



LocalTapiola Finance Ltd

Report of the Board of Directors and financial
statements for 2024

Business ID: 2856773–8

Table of contents

Report of the Board of Directors for 2024	2
1 Key events during the financial year	2
2 Events after the financial year	3
3 Future prospects	3
4 Administration	3
5 Sustainability	4
Financial statements for 1 January –31 December 2024	6
6 LocalTapiola Finance Ltd primary financial statements	6
7 Accounting principles	14
Signatures for the report of the Board of Directors and the financial statements	15
Auditor's note	16

Report of the Board of Directors for 2024

LocalTapiola Finance Ltd's (business ID 2856773-8) domicile is Helsinki and its address is Revontulenkujä 1, FI-02100 Espoo.

LocalTapiola Finance Ltd (LocalTapiola Finance) is part of LocalTapiola Group, the leading parent company of which is LocalTapiola General Mutual Insurance Company. LocalTapiola General Mutual Insurance Company's financial statements, which cover the consolidated financial statements for LocalTapiola Group, have been published on the LocalTapiola website at www.lahitapiola.fi.

LocalTapiola Finance operates as LocalTapiola Group's finance company in motor vehicle financing, with dealerships and importers as the main distribution channel. In addition to motor vehicle financing, LocalTapiola Finance works in strong cooperation with the LocalTapiola Group companies, also providing LocalTapiola's customers and partners with expertise in and financing solutions for machinery and equipment financing. LocalTapiola Finance was founded in 2017, and its financing activities were launched in February 2018.

1 Key events during the financial year

In the automobile market and the financing of motor vehicles, the business landscape remained extremely challenging also in 2024. The general economic situation improved very little, in spite of some easing of interest rates. Consumers' ability to pay deteriorated further even more than what we anticipated. The deterioration in the solvency of our corporate customers and the growth in overdue receivables were more moderate than what we expected, despite credit losses of also businesses increasing compared to the year before.

In addition to the deteriorated solvency of customers, the challenges that the automobile market is facing particularly in the new-vehicle business impacted our operations in 2024.

As for our refinancing, we strengthened it in 2024 by concluding the fifth public securitisation transaction worth more than five hundred million euros. What is more, we drew up and were able to adopt the Green Finance Framework, and we issued a 200-million-euro Green Bond and negotiated a new bilateral 200-million-euro securitisation limit, raising the total amount of the three separate overall limits to 1.2 billion euros.

In spite of the challenges prevailing in the business landscape, LocalTapiola Finance's profitability improved significantly, even though new sales and the growth of the receivables base fell short of our targets. Our new sales exceeded one billion, and we increased our market share to over 18%. In new sales, we retained our position as clearly the second biggest motor vehicle finance company on the market. In terms of the vehicle stock owned by finance companies, our share increased one percentage point to a market share of 17%, and, in terms of the number of registered vehicles, we emerged as the second biggest finance company in Finland.

Our finance portfolio grew slightly to nearly two and a half billion euros, and the number of our customers to more than one hundred twenty thousand. During its operation, LocalTapiola Finance has already enabled Finnish businesses and consumers to acquire over 300,000 vehicles.

Our credit rating, which Standard & Poor's raised to BBB in 2022, remained unchanged with a stable outlook.

Our digitalised and highly automated processes and extremely motivated, highly skilled personnel ensured the provision of quick and high-quality services to our customers and partners.

In 2024, our hire-purchase and leasing sales totalled EUR 1,081.9 million (EUR 1,188.9 million). The finance portfolio under our management was EUR 2,456 million (EUR 2,405 million), and our operating profit increased more than 440% to EUR 13.3 million (EUR 2.4 million).

2 Events after the financial year

No significant events after the financial year.

