

Tornator Oyj

Financial statements and Board of Directors' report

1 January–31 December 2021



Tornator Oyj
Company ID: 0162807-8
Domicile: Imatra, Finland

Tornator Oyj Board of Directors' report

Net sales and results

The group's net sales were €128.6 million (118.1), a change of +8.8%. Timber deliveries were excellent and the price level was good. The COVID-19 pandemic did not interfere with the company's operations. A total of 86.2% of net sales, worth €110.9 million, consisted of timber sales income (€108.3 million, or 91.7%). The expansion of silviculture services was reflected in a significant increase in net sales: the annual net sales of silviculture services were €11.0 million (2.9). In addition, the proceeds from land and plot sales amounted to €6.7 million (6.9). Other operating income, €26.8 million (22.7), includes €21.1 million (18.2) from actual and estimated future earn-outs related to sold wind power projects as well as income from land access and lease revenues, compensation for conservation areas and sales of soil-resources.

Operating profit at fair value amounted to €439.2 million (212.4), and profit for the period was €377.5 million (121.2). The fair value of biological assets increased significantly in Finland, which explains the major increase in operating profit. The change in the fair value of biological assets increased operating profit by €329.1 million (121.1), and a positive change in the fair value of financial instruments increased profit by €41.9 million (-33.3) before taxes. Adjusted operating profit increased in Estonia and Romania.

The Tornator Timberland Group includes, besides the parent company Tornator Oyj in Finland, Tornator Eesti OÜ (100.0%) in Estonia, and SC Tornator SRL (100.0%) and Oituz Private Forest District SRL (100.0%) in Romania. In addition, the Group includes (100.0%) the following wind power development companies in Finland: Lavakorven Tuulipuisto Oy, Maaselän Tuulipuisto Oy, Martimon Tuulipuisto Oy, Niinimäen Tuulipuisto Oy and Pahkavaaran Tuulipuisto Oy.

Key figures

The official key figures for the Group and the parent company were calculated according to the International Financial Reporting Standards (IFRS).

		2021	2020	2019
Net sales, € million	The Group	128.6	118.1	105.8
	Parent	116.6	108.0	93.4
Operating profit, € million	The Group	439.2	212.4	264.6
	Parent	412.1	224.9	219.3
Operating profit, % of net sales	The Group	341.6	179.8	250.0
	Parent	353.5	208.3	234.7
Profit for the period, € million	The Group	377.5	121.1	164.8
	Parent	358.6	144.7	123.5
Return on equity, %	The Group	34.6	13.8	21.5
	Parent	34.8	17.8	17.3
Return on capital employed, %	The Group	24.3	13.8	19.0
Equity ratio, %	The Group	52.6	45.3	45.5
Average personnel	The Group	189	186	183

Comparable key figures

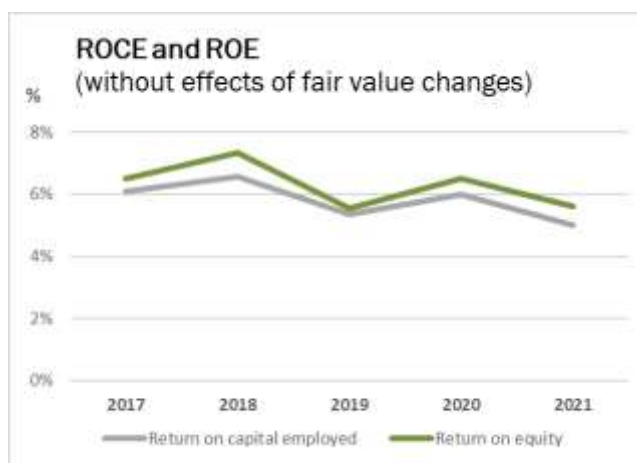
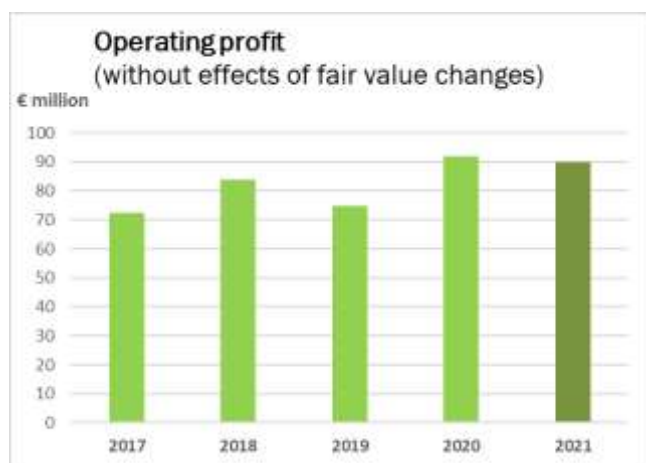
In addition to the official key figures presented above, the Tornator Group uses alternative performance measures that are comparable between years, thus better describing the success of operations. The comparable key figures have been calculated without fair value changes and apply to the whole Group.

