

Full Year Results for 2014

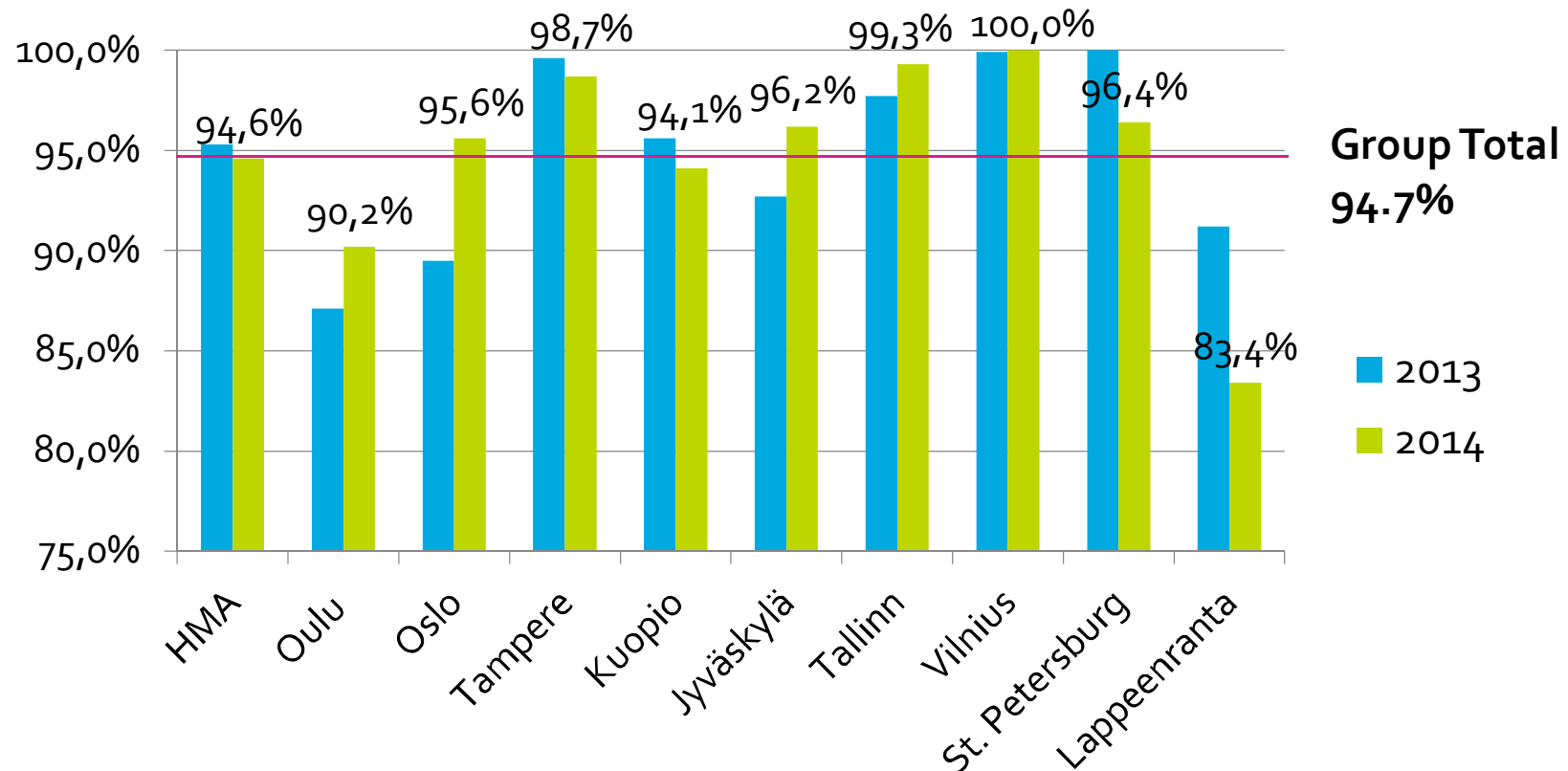
February 10, 2015

TECHNOPOLIS
more than squares

2014 Highlights

- > Net sales up 28.0%
- > EBITDA up 35.9%, costs up 16.9%
- > EBITDA margin up from 50.7% to almost 54%
- > EPRA Direct result rose 38.1%
- > Occupancy rose to 94.7%
- > Equity ratio 38.5%, and LTV 59.7%
- > Valuation items impacted financials

Occupancy on the Rise



- > Group occupancy approaching our long-term target
- > Oulu up y/y 3.1% & Tallinn up by 1.6%
- > Largest dip in the smallest business unit, Lappeenranta, down 7.8%

Changes in Fair Values

	Market Yield Related	Occupancy Assumption	Renovations	Projects in Progress	Total
Finland	-2.6	-9.4	-39.1	+0.5	-50.6
Baltic Rim	+2.9	+0.1	+1.3	+1.5	5.8
Scandinavia	+3.4	-3.5	+4.4	-	4.3
Total	+3.7	-12.8	-33.4	+2.0	-40.5

Changes in EUR million

- > In 2014 fair values were negative of EUR 40.5 million
- > EUR -33.4 million from renovations:
 - > Quality space is a competitive advantage