3 Future prospects

In 2025, the business landscape will continue to remain challenging. According to the automobile sector's own forecasts, new car sales are likely to rise somewhat, but we will continue to be clearly below the sales levels of pre-pandemic years. Other notable challenges in the business landscape consist of risks associated with refinancing interest rates and customers' payment patterns. In our annual plan, we have taken steps to prepare for a deterioration of our customers' payment patterns. Our portfolio of continued high-quality, well-considered new customer acquisition, our adequate level of provisions and our active measures to ensure the solvency of our customers are among the key measures for managing credit risk. The positive credit register, which took effect in April 2024, and its data will help

manage the credit risk of new customer acquisition. The expected decline in interest rates is improving our competitiveness and profitability. Despite the challenges present in the business landscape, our strong external refinance, the support from LocalTapiola Group and the cooperation with our dealerships lay a good foundation for 2025. We see the year that has started as positive, in spite of the uncertainty that continues to prevail in the financial and motor vehicle markets. Maintaining our strong market position and its profitable growth are realistic targets for 2025. We invest in the development of our product concept and automated efficient processes, and we are confident that we can offer our end-clients increasingly competitive products while helping our dealership partners step up the sales of cars, financing and insurance policies alike.

4 Administration

4.1 Board of Directors

During the financial year, the company's Board of Directors comprised:

Jari Eklund, Chair of the Board of Directors
Matti Kiviniemi, Deputy Chair of the Board of Directors
Minna Metsälä
Mika Sutinen
Teemu Toivanen

4.2 Managing Director

Arttu Nykänen serves as LocalTapiola Finance's Managing Director, and Hannu Heliö is Deputy Managing Director.

4.3 Auditor

KPMG Oy Ab is the company's auditor, and the principal auditor appointed by KPMG Oy Ab is Timo Nummi, Authorised Public Accountant.

4.4 Personnel and remuneration

At year-end, LocalTapiola Finance employed a total of 93 persons (31 December 2023: 77 persons).

The company has in place a remuneration scheme, which covers the management and other personnel. It is part of the remuneration package and is based on annual bonuses, although some of the elements on which remuneration is based may measure periods that are longer than one year. As part of the remuneration scheme, some employees are provided with an opportunity for a specific supplementary pension.

5 Sustainability

LocalTapiola Finance complies with LocalTapiola Group's sustainability principles and Code of Conduct, contributing actively to the sustainability working groups of LocalTapiola Group.

For us, sustainability is about:

- promoting the safety, security, wellbeing and success of people and communities;
- shouldering financial responsibility;
- investing in the work community;
- realising human rights;
- reducing our environmental and climate impact;
- risk management;
- identifying and managing supply chain risks; and
- participating actively in developing local communities and our society.



LocalTapiola is proactive in safeguarding the life and business of its owner-customers. We aim to raise the safety, security and wellbeing of our customers and society. The sustainability themes laid down in LocalTapiola Group's sustainability roadmap also guide the activities of LocalTapiola Finance. As part of this work, LocalTapiola Finance is committed to striving for direct carbon neutrality by 2025. The company has been determined in its efforts to reduce its carbon footprint, already coming very close to net zero, by transitioning to low-emission company cars and mobility modes as well as by cutting down on paper consumption through increased digital

services and by reducing the amount of waste. Furthermore, in the daily office activities, we endeavour to save energy, whose method of production is CO2-free.

In addition to the carbon neutrality target, through the CO2 offsetting programme launched in 2019, LocalTapiola Finance offsets the emissions from its consumer customers' cars over the duration of the contract term, when the car is financed with LocalTapiola Finance hire-purchase or leasing finance and insured by motor liability and comprehensive motor vehicle insurance granted by LocalTapiola Group or Turva Mutual Insurance Company, in accordance with the rules of the carbon offsetting programme valid from time to time. By the end of 2024, LocalTapiola Finance had acquired carbon offsetting equivalent to over 350,000 tCO2e from the Clean Development Mechanism projects running under the United Nations Framework Convention on Climate Change. The carbon offsetting programme is described in more detail at LocalTapiola Finance's Autotie.fi website, through which consumers can also search for low-emission and carbon offsetting compatible vehicles, and calculate the emission load from their own motoring. With these actions, we seek to direct consumers towards lower-emission motoring. Furthermore, in May 2024, we issued a 200-million-euro Green Bond, which is tied to the financing of fully electric cars and, thereby, to reducing the finance portfolio's Scope 3 emission.

