment.

• IAS 39 (Revision) Financial Instruments: Recognition and Measurement. The revisions provide clarifications to such matters as the classification of derivatives when hedge accounting is changed and the definition of instruments held for trading, and require the use of a revised effective interest rate in the remeasuring of the carrying amount of liability instruments when fair value hedge accounting ceases. The management of the group assesses that the revision has no significant effect on the consolidated financial statements.

• IAS 40 (Revision) Investment Property (and the resulting revisions to IAS 16). Properties under construction or repair to be used as investment properties fall to the scope of IAS 40. Thus, such properties are measured at their fair value, if the fair value method is applied. If a reliable assessment of the fair value of an investment property under construction cannot, however, be made, the property is measured at cost until the construction is finished or when it becomes possible to make a reliable assessment of the fair value. The management of the group assesses that the revision has no significant effect on the consolidated financial statements.

In 2010, the group will adapt the following standards and interpretation, published by IASB:

*• IFRS 3 (Revision), Business Combinations. The revised standard still requires the use of an acquisition cost method in treating company consortiums, but includes some significant changes. One example is that all costs related to company acquisitions must be measured at their fair value at the time of acquisition, and some conditional payments must be measured after the acquisition at their fair value, through profit and loss. Goodwill can be calculated based on the parent company's share of the net assets, or it can include the goodwill targeted at the minority. All transaction costs are entered as costs. The management of the group is determining the effects of the change in the standard on the financial statements of the group. ***

• IAS 27 (Revision), Consolidated and Separate Financial Statements. The revised standard requires all minority transactions to be recognised within equity if the right of control is not trans-

*ferred. This means that minority transactions no longer result in recognition of goodwill or profit or loss through profit or loss. The standard defines the treatment of transactions also in cases where the right of control is transferred. Any remaining share in the target of acquisition is measured at market value, and the resulting profit or loss is entered through profit and loss. The management of the group is determining the effects of the change in the standard on the consolidated financial statements.***

*• IAS 39 (Revision) Financial Instruments: Recognition and Measurement – Eligible Hedged Items. According to this, inflation cannot be determined as an inflation component of flat-rate debt. In addition, in cases where hedge accounting is applied to options, the time value of an option cannot be included in the hedging. This revision has no effect on the consolidated financial statements. ***

*• IFRS 5 (Revision) Non-current Assets Held for Sale and Discontinued Operations (and the related revisions to IFRS 1 First-time Adoption of International Financial Reporting Standards). The revision is one of the annual improvements IASB published in May 2008. It clarifies that if a plan concerning a partial disposal involves loss of control, the assets and liabilities of a subsidiary are classified as held for sale, and where the criteria for discontinued operations is satisfied, appropriate information must be presented. The management of the group is determining the effects of the change in the standard on the consolidated financial statements.***

*• IFRIC 17, Distributions of Non-cash Assets to Owners. The interpretation clarifies how the distribution of assets is measured in situation where the company distributes other assets than cash as dividend to the owners of the company. The management of the group is determining the effects of the change in the standard on the consolidated financial statements. ***

*• IFRIC 18, Transfers of Assets from Customers. The interpretation clarifies the requirements of IFSR regarding such contracts in which a community receives from its customers a property, plant and equipment item which the community must used in order to join a customer to a network or to enable the delivery of certain goods or services to the customer. The management of the group is determining the effects of the change in the standard on the consolidated financial statements.***

*• IFRIC 12, Service Concession Arrangements. The interpretation relates to agreement arrangements where a private entity takes part in developing, funding, implementing, or maintaining the infrastructure of public services. This revision has no effect on the consolidated financial statements. ***

* Names of standards and interpretations with no official Finnish translation are presented in the English also in the Finnish version of the Notes.

** The standard or interpretation has not yet been accepted to be applied within the EU.

3. Managing financing risks

In its normal activities, Interavanti Oyj is exposed to several financial risks, which are the market risk (interest and currency risks), credit risk and liquidity risk. The following describes the risks to which the group is exposed and how they are controlled.

Market risk

Interest risk

In its normal business activities, Interavanti Oyj is exposed first and foremost to a financing interest risk. The interest risk for the group is related to the liability portfolio of the group, since all the loans from financial institutions of the group at the closing date are with a floating rate. Through loan receivables, the group is also exposed to interest risk related to fair value, but the risk is of a minor nature.

The group may hedge from changes in the interest rate level with derivatives, but hedge accounting is not a part of group policies. At the moment, the group has two interest rate swaps

the fair value of which is MEUR 7. With the interest rate swap, the group has changed the 6 month Euribor to a fixed rate and, thus, hedged 78% of its liabilities against financing interest risk.

Had the level of interest been 1 per cent lower at the closing date, the profit for the group after taxes had been TEUR 45 lower due to higher loan interest costs. Correspondingly, the financial costs caused by the changes in the fair value

of interest rate swaps would have been TEUR 416 lower and the profit for the group similarly lower, if the interest rates of the interest rate swaps had been one per cent higher. Interest rate fluctuations would not have had an essential effect on the profit for the comparable year.

Currency risk

The group functions internationally, and has been exposed to transaction risk due to currency positions to a minor degree, as well as risks developing from monetary items in different currencies converted into the functional currency of the parent company. The most significant currencies for the group are the Polish zloty (PLN), the Hungarian forint (HUF), and the Estonian kroon (EEK).

Because nearly all rental contracts are made in Euros, the currency risk has no significant effect on the group return or equity.

Credit risk

The group has no significant credit risk accumulations for sales receivable, due to the wide range of customers and the fact that for most rents receivable have securities in deposits. The amount of credit losses recognised during the financial year is MEUR 0.0 (MEUR 0.1 on 31 December 2007).

During the financial year, the group has negotiated new terms of payment for receivables that otherwise would have been due or at risk of impairment of value. The value of these receivable is MEUR 0.5. Ther are a corporate mortgage, property mortgage and personal security of a long-term loan receivable of MEUR 0.5, which matures in the years 2009-2023. For a more detailed description of the receivable, please see section 20.

The specification of the liabilities is in appendix 20.

The maximum amount of the group's credit risk corresponds to the book value of the financing assets at the end of the financial year.

Liquidity risk

The group constantly strives at estimating and following the amount of funding required by the business activities. This is done in order to ensure that the group has enough liquid assets for funding the activities and making payments on loans due. The availability and flexibility of the funding is secured with credit limits and by using several financial institutions and forms of financing for acquiring the funding.

The amount of unused credit limits on 31 December 2008 was MEUR 0.8 (MEUR 0.8 on 31 December 2007). The maturity of financial liabilities is presented in appendix 25.

Equity management

The equity structure can be affected through e.g. dividends and share issue. The group may change and adapt the amounts of dividends to the shareholders, equity returned, or new released shares, or decide on asset-stripping in order to reduce the amount of liabilities.

The development of the equity structure is monitored with a net indebtedness ratio (gearing) with a strategic optimum level.

At the end of 2008, the net liabilities with interest was MEUR 14.1 (31 December 2007 MEUR 6.7), and the net indebtedness ratio was 48.87 % (31 December 2007 -24.5 %) When calculating the net indebtedness ratio, the net liabilities with interest were divided by the amount of shareholders' equity. Liabilities with interest subtracted with receivables with interest and liquid assets are included in the net liabilities.

The net indebtedness ratios were as follows:

1,000 EUR	2008	2007
Loans from financial institutions	18 000	525
Short-term bank deposits	- 3 444	- 3 811
Bank accounts and cash reserves	- 415	- 3 389
Net liabilities with interest	-14 141	- 6 675
Total equity	28 937	27 261
Net indebtedness ratio (gearing)	48,9 %	- 24,5 %

4. Segment information

Segment information is presented in accordance with IAS 14 according to the business activity and geographical segmentation of the group. The primary segment reporting format complies with the business segments. The secondary segment comprises the geographical activities. The business segments are based on the internal organisation structure and internal financial reporting of the group. The business segments constis of groups of assets and business activities with different product or service risks and profitability from the other business segments. There is no essential business between the segments, but only renting and management services of business properties according to their market value. The parent company funds the activities of foreign subsidiary companies. The funding provided is rated at market interest rates.

