



General Release 1/2022

Dear Pollari shareholders and residents,

This first general release during 2022 informs about current Pollari issues.

Warranty repairs

The Board and housing manager have been monitoring the progress of warranty repairs and have had an ongoing discussion thereof with the construction company Hartela. Of the important repair items affecting all the building, facade repairs and ventilation measurements/adjustments have been ongoing lately. Hartela's objective is to complete all the repair items by October 2022 at the latest.

Heating adjustment will be an exception to the above schedule. Because of unfortunate circumstances, Hartela was not able to complete the heating adjustment for every apartment during the period with enough sub-zero temperatures (the adjustment requires that heating is on and that outside temperature is low enough). Therefore the adjustments have to be finalized during the next heating period. Luckily, most apartments have correctly adjusted heating.

Home appliance warranties

The warranty period for the home appliances (for example, refrigerator, stove, washing machines) delivered by Hartela with the new apartments will, as a rule, expire after two years from the delivery of the apartment. Please react in time, if there are problems with the appliances.

Capital expenditure and maintenance charges

As a memory refresher (and for the benefit of those who may consider restructuring their loans) we provide a brief summary of the company loan portfolio as renegotiated according to the decisions of the Spring 2021 General Meetings.

The so-called plot purchase loan has fixed installments. According to the loan terms, at least the interest will be debited in all cases. In practice, the installment will be constant unless the interest rate increases so much (over 4 percentage points) that the fixed installment does not cover the interest.

The original building loan was tied to a 12 month Euribor rate with 1,4% margin. This was renegotiated so that half of the loan has variable rate (Euribor 12 months) with 0,69% margin, while the other half has 10-year fixed rate period with 1,15% rate and 0,59% margin. After 10 years, this half will also have variable rate.

Amortizations of the building loan will start during Autumn. The charges are shown in the charge sheets sent to shareholders. The charges can also be checked from the Premis system. Additional amortizations must be done so that both loan tranches are amortized with the same amounts, as the loan terms between the bank and Pollari consider the loan as one even if it has two tranches with different terms.

The overall rising costs may be challenging for both current maintenance and capital expenditure charges. Charge-free months are not to be expected during 2022. On the contrary, we may have to debit extra maintenance charges if the strong rise of costs will not settle.

Rescue plan and civil defense

The rescue plan was distributed to all apartments in May. Please make yourself familiar with the plan and keep it in an easily accessible place. The entire rescue plan can also be found in the Premis system. For security reasons, the open [Pollari home page](#) has only an abbreviated version of the plan with location information about critical systems redacted.

The Board has also decided to convene a voluntary group of residents interested in civil defense issues. A separate invitation will be sent later.

Tarmac and parking on Bermudankatu

The stretch of Bermudankatu in front of Pollari has been finally covered with tarmac. Parking is still regrettably forbidden - as has been before - until the parking spots are marked and appropriate traffic signs are installed. Until then parking there may result in fines.

Flower arrangements

After the completion of the tarmac works, the Board has decided to make the Pollari front side more beautiful by having some flowers there. The flower pots will be installed next to the A-door in the near future.

Change of cleaners

The cleaning company responsible for Pollari's public spaces has changed by 1.6.2022. The Board selected Siivouspalvelu Salamanteri as the new cleaner after a competitive tender. The previous cleaner was a subcontractor of our maintenance provider Kotikatu. The motivation for the change was to have the cleaning services in the direct control of the housing company.

Best wishes for a great summer from your Board!