LocalTapiola Finance was the first financial undertaking, in 2024, to incorporate the realisation of human rights into procurement contracts. In cooperation with partners, we assess for suppliers human rights risks comprehensively and from different perspectives. The management of human rights risks and the mitigation of their impacts have contractually been made part of the cooperation, and they form part of our annual process.

In addition to the carbon neutrality actions and carbon offsetting, we have participated in LocalTapiola Group's nationwide and regional sustainability initiatives and campaigns with our own contribution.

Proposal by the Board of Directors to the Annual General Meeting

The Board of Directors proposes that the profit for the financial year, 5,052,576.20, be recognised in the company's profit and loss account and that no dividend be distributed.

Financial statements for 1 January–31 December 2024

6 LocalTapiola Finance Ltd primary financial statements

6.1 Balance sheet

		12/2024	12/2023
ASSETS	Note		
Receivables from credit institutions	1	92,565,486.05	10,184,835.20
Receivables from the public and public-sector entities	2	701,980,673.37	712,896,870.27
Leasing assets	3	222,498,049.41	247,361,699.59
Intangible assets	4, 6	1,424,651.44	1,689,307.85
Tangible assets	5, 6	125,219,067.01	119,207,576.64
Other assets	7,13	13,206,831.09	19,466,888.70
Accrued income and advances paid	8,13	40,198,008.59	43,177,585.74
Assets, total		1,197,092,766.96	1,153,984,763.99
LIABILITIES			
Creditors			
Amounts owed to group undertakings	9	485,408,160.00	485,408 160.00
Amounts owed to credit institutions	9	4,750,000.00	80,000,000.00
Bonds	9	200,000,000.00	180,000,000.00
Commercial papers	9	220,500,000.00	216,500,000.00
Other creditors	10,13	95,726,634.29	11,587,729.60
Accruals and deferred income, and advances received	11	15,070,934.89	9,904,412.81
Creditors, total		1,021,455,729.18	983,400,302.41
Capital and reserves			
Subscribed capital	12	16,376,803.20	16,376,803.20
Unrestricted reserves	12		
Reserve for invested unrestricted equity	12	65,507,212.80	65,507,212.80
Retained earnings (loss)	12	26,700,445.58	25,193,873.86
Profit (loss) for the financial year	12	5,052,576.20	1,506,571.72
Equity subordinated loan	12	62,000,000.00	62,000,000.00
Capital and reserves, total		175,637,037.78	170,584,461.58
Liabilities, total		1,197,092,766.96	1,153,984,763.99

6.2 Profit and loss account

	Note	1 Jan. 2024–31 Dec. 2024	1 Jan. 2023–31 Dec. 2023
Interest income	14	108,936,932.03	81,997,815.17
Net income from leasing activities	15	13,500,622.85	10,442,898.06
Interest expenses	16	-99,274,876.00	-79,463,886.40
NET INTEREST INCOME		23,162,678.88	12,976,826.83
Net commissions	17	55,457,757.97	33,640,714.08
Commission expenses	18	-36,287,534.48	-24,706,815.82
Other operating income	21	8,679.77	5,335.75
Staff and administrative expenses			
Staff expenses			
Wages and salaries	19	-8,390,700.63	-4,968,052.26
Social security expenses			
Pension expenses	19	-964,740.96	-1,081,564.42
Other social security expenses	19	-125,864.84	-213,751.49
Other administrative expenses	19	-11,814,903.14	-10,179,166.87
Depreciation, amortization and reduction in value of tangible and intangible assets	20	-565,083.88	-549,759.49
Other operating expenses	22	-1,399,762.97	-1,245,164.00
Credit losses	23	-5,750,326.61	-1,229,538.64
OPERATING PROFIT (LOSS)		13,330,199.11	2,449,063.67
Income taxes		-8,277,622.91	-942,491.95
PROFIT (LOSS) FOR THE FINANCIAL YEAR		5,052,576.20	1,506,571.72