The assets and liabilities of a segment are amounts of the business activities used by the segment in its business activities. Investments consist of additions of property, plant and equipment, intangible assets and investment properties used during more than one financial year. Investments also include any unfinished acquisitions targeted at foreign investment targets acquired during the financial year. Unfinished acquisitions are presented separately on the consolidated balance sheet. Products or services provided by the geographical segments are produced in a certain financial environment, the risks and profitability of which differ from the risks and profitabilities of the other geographical segments.

Business segments

- Property investment activities

Lippupiste business segment was sold on 2 October 2008 (appendix 14).

Geographical segments

- Finland
- Rest of Europe, including the property investments in Poland, Hungary and Estonia

BUSINESS SEGMENTS 31 Dec 2008/1,000 EUR	Property investment	Operations to be discontinued:	Group
Turnover	2 973		2 973
Other return from business activities	3 014		3 014
Operating profit	3 314		3 314
Net financing items	-817		-817
Income tax	-760		-760
Income (continuing operations)	1 737		1 737
			0
Income (operations to be discontinued)		5 122	5 122
Income (all business operations)	1 737		6 859
Segment assets	48 524		48 524
Unallocated assets			1 312
Assets total			49 836
Segment liabilities total	20 899		20 899
Investments			22 340
Depreciations			43
Other costs with no related payments			
Change of the market value of real estate property			-375

Notes to the consolidated financial statements

BUSINESS SEGMENTS 31 Dec 2007/1,000 EUR	Property investment	Operations to be discontinued:	Group
Turnover	1 785		1 785
Other return from business activities	60		60
Operating profit	1 685		1 685
Net financing items	539		539
Income tax	-441		-441
Income (continuing operations)	1 783		1 783
Income (operations to be discontinued)		266	266
Income (all business operations)	1 783		2 049
Segment assets	28 478	4210	32 688
Unallocated assets			1 851
Assets total			34 539
Liabilities of the segment	3 560	3 718	7 278
Investments	5 820		5 820
Depreciations	37		37
Other profits with no related payments			
Change of the market value of real estate property	895		895

GEOGRAPHICAL SEGMENTS 31 Dec 2008/1,000 EUR	Finland	Rest of Europe	Group
Turnover	1 517	1 456	2 973
Other return from business activities	3 014	0	3 014
Segment assets	20 944	28 892	49 836
Investments	146	22 194	22 340

GEOGRAPHICAL SEGMENTS 31 Dec 2007/1,000 EUR	Finland	Rest of Europe	Group
Turnover	1 768	17	1 785
Other return from business activities	60		60
Segment assets	26 120	8 285	34 405
Investments	723	5 609	6 332

5. Turnover

EUR 1,000	1.1.-31.12.2008	1.1.-31.12.2007
Rental profits and compensation for use	2 973	1 785
Total	2 973	1 785

The group rents out office, business, and storage premises. The rental contracts have an average length of 2 to 5 years, or are valid until further notice. The contracts usually define the first possible date of notice. After this date, itis possible to extend the contract until further notice, in which case the period of notice is 3 to 12 months. The index, renewal and other terms of the contracts differ from each other. In the financial statements, the rented targets are treated as investment properties.

Minimum rents to be received based on other non-voidable rental contracts:

1,000 EUR	2008	2007
Within one year	3 188	1 526
Within more than one but less than five years	6 286	3 543
After more than five years	571	633
Total	10 045	5 702

6. Other return from business activities

1,000 EUR	2008	2007
Compensation for damages in the Interglobia Oy case	2882	0
Administration service fees	132	60
	3014	60

7. Depreciations

1,000 EUR	2008	2007
Intangible assets		
IT licenses	12	12
	12	12
Property, plant and equipment		
Machinery and equipment	31	25
	31	25
Total	43	37

8. Employment benefit expenses

1,000 EUR	2008	2007
Wages	273	196
Pensions		
– payment based arrangements	44	45
Other personnel costs	10	11
Total	327	252

Group average personnel during the financial years	2008	2007
Property investment activities	4	3
Total	4	3

Information on the employment benefits and liabilities of the management are presented in the notes 30: Insider transactions.

9. Other costs of business activities

1,000 EUR	2008	2007
Personnel, travel, entertainment and marketing	181	109
Cost of premises	35	22
Office expenses	157	135
Administrative expenses	846	387
Expenses of foreign subsidiaries	242	78
Total	1 461	731

Auditing fees are included in other costs of business activities.

1,000 EUR	2008	2007
Auditing fees	42	36
Tax consulting	30	12
Other services	78	22
Total	150	70

10. Financial income and expenses

Financial income 1,000 EUR	2008	2007
Interest income from loans and other receivables	275	475
Interest income from impaired receivables	3	3
Other financial income	222	100
Total	500	578

Financial expenses 1,000 EUR	2008	2007
Interest costs for financial liabilities measured at amortised cost	-705	0
Other financial expenses	-612	-39
Total	-1317	-39
Net financing expenses	-817	539

Notes to the consolidated financial statements

11. Income tax

EUR 1,000	2008	2007
Tax based on the taxable income during the financial year	791	360
Taxes from previous financial years	-17	0
Deferred taxes	-14	81
Total	760	441

Reconciliation between the tax costs in the profit and loss account and the income tax costs using the Finnish 26% tax rate:

EUR 1,000	2008	2007
Profit before taxes, continuing operations	2 497	2 224
Taxes calculated using the Finnish 26% tax rate	649	578
Non-taxable income	-55	-120
Non-deductible costs	192	4
Use of previously unrecognised tax losses and impairments	-104	-7
Previously unrecognised deferred tax assets from tax losses	80	21
Estimate in utilisation of temporary differences changed	0	0
Other items	-2	-35
Taxes in the profit and loss account	760	441
Effective tax rate of the group	30,4 %	19,8 %

12. Earnings per share

Earnings per share are calculated by dividing the net profit attributable to the equity holders of the parent company by the weighted average number of shares held externally during the financial year.

	2008	2007
Profit attributable to the equity holders of the parent company (1,000 EUR) from continuing operations	1737	1783
Profit attributable to the equity holders of the parent company (1,000 EUR) from continuing operations	5122	266
Profit attributable to the equity holders of the parent company (1,000 EUR)	6859	2049
Weighted average number of shares during the financial year (1,000 pcs)	9703	9703
Earnings per share (EUR/share)	0,71	0,20

13. Acquired investment properties and sold investment properties

Varasto B.V., a subsidiary company of Interavanti Oy, established a subsidiary called Varasto Estonia OÜ in Estonia on 4 April 2008. Varasto Estonia OÜ purchased logistics centres of 17,800 m2 and 7,200 m2 and the 7 hectares of land on which the centres are located.

On 11 June 2007, Interavanti Oyj founded a subsidiary company called Varasto B.V. in the Netherlands. On 12 June 2007, Varasto B.V. purchased the entire share capital of Joeston Invest Spolka zo.o., a Polish company. The company was registered under its new name Varasto Poland SP zo.o. with effect from 11 September. In Poland, the company owns an unfinished construction and a site of 9 hectares.

The time of completion for the construction was 13 October 2008. The completed construction has been let to SP Transit Poland SP zo.o on a five-year rental contract with effect from 1 March 2008. The tenant received possession of the premises in November 2008.

The following assets and liabilities were recognised in connection with the acquisition of Joeston Invest:

EUR 1,000	2007 Fair values recognised in consolidation	2007 Carrying amounts before consolidation
Land areas	764	372
Incomplete acquisitions	450	450
Trade receivables	86	86
Cash and cash equivalents	14	14
Assets total	1 314	922
Deferred tax liabilities	-74	0
Other interest-free	-849	-849
Total liabilities	-923	-849
Net assets	391	73
Acquisition cost	391	
Goodwill	0	
Total price paid in cash	391	391
Liquid assets of the company acquired	-14	-14
Cash flow effect	377	377

Selling property investments

Interavanti Oyj has sold property investment objects as follows:

	2008	2007
	pcs	pcs
Apartments	13	4

The investments sold had the following effect on the net assets of the group:

EUR 1,000	2008	2007
Property investments	2 519	2 039
Assets total	2 519	2 039
Total price	2 687	2 897
Sales profit *	168	858
Total price	2 687	2 897
unpaid	385	0
Total price paid	2 302	2 897
Liquid assets of the companies sold	0	0
Cash flow effect	2 302	2 897

The sales profit is calculated as a remainder of the total price and the market value corresponding to the beginning of the financial year.