	2021	2020	2019
Net sales, € million	128.6	118.1	105.8
Operative operating profit, € million	90.0	91.9	74.7
Operative operating profit, %	70.0	77.8	70.6
Comparable net profit, € million	61.1	56.8	42.7
Comparable return on equity, %	5.6	6.5	5.6
Comparable return on capital employed, %	5.0	6.0	5.4

The alternative key figures are calculated as follows:

Operating profit, IFRS	439.2
- Change in fair value of biological assets	-329.1
- Change in fair value of provisions and receivables from additional purchase price of wind power transactions	-20.2
= Operative operating profit, comparable	90.0

Profit for the period, IFRS	377.5
- Change in fair value of biological assets	-329.1
- Change in fair value of provisions and receivables from additional purchase price of wind power transactions	-20.2
- Change in fair value of financial instruments	-41.9
- Change in taxes related to above mentioned items	74.8
= Comparable net profit	61.1



Distribution of revenues and non-current assets by country

	1 Jan - 31 Dec 2021		1 Jan - 31 Dec 2020	
Revenues:	EUR thousand	%	EUR thousand	%
Finland	116,554.4	90.7	107,977.3	91.4
Romania and Estonia	12,020.5	9.3	10,148.7	8.6
Total	128,574.9	100.0	118,126.0	100.0

	31 Dec 2021		31 Dec 2020	
Biological assets:	EUR thousand	%	EUR thousand	%
Finland	2,022,262.4	91.5	1,671,256.1	90.8
Romania and Estonia	187,952.5	8.5	169,945.7	9.2
Total	2,210,214.9	100.0	1,841,201.8	100.0

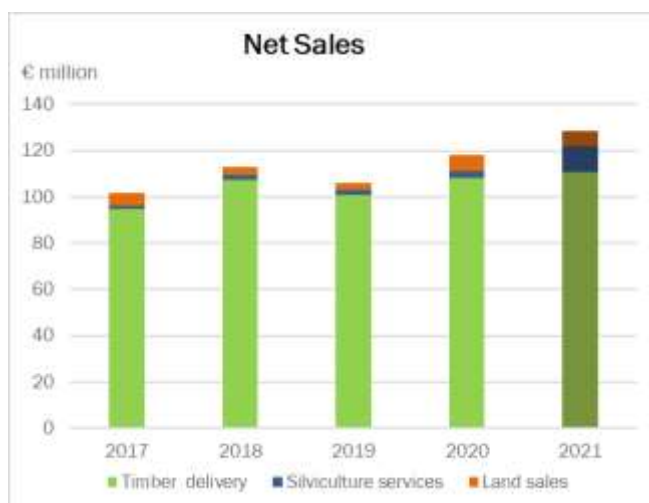
	31 Dec 2021		31 Dec 2020	
Non-current Assets:	EUR thousand	%	EUR thousand	%
Finland	2,142,859.4	91.1	1,775,543.9	90.3
Romania and Estonia	209,263.5	8.9	191,548.3	9.7
Total	2,352,122.9	100.0	1,967,092.2	100.0

Notable events during the period

Tornator had an excellent year, both in terms of operational activities and the implementation of strategic projects.