The Impact of Valuation Items

Income Statement	1-12/2014
Fair value changes, EUR million	-40.5
Unrealized FX losses, EUR million*)	-22.1
Realized FX losses, EUR million	-1.8
Total	-64.4
Per share, EUR	-0.61
Earnings per share, EUR (IFRS)	-0.15
Direct result per share, EUR (EPRA)	0.53

*) EBRD euro denominated loan

Equity	1-12/2014
Conversion difference, EUR million	-17.1
Net profit for the period, EUR million	-11.7
In total	-28.8
Per share, EUR	-0.27

> Valuation Effect

> Strong Operational Performance

> Total Effect on Equity

Guidance 2014 vs. Actual Results

	Guidance	Realized	Growth without FX changes
Net sales	27% - 32%	28.0%	30.3%
EBITDA	35% - 40%	35.9%	38.4%

- > FX rate changes impacted sales & EBITDA growth in 2014
- > In rubles St. Pete net sales +70.6% and EBITDA +139.7% y/y
- > In krone Oslo net sales +3.8 % and +EBITDA 3.7% y/y
- > Since the start of the year:
 - > Norwegian krone has been appreciated ca. 5%
 - > Russian ruble has stabilized at EUR/RUB ca. 75

In the Field



Case: Peltola, Oulu



- Acquired in February 2013 with a financial occupancy rate of 54%
- At the end of 2014 financial occupancy stood at 90 %
- New customers such as Norwegian Nordic Semiconductor
- Contributed to overall Oulu occupancy being over 90%

Case: Vilnius, Lithuania



- Two buildings with 100% financial occupancy and a one under construction with a 46% pre-let rate acquired in May 2013
- Team built from scratch. Now fully resourced and performing well
- At the end of 2014 financial occupancy stood at 100%
- Excellent demand. Plan to launch next expansion this spring
- Option to acquire an 30,000 m² in building rights

Case: Oslo



- Acquired in December 2013 with financial occupancy of 89.5%
- At the end of 2014 financial occupancy stood at 95.6%
- 12,200 m² in deals done, including new customers totaling 5,400 m²
- Customer satisfaction up from 3.6/5 to almost 4/5
- Fornebu is an up and coming area

Case: Innopoli 3



- Acquired in two parts in November and December 2013
- Total investment was EUR 77.5 million
- Two years left for three-year rental guarantee
- Financial occupancy rate at 95.2%, Innopoli campus at 92.5% and rising
- Market vacancy rate in the area was 20%

Case: Tallinn



- Large-scale development with the local partner
- At the point of acquisition 70,000m² of which modern 46,000m²
- So far about 20,000m² demolished, 22,400m² new and 9,200m² under construction
- Financial occupancy up from 93.5% in 2011 to 99.3% in 2014
- Rents up from 9.67 €/m²/mo to 12.4 €/m²/mo (Lõõtsa 8)

Case: St. Petersburg

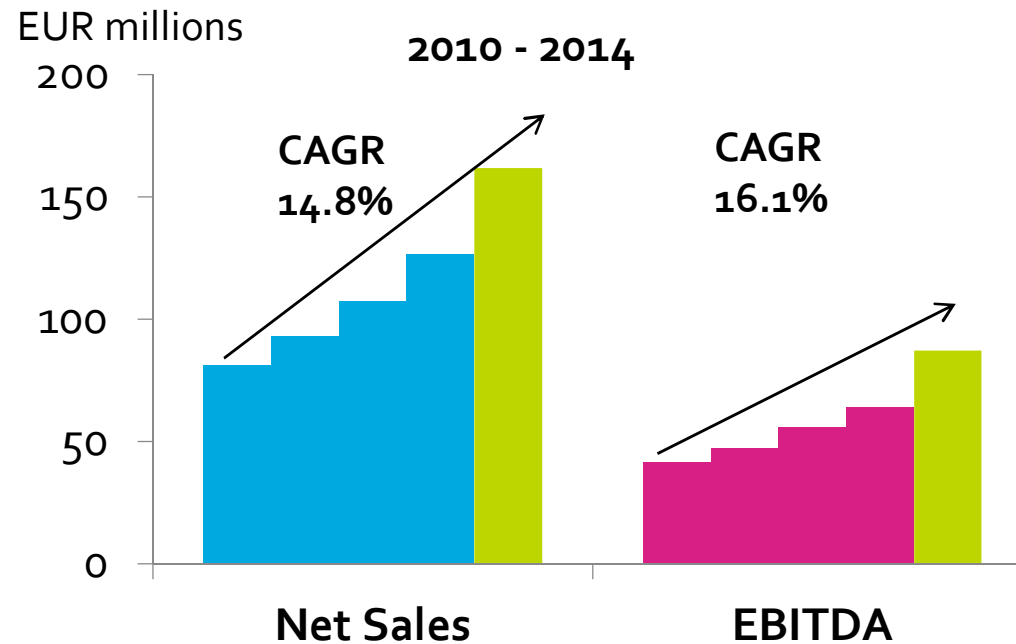


- > Greenfield project started in 2009
- > Pulkovo 1 commissioned in 2011, occupancy currently 95.2%
- > Pulkovo 2 commissioned in October 2014, occupancy now at 96.0%
- > Total campus occupancy rate at 95.6% as of February 9
- > Total rentable area will be 35,800m² after the building is fully commissioned
- > In rubles like-for-like rents up by 23.6% in 2014