14. Discontinued operations:

On 2 October 2008, Interavanti Oyj sold its ticket sales business to CTS Eventim AG. The acquisition price was MEUR 5.8 and MEUR 5.4 when discounted. The sales profit gained from the sale was MEUR 5.0.

Details concerning the discontinued ticket sales business:

EUR 1,000	
Intangible assets	934
Property, plant and equipment	106
Trade receivables	1 606
Cash and cash equivalents	1 838
Accounts payable	-3 049
Other liabilities	-834
Net assets of the disposed business	601
Minority share	-212
Sales profit	4 981
Total compensation	5 370
Unpaid of the acquisition price	2 103
	3 267
Compensation received in cash	3267
Sold financial assets	1838
Cash flow effect	1 429

Profit and loss account for the discontinued ticket sales businessa:

EUR 1,000	1.1.-2.10.2008	1.1.-31.12.2007
Turnover	2794	3026
Costs	-2559	-2663
Profit before taxes	235	363
Income tax	-61	-97
Profit for the year after taxes	174	266
Minority share	33	88
Group share	141	178
Profit from the sale of the business	4 981	0
Taxes	0	0
Profit from the sale of the business after taxes	4 981	0
Profit for the period from discontinued operations	5 122	266

*The sales profit of TEUR 251 in the profit and loss account includes sales profit adjustments of TEUR 83 from 2006.

Notes to the consolidated financial statements

Cash flows for the ticket sales business:

EUR 1,000	1.1.-2.10.2008	1.1.-31.12.2007
Cash flow from operating activities	370	1273
Cash flow from investing activities	-321	-580
Cash flow from financing activities	-734	-194
Total cash flows	-685	499

15. Investment properties

EUR 1,000	2008	2007
Beginning of the financial year	15 478	16 159
Additions	19 479	2 032
Sales	-2 519	-2 039
Transfers to own use	0	-1 569
Transfers from own use	629	0
Transfers from incomplete acquisitions	7 443	0
Profit/loss from measurement at fair value	-375	895
End of the financial year	40 135	15 478

Additions during the financial year consist of the acquisition of one property and renovations of other properties. A total of 13 apartments were sold during the financial year.

16. Intangible assets

Intangible assets EUR 1,000	Customer contracts *)	IT software	Total
Acquisition cost 1 January 2008	581	615	1 196
Additions			0
Asset deal	-581	-364	-945
Acquisition cost 31 December 2008	0	251	251
Depreciations accumulated 1 January 2008	-314	-236	-550
Asset deal	314		314
Depreciations	0	-12	-12
Depreciations accumulated 31 December 2008	0	-248	-248
Carrying amount 1 January 2008	267	379	646
Carrying amount 31 December 2008	0	3	3

*) Customer contracts were a part of the ticket sales business, which was sold to CTS Eventim AG on 2 October 2008.

Intangible assets EUR 1,000	Customer contracts	IT software	Total
Acquisition cost 1 January 2007	603	220	823
Additions	0	395	395
Reductions	-22	0	-22
Acquisition cost 31 December 2007	581	615	1 196
Depreciations accumulated 1 Jan 2007	-190	-107	-297
Depreciations	-124	-129	-253
Depreciations accumulated 31 December 2007	-314	-236	-550
Carrying amount 1 January 2007	413	113	526
Carrying amount 31 December 2007	267	379	646

Impairment losses have not been recognised during 2007 and 2008.

17. Property, plant and equipment

EUR 1,000	Apartments in own use	Machinery & equipment	Total
Acquisition cost 1 Jan 2008	1 584	347	1 931
Additions		56	56
Transfers to investment properties	-629		-629
Sale of Lippupiste		-188	-188
Reductions			
Acquisition cost 31 Dec 2008	955	215	1 170
Depreciations accumulated 1 Jan 2008		-152	-152
Sale of Lippupiste		58	58
Depreciations during the financial year		-31	-31
Depreciations accumulated 31 De 2008	0	-125	-125
Carrying amount 31 December 2008	955	90	1 045

EUR 1,000	Apartments in own use	Machinery & equipment	Total
Acquisition cost 1 January 2007		208	208
Additions	15	149	164
Transfers to own use	1 569		1569
Reductions		-10	-10
Acquisition cost 31 December 2007	1 584	347	1 931
Depreciations accumulated 1 Jan 2007		-81	-81
Depreciations during the financial year		-71	-71
Depreciations accumulated 31 Dec 2007	0	-152	-152
Carrying amount 31 Dec 2007	1 584	195	1 779

Impairment losses have not been recognised during 2007 and 2008.

During the financial year, the premises in the group's own use have been transferred to property, plant and equipment, and the comparable data from the previous year has been changed to correspond to the recognitions for the year.

18. Available-for-sale financial assets

EUR 1,000	2008	2007
Beginning of the financial year	267	277
Reductions	0	-10
End of the financial year	267	267

Available-for-sale financial assets consist completely of investments in non-listed shares. They have been measured at cost, because it has not been possible to reliably determine the fair value.

19. Incomplete acquisitions

EUR 1,000	2008	2007
Acquisition cost 1 January	4 671	0
Additions in context with the acquisition of a subsidiary company		1 214
Additions to the average rate during the financial year	2 772	3 410
Transfers to investment properties	-7 443	0
Translation difference	0	47
Acquisition cost 31 December	0	4 671

20. Loans and other receivables

EUR 1,000	2008	2007
Acquisition price receivables	2 707	33
Loans receivable	423	441
Total	3 130	474

The carrying amounts of loans and other receivables are reasonably close to their fair value.

Loan receivables are related to a factoring receivable and to the guarantee given for others (see appendix 29), related to a property deal conducted in 2007. The arrangement aims at securing the risks related to the guarantee.

Receivables have been paid off according to a payment programme, and no credit loss has been recognised for them.

Short-term loans and other receivables are presented in the table below. Their fair values correspond to their carrying amounts, because the effect of discounting is not significant when their maturity is considered.

1000 eur	2008	2007
Loans and other receivables		
Trade receivables	333	1 027
Receivables from affiliate companies	0	35
Receivables from insiders	0	100
Loan receivable of factoring business	465	542
Loans and other receivables total	798	1 704
Accrued income	454	2 133
Other receivables	30	35
Total	1 282	3 872

Trade receivables are rent receivables, of which TEUR 193 is rent receivables for the Estonian subsidiary. Based on the rental contracts, Estonian rents mature monthly at the end of each rental period.

The essential items included in accrued income are VAT and tax receivables. The factoring receivable is guaranteed by TEUR 563 worth of factoring trade receivables.

Trade and other receivables were distributed across different currencies as follows:

1000 eur	2008	2007
Euro	1 178	2 744
PLN	89	717
HUF	9	411
EEK	6	0
Total	1 282	3 872

The maturing of trade receivables is presented in the table below.

1000 eur	2008
Not matured	18
1 to 30 days	207
31 to 30 days	51
More than 90 days	57
	333

The trade receivables in 2007 were mostly related to the ticket sales business, of which an age distribution is not available. The credit losses recognised through profit and loss during the year amounted to MEUR 0.0 (MEUR 0.1 in 2007). A part of the rent receivables recognised as costs in 2007 were replaced with a convertible bond which has no balance sheet value.

21. Deferred tax assets and liabilities

Deferred tax assets 1,000 EUR	31.12.2007	Recognised in the profit and loss account	Bought/sold business operations	31.12.2008
Portion of the total price not recognised as income	117	-26		91
Impairment of investment properties	17	7		24
Total	134	-19	0	115
Deferred tax liabilities 1,000 EUR				
Measurement of investment properties to fair value	-988	21		-967
Depreciation differences	-11	11		0
Measurement of land at market value in connection with the acquisition of a subsidiary company	-70			-70
Total	-1 069	32	0	-1 037

Deferred tax assets 1,000 EUR	31.12.2006	Recognised in the profit and loss account	Bought/sold business operations	31.12.2007
Portion of the total price not recognised as income				117
Impairment of investment properties	17	0		17
Total	17	0		134
Deferred tax liabilities 1,000 EUR				
Measurement of investment properties to fair value	-903	-85		-988
Depreciation differences	-11			-11
Measurement of land at market value in connection with the acquisition of a subsidiary company		4	-74	-70
Total	-914	-81	-74	-1 069

Group companies do not have any significant unrecognised deferred tax assets or liabilities.