6.3 Cash flow statement

INDIRECT CASH FLOW STATEMENT	2024	2023
Cash flows from operating activities	13,330,199.11	2,449,063.67
Operating profit (loss)		
Adjustments to operating profit:		
Planned amortisation and depreciation	565,083.88	549,759.49
Other adjustments	-9,662,056.03	-2,533,928.77
Adjustments to operating profit, total	-9,096,972.15	-1,984,169.28
Other assets	28,659,610.97	79,748,568.63
Accrued income and advances paid	2,979,577.15	-18,572,842.88
Increase (-) / decrease (+) in operating assets	31,639,188.12	61,175,725.75
Other creditors	84,138,904.69	-16,387,765.57
Accruals and deferred income, and advances received	5,166,522.08	-1,708,544.34
Increase (+) / decrease (-) in operating payables	89,305,426.77	-18,096,309.91
Interest paid	-99,274,876.00	-79,463,886.40
Interest received	108,936,932.03	81,997,815.17
Direct taxes paid	-8,277,622.91	-942,491.95
Cash flows from operating activities (A)	126,562,274.97	45,135,747.05
Cash flows from investing activities		
Placements in investments	-11,483,356.46	-66,762,346.00
Placements in tangible and intangible assets	-6,311,917.84	-33,431,083.96
Placements in leasing assets	24,863,650.18	-24,321,686.25
Cash flows from investing activities (B)	7,068,375.88	-124,515,116.21
Cash flows from financing activities		
Proceeds from borrowings	831,000,000.00	755,000,000.00
Repayments of borrowings	-882,250,000.00	-831,100,000.00
Cash flows from financing activities (C)	-51,250,000.00	-76,100,000.00
Change in cash and cash equivalents (A+B+C)		
increase (+) / decrease (-)	82,380,650.85	-155,479,369.16
Cash and cash equivalents at start of financial year	10,184,835.20	165,664,204.36
Cash and cash equivalents at end of financial year	92,565,486.05	10,184,835.20
Change in cash and cash equivalents	82,380,650.85	-155,479,369.16

6.4 Notes to the financial statements

6.4.1 Notes to balance sheet items

	2024	2023
1. Receivables from credit institutions		
From Finnish credit institutions		
Repayable on demand	92,565,486.05	10,184,835.20
2. Receivables from the public and public-sector entities	2024	2023
Companies	133,915,806.29	158,201,847.83
Households	568,064,867.08	554,695,022.44
Receivables from the public and public-sector entities, total	701,980,673.37	712,896,870.27
3. Leasing assets	2024	2023
Advance payments	-34,859.03	-16,964.89
Machinery and equipment	222,532,908.44	247,378,664.48
Total	222,498,049.41	247,361,699.59
4. Intangible assets	2024	2023
Design and software programming costs of ICT systems	1,424,651.44	1,689,307.85
5. Tangible assets	2024	2023
Tangible assets	300,130.42	238,259.79
Other tangible assets	124,918,936.59	118,969,316.85
Total	125,219,067.01	119,207,576.64
6. Changes in tangible and intangible assets during the financial year	2024	2023
Intangible assets		
Acquisition cost 1 Jan.	4,353,747.32	4,322,432.32
Increases	202,840.73	31,315.00
Decreases	0.00	0.00
Acquisition cost 31 Dec.	4,556,588.05	4,353,747.32
Accumulated depreciation, amortisation and reduction in value 1 Jan.	-2,664,439.47	-2,192,400.15
Accumulated depreciation and amortisation of decreases	0.00	0.00
Planned depreciation and amortisation during the financial year	-467,497.14	-472,039.32
Accumulated depreciation, amortisation and reduction in value 31 Dec.	-3,131,936.61	-2,664,439.47
Book value 31 Dec.	1,424,651.44	1,689,307.85
Tangible assets		
Acquisition cost 1 Jan.	764,504.21	710,835.44
Increases	187,081.37	96,199.00
Decreases	-25,167.27	-42,530.23
Acquisition cost 31 Dec.	926,418.31	764,504.21
Accumulated depreciation, amortisation and reduction in value 1 Jan.	-526,244.42	-446,824.48
Accumulated depreciation and amortisation of decreases	0.00	0.00
Planned depreciation and amortisation during the financial year	-100,043.47	-79,419.94
Accumulated depreciation, amortisation and reduction in value 31 Dec.	-626,287.89	-526,244.42
Book value 31 Dec.	300,130.42	238,259.79