Looking Ahead

- > **2015 growth guidance y/y:**
 - > **Net sales and EBITDA to be at the same level or slightly higher than in 2014**
 - > Guidance is subject to foreign exchange changes, acquisitions and divestitures
 - > Dividend proposal of 0.15 euros per share
 - > Share buybacks of 700,000 as of January 19 i.e. EUR 2.7 million

Growth 2010-2014



- > In five years net sales have grown about 100% and EBITDA about 110%
- > Balance sheet has grown 82% and rentable space 41%



Technopolis was Awarded in 2014

IR was evaluated the best among the Finnish mid-caps (Regi)

Attended the first time GRESB and was awarded by the green star

Five new LEED certificates of which one in St. Petersburg

Sustainability reporting achieved bronze level (EPRA)



Appendices: Additional Data

Investments

Area	Name	m ²	EUR million	Stabilized yield, %	Financial Occupancy, %	Completion
Tallinn	Löötsa 8A	7,500	11.8	9.1	100.0	9/2014
St. Petersburg	Pulkovo 2	18,700	42.0	12.6	96.0	9/2014
Tallinn	Löötsa 5	9,200	17.0	8.8	8.6	9/2015
HMA	Building, G	5,300	18.3	8.0	32.6	9/2015
Tampere	Yliopist. 3&4	11,900	39.0	7.2	28.9	3/2016

> Note: At February 9, 2015. Projects in grey are not completed i.e. financial occupancy is pre-let rate

> Projects in progress EUR 74.3 million

Key Figures

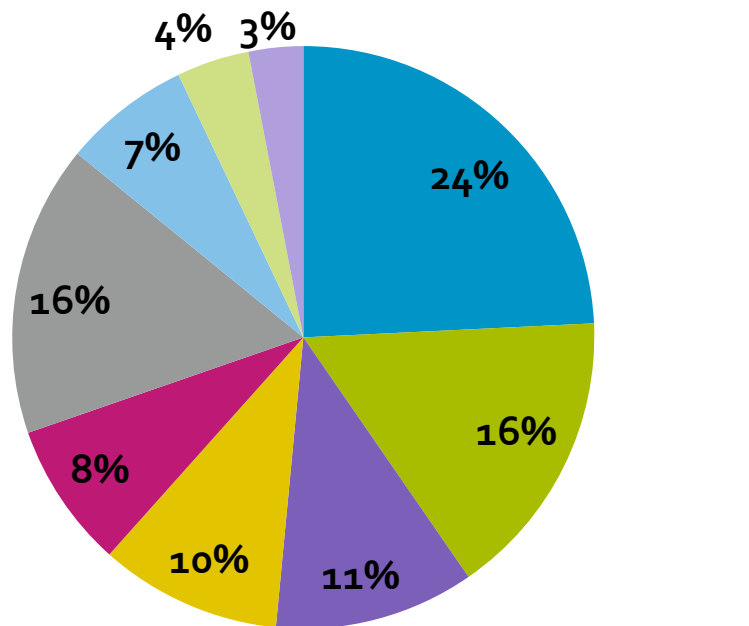
Financials	2014	2013	Δ, %
Net sales, EUR million	161.7	126.3	28.0
EBITDA, EUR million	87.2	64.1	35.9
Operating profit, EUR million	42.9	43.9	-2.3
Direct result (EPRA), EUR million	55.9	40.5	38.1
Direct result/share (EPRA), EUR	0.53	0.47	12.8
Real Estate Operations			
Financial occupancy rate, %	94.7	93.6	+1.1pp
Net rental yield, %	7.5	7.6	-0.1pp
Market yield, %	8.1	8.2	-0.1pp
Rentable space, 1 000 m ²	742,000	746,800	-0.6

Financing

	Q4/2014	Q4/2013	Change, %
Interest bearing debt, EUR million	841.9	861.9	-2.3
Fixed rate, %	60.0	49.7	10.3 pp
Hedging ratio, %	57.4	46.5	10.9 pp
Average interest rate, %	2.43	2.46	-0.03 pp
Capital weighted loan maturity, years	6.1	7.0	-13.1
Fixing period, years	2.7	2.2	22.7
Interest cover ratio, %	4.8	5.3	-0.5 pp
Loan to value, %	59.7	59.5	0.2 pp
Maturing loans, next 12 mo, EUR million	182.2	145.6	25.1
Untapped credit lines, EUR million	156.5	87.5	79.9

Customers

Segments in December 31, 2014



% of rentable space

Customer Highlights

- > Nordic Semiconductor to Peltola campus in Oulu
- > DataCenter took 1,000 m² from Innopoli campus in Espoo
- > Tampere University of Applied Science took 3,200 from Mediapolis in Tampere