22. Floating assets

1,000 EUR	2008	2007
Goods	0	18

23. Cash and cash equivalents

1,000 EUR	2008	2007
Cash in hand and bank accounts	415	3 389
Bank deposits	3 444	3 811
Total	3 859	7 200

The balance sheet values of financial assets correspond to their fair values. Credit limits are included in current liabilities. The cash and cash equivalents in the balance sheet correspond to the cash flows in the cash flow statement.

24. Notes related to equity

	Number of shares 1,000 pcs	Share capital/1,000 EUR	Share premium/1,000 EUR	Total 1,000 EUR
31.12.2006	9 703	13 584	5 788	19 372
31.12.2007	9 703	13 584	5 788	19 372
31.12.2008	9 703	13 584	5 788	19 372

Interavanti Oyj has one share type. The shares have no nominal value or maximum amount. All issued shares have been paid in full.The company does not hold any own shares.

The descriptions of equity funds are presented below:

Share premium

During the old Companies Act, the share premium was created in the share issues, as a remainder between the issue price and the nominal price.

Translation difference

The translation difference fund comprises the translation differences from the conversion of the financial statements of foreign business units.

25. Loans from financial institutions

The loans from financial instutions are financing liabilities with a floating rate (6-month Euribor + 0.7%) measured at amortised cost. The instalments for the following year are recognised under the 'Short-term' item.

1,000 EUR	2008	2007
Long-term	16 105	350
Short-term	1 895	175
Total	18 000	525

The carrying amounts of loans are reasonably close to their current value.

Liabilities maturing later than in five years' time are presented below.

	2008	2007
Loans from financial institutions	8 526	0

The loans from financial instutions mature as agreed as follows:

2008/1,000 EUR	2009	2010	2011	2012	2013	yli 5 vuotta
Capital	1 895	1 895	1 895	1 895	1 895	8 526
Total	1 895	1 895	1 895	1 895	1 895	8 526

2007/1000 eur	2008	2009	2010
Capital	175	175	175
Total	175	175	175

All loans from financial instutions are in euros.

The weighted averages of the effective interest rates of long-term financing loans were 6.059% (5.425%) on 31 December 2008. The weighted averages of the effective interest rates of short-term financing loans were 6.059% (5.425%) on 31 December 2008.

26. Trade and other payables

Short-term trade and other payables are presented in the table below.

1,000 EUR	2008	2007
Financing liabilities recognised at fair value through profit and loss:		
Interest rate swaps	562	0
Financial liabilities measured at amortised cost:		
Trade payables	377	1 790
Other liabilities	92	2 389
Total financial liabilities measured at amortised cost:	469	4 179
Advances received	41	572
Accrued expenses and deferred income	790	933
Total	1 862	5 684

The value of interest rate swaps is based on the current value of future cash flows discounted with the interest rate of the closing date.

The nominal value of interest rate swaps was MEUR 14 (2007: 0). The company sees no counterparty risks related to them, because the counterparty is an established bank. More information on the interest rate swaps is in note 3.

The fair value of the short-term trade and other paybles corresponds to their balance sheet value, since the effect of discounting is not significant when their maturity is considered.

The essential items in the accrued expenses and deferred income consist of personnel, tax and interest liabilities. Advances received comprises deposits paid in cash by tenants. The advances for 2007 also include sold gift vouchers that have not yet been reclaimed.

Short term trade and other payables are distributed across different currencies as follows:

1,000 EUR	2008	2007
Euro	1 506	3 516
PLN	42	1 759
HUF	245	409
EEK	69	0
Total	1 862	5 684

27. Financial assets and liabilities by financial instrument categories

2008/1,000 EUR	Financial assets and liabilities measured at fair value through profit and loss	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortised cost
Financial assets				
Long-term loans and other receivables		3 130		
Trade and other receivables		798		
Available-for-sale financial assets			267	
Cash and cash equivalents		3 859		
Financial liabilities				
Loans from financial institutions				18 000
Trade and other payables				469
Interest rate swap	562			

The distribution of trade and other payables to financial liabilities and other than financial liabilities is presented in appendix 23

2007/1,000 EUR	Financial assets and liabilities measured at fair value through profit and loss	Loans and other receivables	Available-for-sale financial assets	Financial liabilities measured at amortised cost
Financial assets				
Long-term loans and other receivables		474		
Trade and other receivables		1 704		
Available-for-sale financial assets			267	
Cash and cash equivalents		7 200		
Financial liabilities				
Loans from financial institutions				525
Trade and other payables				4 179

The distribution of trade and other receivables to loans and other receivables, financial assets measured at fair value through profit and loss and other than financial liabilities is presented in appendix 20.

The distribution of trade and other payables to financial liabilities and other than financial liabilities is presented in appendix 26.

28. Other rental contracts

The group as tenant

Minimum rents to be paid based on other non-voidable rental contracts:

1,000 EUR	2008	2007
Within one year	44	56
Within more than one but less than five years	93	137
After more than five years	0	0
Total	137	193

The rental contracts are land lease contracts.
The profit and loss accounts includes TEUR 44 of rental expenses paid based on other rental contracts (TEUR 43 in 2007).

29. Securities and contingent liabilities

1,000 EUR	2008	2007
Collateral for own commitments		
Loans from financial instutions with guarantee	18 000	525
Collaterals for liabilities		
Mortgaged properties	21 499	5 070
Rental contract liabilities		
Collaterals given on behalf of others	239	500

The collateral pertains to rent liabilities, which are discussed in more detail in section 20.

VAT return liability

VAT return liabilities for basic improvements	34	19

Notes to the consolidated financial statements

30. Insider transactions

The managing directors, board, subsidiary companies, and affiliated companies are all insiders of the group.

Interavanti Oyj has the following subsidiary companies:

Company	Domicile	Share of ownership (%)	Share of voting rights (%)
Aladdin Oy	Helsinki	100,0	100,0
Nordic Foxes Oy	Helsinki	90,7	90,7
Old Foxes Oy	Helsinki	87,0	91,7
Alkutori Oy	Helsinki	100,0	100,0
PowerTube Oy	Helsinki	80,0	80,0
Varasto B.V.	Hollanti	100,0	100,0
Varasto Poland SP zo.o.	Puola	100,0	100,0
Warasto Hungary Kft.	Unkari	100,0	100,0
Varasto Estonia OÜ	Viro	100.0	100,0
Mutual real estate companies:			
Ki Oy Vanha Talvitie 1	Helsinki	100,0	100,0
Ki Oy Lahden Sopenkorvenkatu 9	Lahti	100,0	100,0
Ki Oy Työpajankatu 2	Helsinki	100,0	100,0
Ki Oy Malminkartanontie 1	Helsinki	100,0	100,0

The following transactions were completed with the insiders:

a) Sales of products and services

1,000 EUR	2008	2007
Members of the board and managing director		
Rental return	739	17
Sales of tangible assets	1 908	0
Total	2 647	17

Joestoni Investeeringu AS acquired 10 smallish apartments and 14 garage parking spaces from Interavanti Oyj. The company is owned by Oy Jokinen-Yhtiö Ab (100%). Kuljetusliike K. Jokinen Oy, (of the shares of which Lasse Jokinen owns 49.98%) owns Oy Jokinen-Yhtiö Ab (100%). Lasse Jokinen and the company under his control own 49.5% of Interavanti Oyj.

A subsidiary of Interavanti Oyj has rented the traffic terminal being built in Poland to SP-Transit Poland Sp z.o.o:lle, out of which Oy Pohjolan Liikenne Ab, a subsidiary of the VR Group, owns 50% and Kuljetusliike K. Jokinen Oy 50%. Lasse Jokinen owns 49% of the K. Jokinen Oy shares.