	2024	2023
7. Other assets	13,206,831.09	19,466,888.70
	2024	2023
8. Accrued income and advances paid		
Interest receivables	1,579,343.13	1,541,235.35
Interest advances paid	0.00	0.00
Other advances paid	10,583,722.97	16,432,413.33
Other accrued income	28,034,942.49	25,203,937.06
Total	40,198,008.59	43,177,585.74
	2024	2023
9. Amounts owed to the public and public-sector entities		
Amounts owed to group undertakings	485,408,160.00	485,408,160.00
Amounts owed to credit institutions	4,750,000.00	80,000,000.00
Bonds	200,000,000.00	180,000,000.00
Commercial papers	220,500,000.00	216,500,000.00
Amounts owed to the public and public-sector entities, total	910,658,160.00	961,908,160.00
The amounts owed do not contain items becoming due and payable after more than five years.		
	2024	2023
10. Other creditors		
Trade creditors	513,155.04	875,076.46
Other creditors	95,213,479.25	10,712,653.14
Total	95,726,634.29	11,587,729.60
	2024	2023
11. Accruals and deferred income, and advances received		
Interest payable	3,804,802.74	3,379,565.44
Interest advances received	2,580,020.32	920,438.20
Other advances received	0.00	0.00
Other accruals and deferred income	8,686,111.83	5,604,409.17
Total	15,070,934.89	9,904,412.81
	2024	2023
12. Capital and reserves		
Subscribed capital	16,376,803.20	16,376,803.20
Reserve for invested unrestricted equity	65,507,212.80	65,507,212.80
Retained earnings (loss)	26,700,445.58	25,193,873.86
Profit (loss) for the financial year	5,052,576.20	1,506,571.72
Equity subordinated loan	62,000,000.00	62,000,000.00
Total	175,637,037.78	170,584,461.58

The loan is a subordinated loan within the meaning of chapter 12 of the Limited Liability Companies Act (624/2006), in addition to which it is an equity loan.

The loan is recognised in the company's capital and reserves as a separate item after unrestricted capital.

The loan has no maturity date, but the company has a right, but not an obligation, to redeem the loan.

The loan is senior to the company's other equity items. The loan has an interest rate of the 6-month Euribor plus a variable margin.

13. Interest rate derivative contracts

	2024	2024
	Book value	Fair value
Other Assets		
Derivatives-trading collateral given	4,530,000.00	4,530,000.00
Derivative contracts	7,225,752.00	7,225,752.00
Other Creditors		
Derivatives-trading collateral received	0.00	0.00
Derivative contracts	7,123,920.00	7,123,920.00
	2023	2023
	Book value	Fair value
Other Assets		
Derivatives-trading collateral given	5,420,000.00	5,420,000.00
Derivative contracts	5,749,794.00	5,749,794.00
Other Creditors		
Derivatives-trading collateral received	0.00	0.00
Derivative contracts	10,549,382.00	10,549,382.00
	2024	2023
	Fair value	Fair value
Off-balance sheet item		
Derivative contracts	-4,358,012.00	0.00

LocalTapiola Finance has a EUR 200 million floating rate bond, which is tied to the 3-month Euribor rate. The bond will mature on 30 May 2027. The bond is hedged with a EUR 200 million interest rate swap; the swap generates interest at the 3-month Euribor rate, and its other key terms correspond to the bond. The fixed rate of interest payable for the swap is 3.02%.

LocalTapiola Finance has concluded an interest rate derivative for hedging purposes, wishing by means of the interest rate swap to eliminate future cash flow uncertainty associated with the floating rate bond. The floating rate cash flows of the interest rate derivative cancel the interest cash flows of the bond.