Lease Agreements

Lease stock, % of space Maturity in years	Q4/2014	Q3/2014	Q2/2014	Q1/2014	Q4/2013
<1	17	17	14	17	22
1-3	23	25	24	21	22
3-5	12	12	9	12	13
>5	22	21	24	22	26
Open-end leases	26	25	28	28	17
Av. Maturities in Mo	39	40	40	31	35
Lease stock, EUR million	455.9	463.5	468.2	478.6	470.5

20 largest customers leased approximately 29.7% of the company's rented space on December 31, 2014

Finland

	2014	2013	Δ, %
Rentable space, m ²	542,200	555,900	-2.3
Rent, €/m ² /mo avg.	16.79	16.21	3.5
Financial occupancy rate, %	93.7	92.9	+0.8pp
Net rental revenue, EUR million	103.3	94.9	8.8
Net sales, EUR million	118.6	109.4	8.4
EBITDA, EUR million	62.6	56,1	11.7
Market yield requirement, %	7.9	7.9	0.1pp
Fair value of investment properties, EUR million	951.9	981.0	-3.0

Baltic Rim

	2014	2013	Δ, %
Rentable space, m ²	135,800	119,500	13.6
Rent, €/m ² /mo avg.*)	14.00	15.04	-6.9
Financial occupancy rate, %	98.4	99.1	-0.7 pp
Net rental revenue, EUR million	23.6	15.3	54.3
Net sales, EUR million	24.9	15.9	56.3
EBITDA, EUR million	13.4	7.6	77.0
Market yield requirement, %	8.7	9.0	-0.3 pp
Fair value of investment properties, EUR million	224.7	212.4	5.8

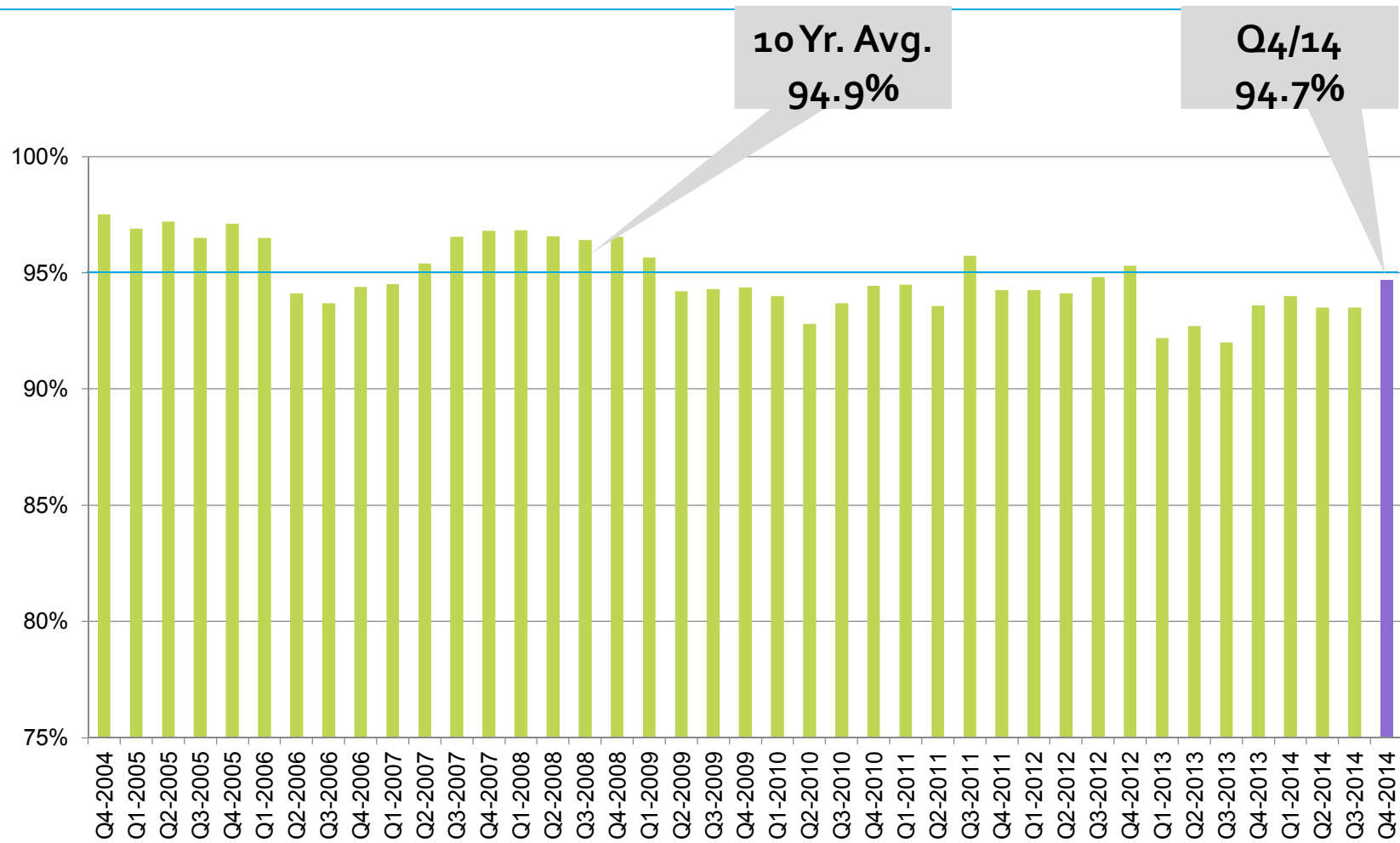
*) Decreased due to depreciated ruble – in local currencies rent level was up. Like-for-like rents in St. Petersburg 23.6% y/y