During 2007, a subsidiary company of Interavanti Oyj has bought a logistics centre and the land it is built on in Hungary. A subsidiary of Interavanti Oyj has made a long-term rental contract on the with SP-Transit, a group company of Oy Pohjolan Liikenne Ab (part of the VR Group), and Raksped Kft, of which SP-Transit owns 51%. Oy Pohjolan Liikenne Ab owns 50% of SP-Transit, and Kuljetusliike K. Jokinen Oy 50 %. Lasse Jokinen owns 49% of the shares of K. Jokinen Oy.

b) Purchasing products and services

1000 eur	2008	2007
Members of the board and managing director		
Renovation work on properties	27	43
Purchases of fixed assets	17 000	391
Other products and services	29	33
Total	17 056	467

During the period, a subsidiary company of Interavanti Oyj acquired two logistics buildings in Estonia, 17,800 m² and 7,200 m² in size respectively, and the 7 hectares of land on which the centres are located. The selling party was Joestoni Investeeringu AS, which is completely owned by Oy Jokinen-Yhtiö Ab. Kuljetusliike K. Jokinen Oy, (of the shares of which Lasse Jokinen owns 49.98%), owns 100% of Oy Jokinen-Yhtiö Ab. The share owned by Lasse Jokinen and the company under his control of Intervanti Oyj is 49,5 %.

On 12 June 2007, a subsidiary company of Interavanti Oyj bought the entire share capital of Poland-based Joeston Invest Sp z.o.o including a site of land and the project plans for a logistics centre. Oy Joeston LTD owned 95% of Joeston Invest Sp z.o.o Lasse Jokinen owns 71% of the Oy Joeston Ltd shares.

Management employment benefits

Wages and fees

1,000 EUR	2008	2007
For managing directors	110	194
Members and substitute members of board	9	5
Total	119	199

Loans to insiders

1,000 EUR	2008	2007
Ari Palhamo, owner of a subsidiary company		100

Payback by 31 March 2008, interest 5%, the loan is secured.

31. Notes to the cash flow statement

Adjustments to cash flows from operations

1,000 EUR	2008	2007
Depreciations	43	38
Change of the market value of investment properties	375	-895
Sales profits of investment properties	-251	-858
Other corrections	0	-5
Total	167	-1 720

Change in working capital

1,000 EUR	2008	2007
Reductions in short-term receivables	405	-202
Increase in short-term liabilities	70	-145
Total	475	-347

Contents of cash and cash equivalents

1,000 EUR	2008	2007
Short-term bank deposits	3 444	3 811
Bank accounts and cash reserves	415	3 389
Total	3 859	7 200

Parent Company

Profit and loss account

Parent company

1,000 EUR (FAS)	2008	2007
TURNOVER	**1 416**	**1 654**
Other return from business activities	9 588	1 404
Personnel costs	-319	-240
Depreciations and impairments	222	-624
Other costs of business activities	-2 582	-1 933
BUSINESS PROFIT	**8 325**	**261**
Financial income and expenses	236	1 196
PROFIT BEFORE EXTRAORDINARY ITEMS, TAXES, AND PROVISIONS	**8 561**	**1 457**
Income tax	-756	-481
PROFIT FOR THE FINANCIAL YEAR	**7 805**	**976**

Balance sheet

Parent company

1,000 EUR (FAS)	2008	2007
Assets		
FIXED ASSETS		
Intangible assets	71	113
Material goods	96	78
Investments		
Share in companies within the group	8 257	4 798
Shares in affiliated companies	646	1 207
Other investments	3 804	4 980
	12 707	10 985
FIXED ASSETS TOTAL	**12 874**	**11 176**
CURRENT ASSETST		
Long-term receivables	30 298	8 551
Short-term receivables	982	1 767
Liquid assets and cash on hand	3 687	4 012
CURRENT ASSETS TOTAL	**34 967**	**14 330**
	47 841	**25 506**
Liabilities		
EQUITY		
Share capital	13 584	13 584
Share premium	5 788	5 788
Profit from previous financial years	444	4 319
Profit for the year	7 805	976
EQUITY TOTAL	**27 621**	**24 667**
LIABILITIES		
Long-term liabilities	16 536	165
Short-term liabilities	3 684	674
LIABILITIES TOTAL	**20 220**	**839**
	47 841	**25 506**

Cash flow statement

Parent company

1,000 EUR	2008	2007
CASH FLOWS FROM OPERATING ACTIVITIES		
Operating profit	8 325	261
Adjustments for the operating profit	-6 763	-741
Change in working capital	-58	-385
Interests paid	-544	-54
Interests received	1 475	536
Dividends received	65	589
Taxes paid	462	-1 949
CASH FLOWS FROM OPERATING ACTIVITIES	2 962	-1 743
CASH FLOWS FROM INVESTING ACTIVITIES		
Investments in immaterial and material goods	-121	-111
Profits from sales of material and immaterial goods	0	0
Investments in subsidiary companies	-3 202	-22
Profits from sales of subsidiary companies	3 268	69
Profits from sales of affiliated companies	571	0
Investments in other securities	0	-22
Profits from sales of other investments	1 609	3 016
Loans granted	-18 849	-6 503
Paybacks of loan receivables	22	62
CASH FLOWS FROM INVESTING ACTIVITIES	-16 702	-3 511
CASH FLOWS FROM FINANCING ACTIVITIES		
Long-term loan withdrawals	18 267	0
Long-term loan paybacks	0	-669
Dividends paid	-4 852	-5 337
CASH FLOWS FROM FINANCING ACTIVITIES	13 415	-6 006
CHANGE IN CASH AND CASH EQUIVALENTS	-325	-11 260
Cash and cash equivalents 1 January	4 012	15 272
Cash and cash equivalents 31 December	3 687	4 012

Accounting principles

Valuation and depreciation principles for fixed assets

The planned depreciations have been calculated as straight-line depreciations according to the financial operation time. The fixed assets have been valued at the acquisition cost or a smaller market value defined by evaluations in previous years. All planned depreciations have been taken into account.

All depreciations planned and made during the financial year have been calculated from the balance sheet value as depreciations for the remaining depreciation period.

Immaterial rights	5 years straight-line depreciation
Machinery and equipment	5 years
Other long-term expense items	5 to 10 years

Sales profits for fixed assets

Sales profits from property and apartment shares sold during the financial year have been recorded in other returns from business activities.

Affiliate companies

All affiliated companies are housing associations and mutual real estate companies. Affiliated companies are presented on the balance sheet quoted at the acquisition value.

Other return from business activities

Other return from business activities includes the compensation for damages pertaining to
the sale of Interglobia Oy shares and the compensation from Interglobia Oy's estate in bankruptcy for expenses caused by the dispute. For previous financial years and for 2008, the expenses have been recognised as expenses of the company.
In addition, the profits gained during the financial year from the sales of property shares and subsidiary company holdings are included in Other return from business activities. Sales losses and sales commissions are presented in Other costs of business activities.

Derivatives

The company has two interest rate swaps. The nominal value of each of them is MEUR 7. With the interest rate swaps, the company has changed the 6-month Euribor to a fixed rate and, thus, hedged approximately 78% of its liabilities against financing interest risk. The company does not apply hedge accounting. The interest rate swaps are measured at fair value through profit and loss. The fair value is based on the current value of future cash flows discounted with the interest rate at the closing date.

Notes to the financial statements

Parent company

1,000 EUR	2008	2007
Notes to the profit and loss account		
Turnover		
Rental return	1 416	1 654
Other return from business activities		
Sales profits from the sales of property shares, apartments, other shares and properties	772	1 365
Compensations	2 882	0
Profit from sales of group shares	5 770	0
Other return from the business activities	164	39
Total	9 588	1 404
Personnel		
Personnel costs		
Wages and fees	265	196
Pensions	44	31
Other personnel costs	10	13
Total	319	240
Wages for the managing director	110	110
Wages for the board	9	5
Personnel	4	3

All board fees, wages for the managing director and officials, and incidental task fees are included in the personnel costs. The pension schemes for the personnel have been arranged with the statutory pension insurance with normal conditions.

