



To Pollari's shareholders and residents,

Year 2021 has begun eventfully. Early on in the year, the Board concentrated on Pollari's agreements, its finances and the terms of use of the common areas as well as the Residents' Survey. The terms of use of the common areas can be found in Finnish on our website www.jatkasaarenpollari.com at Säännöt ja ohjeet as well as in the common areas themselves. English translations are in the works.

During the last few months the focus of the Board has been on acquiring Pollari's plot and negotiating loans (both the land acquisition loan and an update of the terms of the housing company loan) as well as reaching an agreement with Hartela and Saipu Oy regarding a total review of the manifolds of our floor heating. The agreement included, but was not limited to, the renewal of any faulty manifolds and correction of any faulty installations. The KoneFlow system kept the Board busy too.

The Extraordinary Shareholders' Meeting held on 23.3.2021 decided unanimously to purchase the rest of Pollari's plot. The acquisition was realised on 31.3.2021. With a little help from our bank, we now own our building site fully. In terms of payments, the only change is that those paying a land lease surcharge will as of 1.4.2021 pay a capital expenditure charge C instead. The amounts payable to the housing company remain the same. In addition, the change should reflect positively on the mortgage value of your shares. It may take some time for the ownership of our site to be registered, so pls check that your bank's information is up to date

Our land loan is an equal payment loan i.e. the loan instalments remain fixed. If interest rates increase, the amortisation rate decreases accordingly. Interest is always payable. If the interest alone exceeds the agreed equal payment, the payment will increase to cover the interest, i.e. if the total interest rate would exceed 4,5% (now 0,62%), the equal payment amount would increase too. Shareholders have the right to repay half or the full amount of their apartment specific land loan twice a year on interest rate adjustment dates (31.3. ja 30.9). For further information, please contact mervi.ohman@kiinteistotahkola.fi.

The Extraordinary Shareholders' Meeting also approved the Board's proposals for changes of the Articles of Association regarding Board activities and apartment specific modifications.

In addition to the land loan, we have the original housing company loan. Those, who have not paid the loan in full, pay interest on it in the form of capital expenditure charge A. The margin adjustment of said loan is coming up in Fall. We will return with an adjustment proposal before that.

We take this opportunity to remind everyone that the housing company loan (unlike the land loan) is a loan with a fixed amortisation schedule. The first amortisation is due in Spring 2023. The housing company will start collecting monies for the amortisation six months in advance. This means that the capital expenditure charge A will increase significantly (as shown in Hartela's sales schedules) in Fall 2022. For further information, please contact mervi.ohman@kiinteistotahkola.fi.

If you live in the apartment you own and would like more financial leeway, you may want to negotiate a personal loan to pay off the housing company loan before the

above-mentioned amortisations start. It is often possible to get a longer loan term, an extension of the amortisation-free period and more flexibility re amortisations through a personal loan.

The manifold review has now been successfully completed. We received a five-year guarantee for the manifolds/floor heating from Saipu Oy in addition to Hartela's normal ten-year guarantee for all systems.

The taking into use of the KoneFlow system was hampered by a faulty batch of tags as well as insufficient implementation support. Negotiations with Kone resulted in concrete improvements and a compensation for incurred harm. If your key tags still don't work, please contact our property manager. Kone recommends that you exchange any faulty tags and all tags not yet in use in one go.

A special thanks to all those, who participated in the Residents' Survey. Your feedback gave us a good base for planning and defining Pollari's strategic goals going forward.

In addition to the normal agenda, a plan and separate budget for the development of common areas will be prepared for discussion - and possible decision – at the Annual Shareholders' Meeting.

One of our special focus areas is keeping our house and its environment clean. We have increased the cleaning of our entryways, demanded that the city paves Bermudankatu forthwith, and increased information re waste handling. We are also working on better supervision of the use of common areas through use of code locks, and a way to define our entrances more clearly by use of planters with evergreens and seasonal flowers.

We are in a good place and all set to go forward. Let's all strive to make Pollari a nice, peaceful, modern and reliable housing company.

Best regards, the Board