Scandinavia

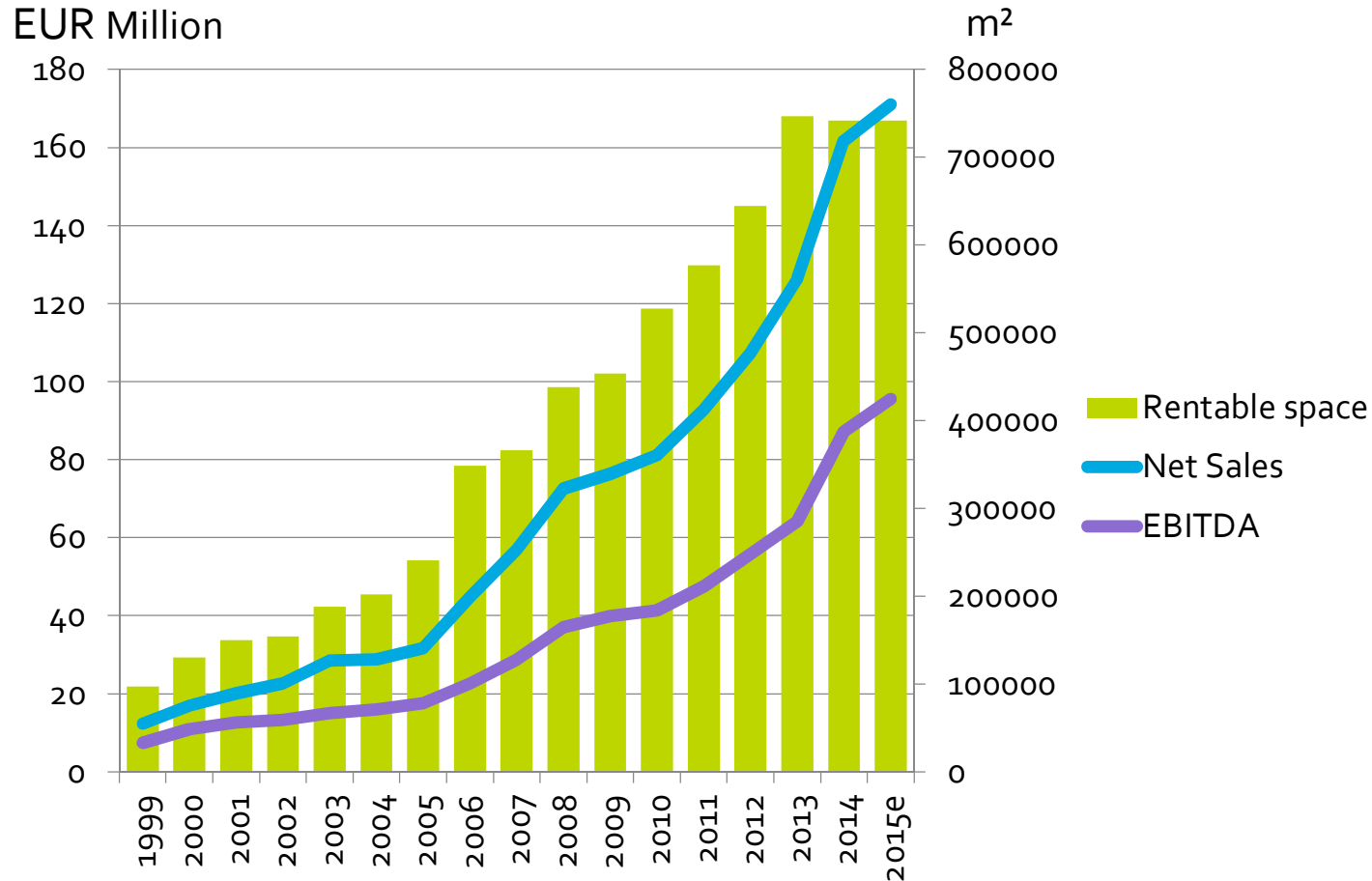
	2014	2013 *)	Δ, %
Rentable space, m ²	63.000	71,400	-11.8
Rent, €/m ² /mo avg.	22.03	21.16	4.1
Financial occupancy rate, %	95.6	89.5	6.1 pp
Net rental revenue, EUR million	18.0	1.0	1,695.2
Net sales, EUR million	18.2	1.0	1,807.2
EBITDA, EUR million	12.0	0.6	2,044.0
Market yield requirement, %	6.4	6.5	-0.1 pp
Fair value of investment properties, EUR million	201.8	217.0	-7.0