Other costs of business activities		
Costs of the renting activities total	1 351	1 261
Sales losses and commissions	36	50
Other costs of business activities	1 195	622
Total	2 582	1 933
Financial income and expenses		
Dividend profits		
From companies within the group	63	585
From others	3	4
	66	589
Interest profits from long-term investments		
From companies within the group	1 329	161
Other interest and financial income		
From others	262	490
Total	1 657	1 240
Interest costs and other financial expenses		
To companies within the group	37	28
To others	1 384	15
Total	1 421	43
Financial income and expenses total	236	1 197

Parent company

1,000 EUR	2008	2007
CURRENT ASSETS		
Long-term receivables		
Receivables from companies within the group		
Loan receivables	26 925	8 076
Receivables from others		
Loan receivables	423	441
Trade receivables, long-term	2 950	34
	3 373	475
Total	**30 298**	**8 551**
Short-term receivables		
Receivables from companies within the group		
Accrued income	129	87
Receivables from others		
Trade receivables	124	112
Receivables from affiliate companies	0	35
Loan receivables	495	576
Accrued income	233	957
	852	1 680
Total	**981**	**1 767**

Accrued income consists in 2008 mostly of periodic interest income and administration services paid on behalf of other group companies, and in 2007 mostly of tax assets.

Changes in equity		
Share capital 1 January	13 584	13 584
Share capital 31 December	13 584	13 584
Share premium 1 January.	5 788	5 788
Share premium 31 December	5 788	5 788
Profit from previous financial years 1 January	5 295	9 656
Dividend distribution	-4 851	-5 337
Profit from previous financial years 31 December	444	4 319
Profit for the year	7 805	976
Total equity	**27 621**	**24 667**
Funds eligible for profit distribution		
Profit from previous financial years	444	4 319
Profit for the ye	7 805	976
Total	**8 249**	**5 295**

Notes to the financial statements

Parent company

1,000 EUR	2008	2007
Current liability		
Long-term liabilities		
Liabilities to companies within the group		
Other liabilities	431	165
Liabilities from others		
Loans from financial institutions	16 105	0
Total	16 536	165
Loans maturing later than in five years' time		
Loans from financial institutions	8 526	0
Short-term liabilities		
Liabilities to companies within the group		
Other liabilities	398	392
Liabilities from others		
Loans from financial institutions	1 895	0
Advances received	41	30
Trade payables	48	43
Other liabilities	13	12
Accrued expenses and deferred income	1 289	197
Total	3 684	674

The essential items in the accrued expenses and deferred income consist of personnel expenses, tax liabilities, interest liabilities and the cost reservation related to an interest rate swap. Advances received comprises deposits paid by tenants.

Contingent liabilities

Liabilities, and assets pledged and mortgages given as security for them	31.12.2008	31.12.2007
On own behalf		
Carrying amount of the shares pledged	9 032	0
On behalf of subsidiary companies		
Carrying amount of the shares pledged	0	3 722
Total	9 032	3 722
Loans from financial institutions		
Interavanti Oyj	18 000	0
Lippupiste Oy	0	525

Fixed assets and other long-term expense items, changes

Notes to the balance sheet 1,000 EUR

	Acquisition cost 1.1.2008	Additions 2008	Reductions 2008	Transfer between items	Acquisition cost 31.12.2008	Straight-line depreciations 1.1.2008	Deprecations accumulated for reductions and transfers	Depreciations for the financial year according to plan	Impairments reversals	Accumulated depreciations, impairments and their reversals total 31.12.2008	Carrying amount 31.12.2008
Parent company											
Immaterial and material goods											
Other long-term expenses	1 429	66	126		1 369	1 316	-69	51	0	1 298	71
Machinery and equipment	497	56	21		532	419	-14	31	0	436	96
Immaterial and material total	1 926	122	147		1 901	1 735	-83	82	0	1 734	167
Investments											
Shares, group companies	5 455	3 202	47		8 610	657	0	0	304	353	8 257
Shares, participating interest companies	1 207	0	561		646	0	0	0	0	0	646
Shares, other	5 064	0	1 260		3 804	85	-85	0	0	0	3 804
Shares and stakes total	11 726	3 202	1 868		13 060	742	-85	0	304	353	12 707

	Acquisition cost 1.1.2007	Additions 2007	Reductions 2007	Transfer between items	Acquisition cost 31.12.2007	Straight-line depreciations 1.1.2007	Deprecations accumulated for reductions and transfers	Depreciations for the financial year according to plan	Impairments reversals	Accumulated depreciations, impairments and their reversals total 31.12.2007	Carrying amount 31.12.2007
Parent company											
Immaterial and material goods											
Other long-term expenses	1 407	68	46		1 429	1 247	-37	106	0	1 316	113
Machinery and equipment	473	44	21		496	404	-10	24	0	418	78
Immaterial and material total	1 880	112	67		1 925	1 651	-47	130	0	1 734	191
Investments											
Shares, group companies	5 435	22	2		5 455	183	0	0	-474	657	4 798
Shares, participating interest companies	1 207	0	0		1 207	30	0	0	30	0	1 207
Shares, other	6 643	22	1 601		5 064	36	0	0	-49	85	4 979
Shares and stakes total	13 285	44	1 603		11 726	249	0	0	-493	742	10 984

Interavanti oyj subsidiary companies:

Company	Domicile	Share of ownership (%)	Voting right (%)
Aladdin Oy	Helsinki	100	100
Oy Nordic Foxes Ab	Helsinki	90,69	90,69
Old Foxes Oy	Helsinki	86,99	91,7
Alkutori Oy	Helsinki	100	100
PowerTube Oy	Helsinki	80	80
Varasto B.V.	Hollanti	100	100
Varasto Poland Sp. Z o.o	Puola	100	100
Warasto Hungary Kft	Unkari	100	100
Varasto Estonia Oü	Viro	100	100
Ki Oy Vanha Talvitie 1	Helsinki	100	100
Ki Oy Lahden Sopenkorvenkatu 9	Lahti	100	100
Ki Oy Työpajankatu 2	Helsinki	100	100
Ki Oy Malminkartanontie 1	Helsinki	100	100

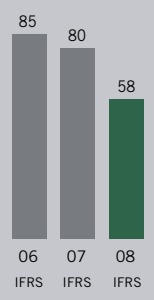

Select

Key indicators for the group

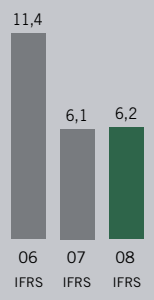
		IFRS 2008	IFRS 2007	IFRS 2006
BUSINESS ACTIVITY				
Turnover	MEUR	2,97	1,79	4,89
Other return from business activities	MEUR	3,01	0,06	0
Operating profit	MEUR	3,31	1,69	5,19
% of turnover	%	111,5	94,4	106,0
Profit before taxes	MEUR	2,5	2,22	4,70
% of turnover	%	84,0	124,6	96,0
Profit for the year	MEUR	1,73	1,78	3,46
% of turnover	%	58,4	99,9	70,7
Gross investments	MEUR	22,3	5,8	1,8
% of turnover	%	750,01	324,9	37,0
Personnel	av./financial year	4	3	5
Return on equity (ROE)	%	6,2	6,1	11,4
Return on investment (ROI)	%	10,4	7,9	14,2
FINANCIAL STANDING				
Equity ratio	%	58,1	80,3	85,4
Net indebtedness ratio	%	48,9	-24,5	-51,8
KEY INDICATORS PER SHARE				
Earnings / share continuing operations	EUR	0,18	0,18	0,35
Earnings / share discontinuing operations	EUR	0,53	0,02	0,01
Earnings / share	EUR	0,71	0,20	0,36
Equity / share	EUR	2,98	2,78	3,14
Dividend / share	EUR / share	0,25*	0,50	0,55
Dividend / return	%	138,9	277,8	157,1
Effective dividend return	%	5,7	9,0	9,2
P/E ratio		24,4	30,8	17,0
Market value of share base	MEUR	42,8	53,9	57,7
Number of				
trade amount	Thous. pcs	75	119	28
portion of the total amount of shares	%	0,8	1,2	0,3
Price development of shares				
highest	EUR	6,20	8,55	6,00
lowest	EUR	3,00	5,25	4,44
Final trade price of the closing date	EUR	4,40	5,55	5,95
Average price of share	EUR	4,74	6,63	5,30
Average amount of externally held shares during the financial year	Thous. pcs	9703	9703	9703
Amount of externally held shares at the end of the financial year	Thous. pcs	9703	9703	9703