6.4.2 Notes to the profit and loss account

	2024	2023
14. Interest income		
On receivables from credit institutions	1,959,444.24	2,090,574.72
On receivables from the public and public-sector entities	106,977,487.79	79,907,240.45
Total	108,936,932.03	81,997,815.17
15. Net income from leasing activities	2024	2023
Leasing income	58,797,960.72	57,880,473.42
Leasing depreciation and amortisation	-45,297,337.87	-47,437,575.36
Total	13,500,622.85	10,442,898.06
16. Interest expenses	2024	2023
Interest expenses	99,274,876.00	79,463,886.40
17. Commissions and fees	2024	2023
Valuation income from derivatives	38,477,601.00	16,822,992.00
Other commissions and fees	16,980,156.97	16,817,722.08
Total	55,457,757.97	33,640,714.08
18. Commission expenses	2024	2023
Derivatives valuation expenses	33,658,779.00	23,412,388.00
Other commission expenses	2,628,755.48	1,294,427.82
Total	36,287,534.48	24,706,815.82
19. Administrative expenses		
Wages and salaries	8,390,700.63	4,968,052.26
Pension expenses	964,740.96	1,081,564.42
Other social security expenses	125,864.84	213,751.49
Staff expenses, total	9,481,306.43	6,263,368.17
Other administrative expenses	11,814,903.14	10,179,166.87
Operating expenses, total	21,296,209.57	16,442,535.04
20. Depreciation, amortisation and reduction in value for tangible and intangible assets	2024	2023
For intangible assets		
Planned amortisation and depreciation	467,497.14	472,039.32
Reduction in value	0.00	0.00
Total	467,497.14	472,039.32
For tangible assets		
Planned amortisation and depreciation	100,043.47	79,419.94
Reduction in value	-2,456.73	-1,699.77
Total	97,586.74	77,720.17

21. Other operating income	2024	2023
Other income	8,679.77	5,335.75
22. Other operating expenses	2024	2023
Rental expenses	492,887.01	438,677.14
Other expenses	906,875.96	806,486.86
Total	1,399,762.97	1,245,164.00
23. Credit losses	2024	2023
Credit losses for receivables	5,575,095.44	2,522,942.50
Credit loss provisions	2,687,146.01	-67,744.56
Credit losses returned	-2,511,914.84	-1,225,659.30
Total	5,750,326.61	1,229,538.64
24. Rental liabilities	2024	2023
Amount due in the financial year started	86,374.12	314,386.27
Amount due in following years	342,092.46	0.00
25. Business mortgages	2024	2023
Loans from credit institutions	0.00	65,000,000.00
Business mortgages given as collateral	0.00	100,000,000.00
26. Other contingent liabilities	2024	2023
Securitisation liabilities	1,679,514,019.78	1,585,483,416.59
27. Number of personnel at end of financial year	2024	2023
	93	77
28. Related party transactions		
The company has no related party transactions that would have been material or concluded on terms other than ordinary.		
At 31 December 2024, receivables from the company's related parties totalled €192,239.53.		
29. Fees paid to the auditor	2024	2023
Statutory audit	38,564.00	36,048.66
Other services	0.00	0.00

7 Accounting principles

LocalTapiola Finance Ltd's financial statements and Report of the Board of Directors are prepared in accordance with the Finnish Accounting Act and Decree; the Act on Investment Services; the Act on Credit Institutions; the Ministry of Finance decree on the financial statements, consolidated financial statements and report of the Board of Directors of credit institutions and investment firms; the regulations and instructions of the Financial Supervisory Authority; and the general guidelines of the Accounting Board.

LocalTapiola Finance Ltd is owned by LocalTapiola General Mutual Insurance Company, LocalTapiola Mutual Life Insurance Company and the LocalTapiola Group regional non-life insurance companies. LocalTapiola Finance Ltd's (business ID 2856773-8) domicile is Helsinki and its address is Revontulenkujä 1, FI-02100 Espoo. The Board of Directors approved the financial statements for 1 January 2024–31 December 2024 at its meeting on 18 February 2025.