*) December 11-31, 2013

Financial Occupancy

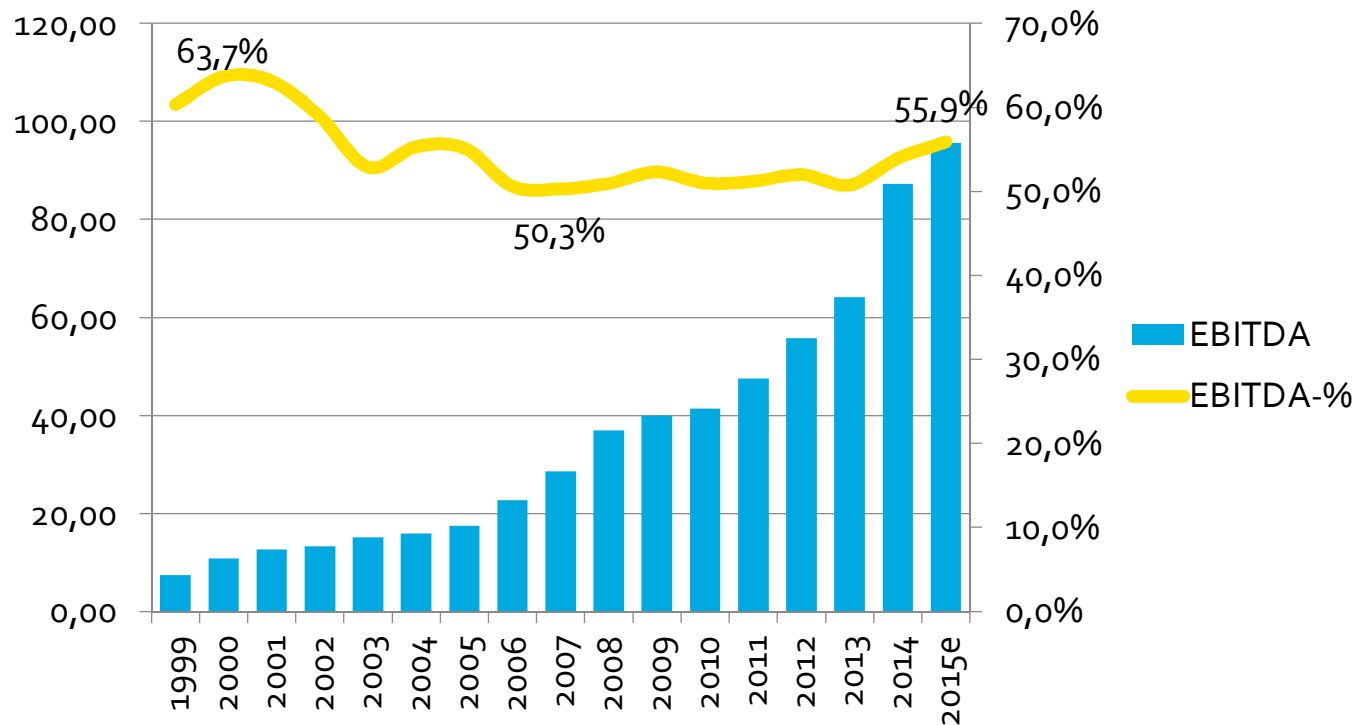


EBITDA, Net Sales & Rentable Space



Net Sales & EBITDA 2015 are analysts' consensus estimates
 Rentable space from year-end 2014 to 2015 is assumed to be fixed