The key indicators calculated here apply to continuing operations
*board proposition

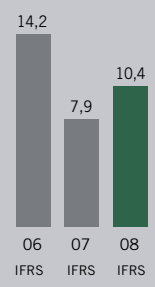
Equity ratio %



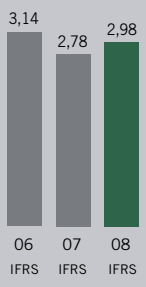
Return on equity %



Return on investment % (ROI)



Equity / share EUR



Calculation formulae for key indicators

1. Return on equity % (ROE)

$$\frac{\text{Return before extraordinary items and taxes – taxes}}{\text{Shareholders' equity + minority shares (average during the year)}} \times 100$$

2. Return on investment % (ROI)

$$\frac{\text{Return before extraordinary items and taxes + interest costs and other financing costs}}{\text{Grand total of the balance sheet – interest-free liabilities (average during the year)}} \times 100$$

3. Equity ratio %

$$\frac{\text{Shareholders' equity + minority shares}}{\text{Grand total of the balance sheet – advances received}} \times 100$$

4. Earnings per share (EPS)

$$\frac{\text{Return before extraordinary items and taxes – taxes +/- minority share}}{\text{Average number of shares during the financial year}}$$

5. Shareholders' equity / share

$$\frac{\text{Shareholders' equity belonging to the owners of the parent company}}{\text{Number of shares on the closing date}}$$

6. P/E-ratio

$$\frac{\text{Final trade price of the closing date}}{\text{Earnings per share (EPS)}}$$

7. Net indebtedness ratio % (gearing)

$$\frac{\text{Liabilities with interest – liquid assets and cash on hand}}{\text{Shareholders' equity + minority share}} \times 100$$

8. Dividend / share

$$\frac{\text{Dividend to be paid for the financial year}}{\text{Amount of externally held shares at the end of the period}}$$

9. Dividend / bottom line

$$\frac{\text{Dividend to be paid for the financial year / share}}{\text{Earnings per share}} \times 100$$

10. Effective dividend return

$$\frac{\text{Dividend / share}}{\text{Final trade price of the closing date}} \times 100$$

Shares and shareholders

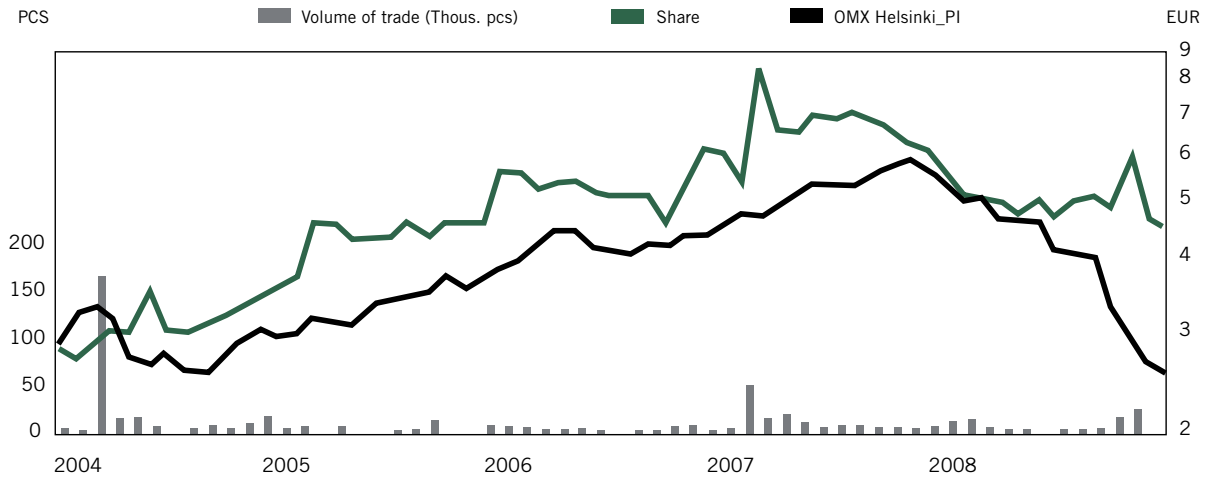
Share capital and shares

Interavanti Oyj shares have been listed in the NASDAQ OMX Helsinki since 11 July 1988. The shares have been in the book-entry system since October 1994.

Largest shareholders on 31 December 2008	number of shares	pcs	share %
Lasse Jokinen	197 934		
Oy Joeston Ltd	4 605 180	4 803 114	49,5
Veikko M. Vuorinen	12 000		
Proposta Oy	4 290 127	4 302 127	44,3
Lakkapää Vilppu		57 500	0,6
Jokinen Harri		45 000	0,5
Pulkkanen Esko Juhani		35 998	0,4
Kiinteistö- ja Sijoitushovi Oy		32 500	0,3
Vuorinen Liisa-Mari		23 423	0,2
Assi Group		20 000	0,2
Joutsenharju Kiinteistö Oy		20 000	0,2
Kuassa Oy		19 318	0,2
Total		9 358 980	96,4
The other 347 shareholders	344 226		3,6
No. of externally held shares	9 703 206		

The total amount of shares held by the managing director, board members, and their authoritative and influential organisations was 9,128,664, which amounts to approximately 94% of the shares and votes.

Number of trade and average price of share



Shares and shareholders

Shareholders' agreement

The parties of the agreement are Lasse Jokinen and under his control, Oy Joeston Ltd, together with Veikko M. Vuorinen and under his control, Proposta Oy.

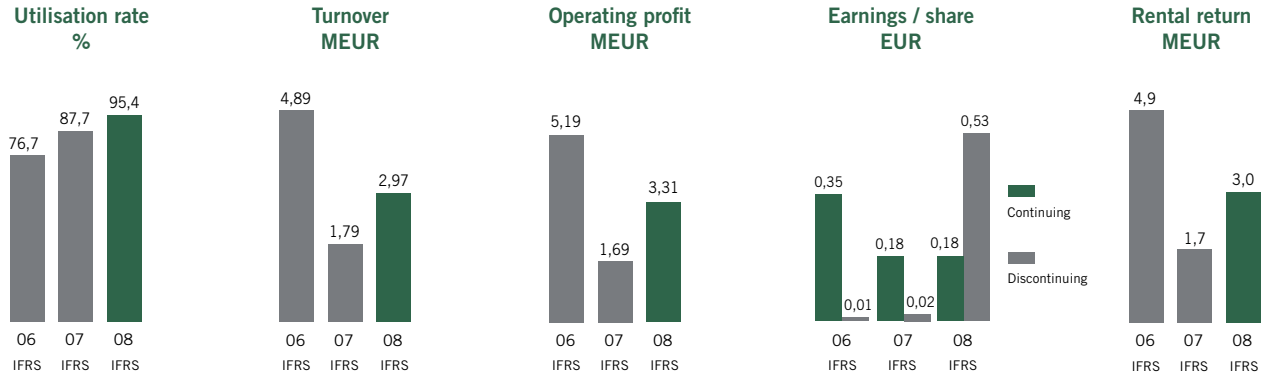
The term of the agreement is the period of ownership of the shares. The principal contents of the agreement state that when selling the shares, the parties are liable to offer the shares so that the other parties have an opportunity to buy them back. The parties commit themselves to vote and to use their right to vote in a congruent manner in the shareholders' meetings of Interavanti Oyj. The parties commit themselves to vote mutually in a way that enables 50% of the board members to be selected from the candidates proposed by both groups of owners. A member of board, selected alternately by each group of owners, acts as the chairman of the board.

Price development and trade of the shares

In 2008, a total of 74,581 (119,023) Interavanti Oyj shares were traded in the NASDAQ OMX Helsinki. The value of the share trade was MEUR 0.35 (0.79). The highest trading rate was EUR 6.20 (8.55), and the lowest EUR 3.00 (5.25). At the end of the year, the market value of the share capital was MEUR 42.8 (53.9).