7.1 Summary of the key accounting principles

The **receivables from credit institutions** item includes the deposits made with credit institutions. Receivables to be repaid no later than within one day of cancellation are considered receivables repayable on demand. Negotiable receivables from credit institutions are not recognised in the balance sheet item.

Receivables from the public and public-sector entities are loans receivable carried at amortised cost less any realised credit losses and impairment losses.

Leasing assets are recognised in the balance sheet at acquisition cost, and depreciation is recognised in accordance with the annuity method.

In **intangible assets**, the design expenses of IT systems acquired for value are activated as other long-term expenditure. They are depreciated over a period of 10 years from deployment, or over a shorter economic period of utilisation.

The **tangible assets** balance sheet item comprises equipment, which is presented in the balance sheet at acquisition cost less planned amortisation and depreciation. The annual depreciation rate of equipment is 25% of net expenditure, excluding consignment items and items written down, which are not depreciated.

Derivative contracts are used for hedging against the interest rate risk. In accounting, derivatives are treated as non-hedging and they are recognised at fair value through profit or loss. The hedging interest rate derivative used for the bond is an exception, and the value of this derivative is shown in the financial statements as an off-balance sheet item. Cash flows from hedging interest rate swaps are recognised through profit or loss.

Impairment losses on loans and other receivables. For each receivable, the company evaluates whether there is evidence of any impairment of the asset item in question. At the same time, the future cash flows allocated to the receivable, the coverage of the collateral and the customer's repayment ability are all assessed. Impairment losses are deducted on the balance sheet from the receivables to which they are allocated. All collected items already recognised as credit losses earlier, and reversals of impairments, are recognised as decreases of impairment losses.

Liabilities are carried at amortised cost.

Interest income and interest expenses are calculated and amortised using the effective interest method, which takes into account the items included in the effective interest calculation.

Under **commissions and fees and commission expenses**, commissions are recognised when the service or separate measure has been carried out.

In the notes, securitisation-related receivables are presented as an **off-balance-sheet contingent liability**.

Signatures for the report of the Board of Directors and financial statements

18 February 2025

Jari Eklund
Chair of the Board of Directors

Matti Kiviniemi

Minna Metsälä

Mika Sutinen

Teemu Toivanen

Arttu Nykänen
Managing Director

Auditor's note

A report has been issued today on the audit performed.

18 February 2025

KPMG Oy Ab

Timo Nummi,
Authorised Public Accountant

Signature receipt

Signature made in the SignSpace service

Date: 2025-02-18 15:00:59 (EET)

Verification code: 2UT300JUXM1GQJCJAG36ZK0DG4AI7D3HE3T80

UVS7AHN5KQ3EO66AAK7VJSJHF2M95HQOBLW8YLB638E3E6NAG

JBN92D6888JN2T296YM6DEF76HUDW2HXV24TM7BTU0



☐ **LähiTapiola_Rahoitus_Oy_Tilinpäätös_2024.pdf (17 pages)**

0ba46ba9b7650033901283adc44965482aa71f25b3ad629dd29cb38e550341ec

has been electronically signed in the SignSpace service.

Full name registered: **Teemu Tapani Toivanen**

Signature type: **Advanced electronic signature**
Identification method: **Mobile ID**
Country of identity provider: **FI**
Holder of certificate: **SignSpace (Vastuu Group Oy)**
Issuer of certificate: **Globalsign TSA**

Teemu Tapani Toivanen

Signed 2025-02-18 10:23:36 (EET)

Full name registered: **Mika Esko Petteri Sutinen**

Signature type: **Advanced electronic signature**
Identification method: **Bank identification**
Country of identity provider: **FI**
Holder of certificate: **SignSpace (Vastuu Group Oy)**
Issuer of certificate: **Globalsign TSA**

Mika Esko Petteri Sutinen

Signed 2025-02-18 10:43:26 (EET)

Full name registered: **Arttu Juhani Nykänen**

Signature type: **Advanced electronic signature**
Identification method: **Bank identification**
Country of identity provider: **FI**
Holder of certificate: **SignSpace (Vastuu Group Oy)**
Issuer of certificate: **Globalsign TSA**