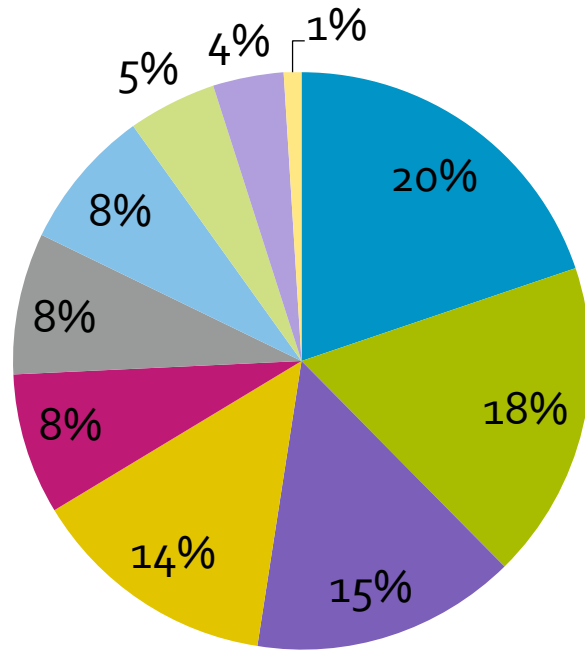
EBITDA and EBITDA-%



- EBITDA-% turned upward in 2014
- Market expects trend to continue

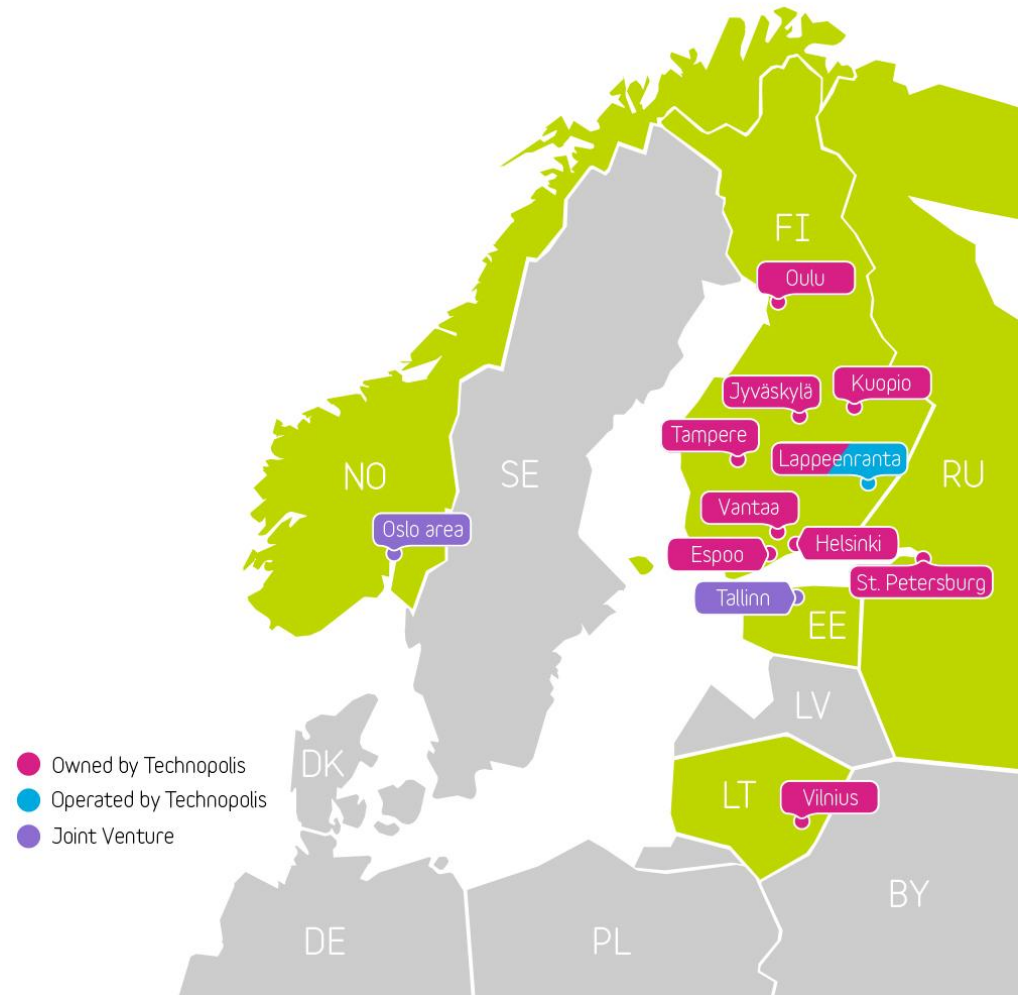
Market Segments by Fair Value

December 31, 2014



- | | |
|---|---|
| ■ HMA | ■ Oulu |
| ■ Oslo | ■ Tampere |
| ■ Kuopio | ■ Jyväskylä |
| ■ Tallinn | ■ Vilnius |
| ■ St. Petersburg | ■ Lappeenranta |

16.12.2015



- Owned by Technopolis
- Operated by Technopolis
- Joint Venture

TECHNOPOLIS
more than squares

Investment Criteria

- > Good quality, flexible buildings in good shape
- > Excellent location with good transportation links
- > Critical mass, at least in the 50,000 m² range
- > Additional building rights to allow expansion
- > Good customer mix or the potential to create it
- > Generates good cash flow
- > Reasonable yield generating positive EPS impact

Strategic Financial Targets 2015 - 2017

Company's goal is to grow in the Nordics and Baltic Rim and in service business

- > Net sales and EBITDA growth 15% on average per annum
- > EPRA-based annual ROCE *) of at least 6%
- > Equity ratio at or above 35% over the cycle