Distribution of ownership	Shares	Shareholders	%	Shares and votes	%
	1-100	79	22,0	3 048	0,0
	101-1000	187	52,1	79 307	0,8
	1001-10000	77	21,5	209 520	2,2
	10001-100000	13	3,6	318 090	3,3
	100.001-	3	0,8	9 093 241	93,7
Total amount issued		359	100,0	9 703 206	100,0
nominee registered possessions		1	0,0	5	0,0

Distribution of sectors	Shareholders	%	Shares and votes	%
Households	320	89,1	679 754	7,0
Companies	33	9,2	9 012 772	92,9
Non-profit	1	0,3	1 000	0,0
Financial and insurance institutions	1	0,3	5	0,0
Foreign owners	4	1,1	9 675	0,1
Total amount issued	359	100,00	9 703 206	100,0
nominee registered possessions	1	0,0	5	0,0



Signatures for the annual report and financial statements

Helsinki, 6 February 2009

Lasse Jokinen
chairman

Jorma Lindström

Pekka Saarenpää

Veikko M Vuorinen
managing director

Indication of closing the accounts

An auditor's report concerning the inspection has been given today.

Helsinki, 13 February 2009

PricewaterhouseCoopers Oy
Authorised Public Accountant organisation

Johanna Perälä
APA

Auditor's report

To the shareholders' meeting of Interavanti Oyj

We have examined the accounting records, financial statements, and administration for the financial year from 1 January to 31 December 2008. The financial statements include consolidated balance sheet, profit and loss account, cash flow statement, statement of changes in equity and notes, as well as balance sheet, profit and loss account, cash flow statement and notes for the parent company.

Responsibility of the Board of Directors and Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of financial statements and the Report of the Board of Directors and for ensuring that the consolidated financial statements give a true and fair view in accordance with the International Financial Reporting Standards as approved for use in the EU, as well as for ensuring that the financial statements and the Report of the Board of Directors give a true and fair view in accordance with the Finnish rules and regulations concerning the preparation of financial statements and Reports of the Board of Directors. The Board of Directors is responsible for the appropriate supervision of accounting and asset management and the Managing Director for ensuring that the company's accounting practices comply with the law and that asset management is organised in a reliable manner.

Auditor's responsibilities

The auditor must conduct auditing in accordance with generally accepted auditing standards in Finland and provide a statement concerning the financial statements, consolidated financial statements and the Report of the Board of Directors on the basis of the audit. The generally accepted accounting principles requires that professional ethical principles are observed and that the audit is planned and conducted so as to obtain a reasonable assurance that the financial statements or the Report of the Board of Directors contain no material misstatements and that the members of the Board of the parent company and the Managing Director have complied with the Finnish Companies Act.

Audit measures should be conducted so that they ensure that the figures and other information in the financial statements and the Report of the Board of Directors are correct. The choice of measures is based on the auditor's consideration and estimates on the risks of the financial statements containing material inaccuracies due to misdemeanour or error. The planning of the required audit measures also involves the assessment of internal supervision related to the preparation and presentation of the financial statements. In addition, the general manner of presentation of the financial statements and the Report of the Board of Directors, the accounting principles and the assessments applied by the management in the preparation of the financial statements.

The audit has been performed according to good accepted auditing principles in Finland. It our view, we have conducted a sufficient number of appropriate audit measures to give our opinion.

Opinion on the consolidated financial statements

In our view, the consolidated financial statements provide a true and fair view on the financial position, result of operation and cash flows of the group in accordance with the International Financial Reporting Standards approved for use in the EU.

Opinion on the financial statements and the Report of the Board of Directors

In our view, the financial statements and the Report of the Board of Directors provide a true and fair view of the result of operations and financial position of the group and the parent company in accordance with the Finnish rules and regulations concerning the preparation of financial statements and Reports of the Board of Directors. The information in the Report of the Board of Directors and the financial statements contain no inconsistencies.

Helsinki, February 13 2009

PricewaterhouseCoopers Oy
Authorised Public Accountant organisation

Johanna Perälä
APA


Carlsberg
OKOPANKKI

Interavanti Oyj's annual summary 2008

In 2008, Interavanti Oyj has released the following stock exchange releases and announcements, which are fully readable at the company website. The releases deal with events in 2008, so they may contain out-of-date information.

02.01.2008	Benjamins ordered to pay MEUR 12 with penalty interest to Interglobia Oy's estate in bankruptcy
23.01.2008	Interavanti Oyj released its annual summary for 2007
23.01.2008	Lippupiste Oy, a subsidiary company of Interavanti Oyj, and R-kiosks enter into sales and marketing agreement with cooperation starting in the summer of 2008
29.01.2008	Summons to General Meeting
29.01.2008	Release concerning financial statements for 2007
08.02.2008	Interavanti Oyj released its annual report for 2007
14.02.2008	A subsidiary company of Interavanti Oyj has acquired in Hungary a 1.5-hectare site and commenced construction planning for the area
15.02.2008	The decisions by the Annual General Meeting of Interavanti Oyj
01.04.2008	Action for damages by Interavanti Oyj
02.04.2008	A subsidiary company of Interavanti Oyj acquires in Estonia two logistics centres and the sites on which the centres are located as well as smallish apartments and garage parking spaces
24.04.2008	The advancing of the publication date of an interim management report
24.04.2008	Interim management report 1 January 2008 to 24 April 2008
02.06.2008	Interavanti Oyj and Amanda Capital Oyj have agreed the dispute over the sale of Interglobia Oy
13.06.2008	A subsidiary company of Interavanti Oyj has signed a construction piece-work agreement and a rental contract in Hungary
25.07.2008	Interavanti Oyj's interim report 1 January to 30 June 2008
22.09.2008	Interavanti Oyj sells its holdings in Lippupiste Oy
30.09.2008	Summons to Extraordinary General Meeting
24.10.2008	The annual account by the management
24.10.2008	The decision by the Extraordinary General Meeting
12.12.2008	Interavanti Oyj's financial information in 2009

Information for shareholders

Annual General Meeting

The Annual General Meeting of Interavanti Oyj takes place on 23 February 2009 at 10.00 AM at the company office at Mannerheimintie 118, 9th floor, FI-00270 Helsinki.

Participating shareholders must enrol on the meeting by 13 February 2009 by phone, e-mail or via a posted letter. The contact person is Mirja Kopsa, tel. +358 9 477 7220, telefax +358 9 477 72240, e-mail: mirja.kopsa@interavanti.fi, and the postal address for written enrolments is Mannerheimintie 118, FI-00270 Helsinki. Should you have a proxy, please deliver it by the end of the enrolment period.

The right to participate in the General Meeting applies to the shareholders who are registered by 13 February 2009 as shareholders in the list of shareholders maintained by Suomen Arvopaperikeskus Oy.

Distribution of dividends

The Board proposes to the Annual General Meeting that, for 2008, a maximum dividend of EUR 0.25 per share be distributed so that with a decision by the General Meeting a dividend of EUR 0.15 per share be distributed to shareholders who are on the reconciliation date for dividend distribution (26 February 2009) registered as shareholders in the list of shareholders of the company maintained by Suomen Arvopaperikeskus Oy. The date of dividend distribution is 5 March 2009. In addition, the Board proposes to the General Meeting that the Board be authorised to distribute a minimum dividend of EUR 0.10 per share for 2008.

Share basics

NASDAQ OMX Helsinki Oy

Trading code	INAS1
ISIN code	FI0009002349
Listed	11.7.1988
Number of shares	9,703,206 pcs

Price development of share	2008	2007
12 months low	3,00	5,25
12 months high	6,20	8,55
Medium price	4,74	6,63
Closing price	4,40	5,55

Financial reporting

In the financial year 2009, Interavanti Oyj will release

- an interim management report for 1 January to 24 April 2009, with 24 April 2009 as the release date
- an interim report for 1 January to 30 June 2009, with 31 July 2009 as the release date
- an interim management report for 1 January to 23 October 2009, with 23 October 2009 as the release date

On the basis of the Finnish Securities Markets Act (152/2007) introduced on February 9, 2007, and taking into account the size of the company (the value of the company's shares in circulation is less than MEUR 75), Interavanti Oyj will, instead of disclosing interim reports for the first three and nine months of the year, disclose the interim management reports accordant with chapter 2, section 5 C of the Finnish Securities Markets Act.

The interim reports are available at the company website at www.interavanti.fi. Printed copies will be mailed on request.

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