Arttu Juhani Nykänen

Signed 2025-02-18 12:12:47 (EET)

Full name registered: **Jari Henri Eklund**

Signature type: **Advanced electronic signature**
Identification method: **Bank identification**
Country of identity provider: **FI**
Holder of certificate: **SignSpace (Vastuu Group Oy)**
Issuer of certificate: **Globalsign TSA**

Jari Henri Eklund

Signed 2025-02-18 12:33:00 (EET)

Full name registered: **Matti Olavi Kiviniemi**

Signature type: **Advanced electronic signature**

Identification method: **Mobile ID**

Country of identity provider: **FI**

Holder of certificate: **SignSpace (Vastuu Group Oy)**

Issuer of certificate: **Globalsign TSA**

Matti Olavi Kiviniemi

Signed 2025-02-18 12:33:59 (EET)

Full name registered: **Minna Marika Metsälä**

Signature type: **Advanced electronic signature**

Identification method: **Mobile ID**

Country of identity provider: **FI**

Holder of certificate: **SignSpace (Vastuu Group Oy)**

Issuer of certificate: **Globalsign TSA**

Minna Marika Metsälä

Signed 2025-02-18 14:54:25 (EET)

Full name registered: **Timo Erkki Nummi**

Signature type: **Advanced electronic signature**

Organisation: **LocalTapiola Services Ltd**

Identification method: **Bank identification**

Country of identity provider: **FI**

Holder of certificate: **SignSpace (Vastuu Group Oy)**

Issuer of certificate: **Globalsign TSA**

Timo Erkki Nummi

Signed 2025-02-18 15:00:59 (EET)

SignSpace signature service

SignSpace® is an electronic signature service provided by SignSpace, Vastuu Group Oy, Business ID 2327327-1, Finland.

The signature attached to this document is an electronic signature within the meaning of the eIDAS regulation (No 910/2014).

The person(s) signing the document has/have been identified in the service as follows:

Bank identification – The identity of the person signing the document was confirmed using the strong identification method. The person signing the document verified their identity during the signing transaction by logging in to the Signicat Connect identification service with their Nordic banking credentials.

Mobile ID – The identity of the person signing the document was confirmed using the strong identification method. The person signing the document verified their identity during the signing transaction by logging in to the Signicat Connect identification service with the Mobile ID.

Verification of signature authenticity

The SignSpace service provides a user interface for verifying electronic signatures. The service is available for use by the service users and external parties. Recipients can use the service to verify that the signed documents submitted to them are original and unaltered. The verification service verifies the integrity of the files which a user uploads into the service and they are compared with the original data stored in the service.

The original document version, which contains the relevant non-repudiation data, is stored in the SignSpace service.

Upon signing, based on the document, a version is created for distribution. This version includes a PDF-format signature page as the last page of the PDF document or, in the case of another file format, as a separate PDF file. The PDF of the version created for distribution is electronically signed with the SignSpace service's electronic stamp.

The originality and fidelity of the distribution version PDF can be verified by checking the signature of the PDF file. This check can be done in the SignSpace service or using for example the Adobe Acrobat Reader application.

The non-repudiation data are available through the SignSpace customer service.

Instructions on how to verify a document signed in the SignSpace service:

- The verifier must have access to the signed document (version for distribution) in electronic format.
- The document may be a single PDF file with a signature page at the end, or an entity composed of one or several files and a related PDF-format signature page.
- The verifier opens the <https://site.signspace.com/fi/verifiointi> website.
- The verifier uploads into the service the signed document together with the signature page, and is informed of the outcome of the checks which the system makes.

Trusting the signature

A more specific description of the details about signature verification and security can be found at the SignSpace website:

<https://resources.signspace.com/legal-compliance-fi>.

The more specific description is also intended to be forwarded to the third party for whose use the electronically signed document will be disclosed.

signspace

<https://signspace.com/fi>

asiakaspalvelu@signspace.fi

+358 600 301 339 (€1.54/min.+normal local call charge, weekdays 8.00–16.00)