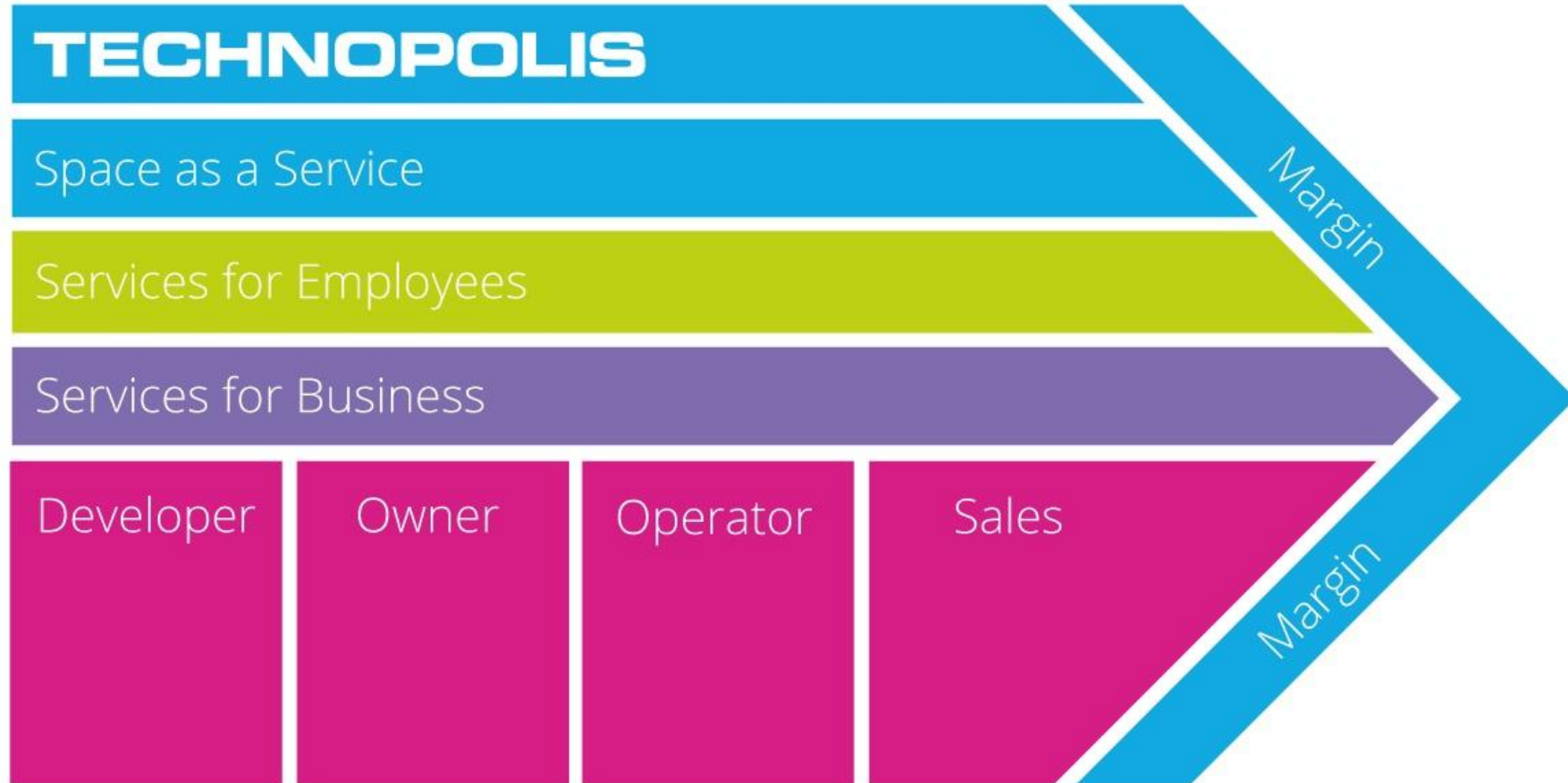
*) Calculated by EPRA-based operating profit

Dividend policy: distribute on average one third of its EPRA-based direct result annually

Investments of EUR 579.5 million

Area	Name	m ²	EUR million	Stabilized yield, %	Completion	
Oulu	Peltola	37,600	31.7	11.2	2/2013	
Kuopio	Viestikatu 7B&C	9,300	18.2	9.2	2/2013	
Tallinn	Löötsa 8 B&C	14,900	21.1	9.1	3/2013	
Vilnius	Ozas	42,200	62.2	9.3	5/2013	
Jyväskylä	Innova 4	8,900	23.7	8.1	10/2013	
HMA	Innopoli 3	26,300	77.5	7.8	12/2013	
Oslo	IT Fornebu	70,500	217.0	7.7	12/2013	
Tallinn	Löötsa 8A	7,500	11.8	9.1	9/2014	
St. Petersburg	Pulkovo 2	18,700	42.0	12.6	9/2014	
Under construction	Pre-let rate 09 Feb 15					
Tallinn	Löötsa 5	8.6	9,200	17.0	8.8	9/2015
HMA	Building, G	32.6	5,300	18.3	8.0	9/2015
Tampere	Yliopist. 3&4	28.9	11,900	39.0	7.2	3/2016

Technopolis Value Chain



Porter adaptation

Chain of Smart Campuses



Shareholders December 31, 2014

	# of shares	% of shares
Varma Mutual Pension	25,448,192	23.9
Ilmarinen Mutual Pension	11,089,647	10.4
City of Oulu	3,511,211	3.3
OP-Pohjola Group	1,615,224	1.5
Jyrki Hallikainen/Kickoff Oy	1,233,236	1.2
Laakkonen Mikko	1,226,184	1.2
The Finnish Cultural Foundation	1,188,042	1.1
Odin Finland	1,119,944	1.1
City of Tampere	960,577	0.9
Jenny and Antti Wihuri Foundation	738,398	0.7
10 largest shareholders, total	48,130,655	45.2
Foreign shareholders, total	35,080,146	32.9
Others, total	23,300,831	21.9
Total amount of shares	106,511,632	100