In the core business, i.e., the sale and supply of timber, operations were executed as planned, and despite the pandemic, the market environment was favourable. Timber deliveries to the main customer, Stora Enso, totalled some €86.9 million (73.6), or around 78% (68%) of the group's net timber sales. Timber sales to the main customer are based on a long-term framework agreement conforming with the market, renewed in 2021.

Silviculture services became a new source of income alongside timber sales. From 2021, Tornator will perform all forest management for Stora Enso's silviculture service customers in Finland.



An update of the fair value of Tornator's forest assets (growing stock) recorded significant positive effects in Finland. The growing stock models used in felling plan calculation were updated based on the latest information, and together with the update of the timber price estimate and purchased forest plots, the changes increased the balance sheet value of the parent company's biological assets by a total of €337 million. The balance sheet value of biological assets also increased in Estonia and Romania, and the annual fair value update, which is based on several valuation factors, improved the group's operating profit by €329 million. In Finland, the fair value was determined by an external evaluator, Indufor Oy, based on future cash flows, i.e., considering sustainable forest management and the growth potential of forests. See the notes to the financial statements for a more detailed description of the forest valuation model.

The total value of the group's forests recorded in the financial statements, including growing stock and land, was approximately €2,313 million (1,940). The figures include the effects of harvesting as well as the purchases and sales of forestland. Tornator owns a total of more than 700,000 hectares of forest in Finland, Estonia and Romania.

On the other side of the balance sheet, the fair values of the company's long-term interest rate hedges increased due to the increase in long-term market interest rates and the derivative arrangement implemented in the summer. This created a positive entry of €41.9 million in financial items in the income statement (-33.3). Of the above changes in fair value, the cash flow effect comes from the effect of the change in the fair value of derivatives on the parent company's taxable profit. In other respects, the changes in fair value are imputed.

Tornator's refinancing round that began in 2020 was completed in 2021. In June, Tornator renewed the bank loans maturing in 2022, and moderately increased the amount of loans at the same time. The new, green and secured bank loans will mature in 2028, making them an excellent addition to Tornator's loan portfolio, in which the first loans will not mature until 2025. This means that in terms of financing, Tornator is in a good position to implement its new strategy. In June, Tornator also implemented a derivative arrangement in which some of the existing interest rate hedges were terminated and replaced with new ones. The arrangement reduced Tornator's direct financial expenses and the long-term hedged fixed interest rate decreased significantly.

service
Tornator's equity ratio was 52.6% (45.3%), and liquidity remained strong throughout the year. The company fulfilled the terms of its loan to value (LTV) covenant by a safe margin.

The company continued to purchase new forestland. In Finland, Tornator bought and leased over 11,000 hectares of forest.

In Estonia and Romania, the company continued to manage its forests sustainably, and to develop its sustainable business operations. All the group's forests are double certified (PEFC, FSC).

Finland FSC-C123368
Estonia FSC-C132610
Romania FSC-C132426

Tornator announced new, ambitious climate and biodiversity programs for 2021–2030. The content and objectives of the programs are available on the company's website.

In line with our sustainability program, we engaged in mire restoration, prescribed burning and the establishment of conservation areas on around 2,700 hectares of our land. Tornator continued with major conservation projects within the framework of initiatives such as the Metso and Helmi habitat protection programs.

Employee wellbeing remained good during the COVID-19 crisis, and the adjustment to remote working was smooth.

Tornator Oyj's Annual General Meeting held on 11 March 2021 decided to pay a dividend, as proposed by the Board of Directors, totalling €40 million.

Risk management

Tornator's risk management is aimed at securing profitable business in the long term and to create opportunities for well-managed risk taking using the selected strategy. It is based on the systematic identification and analysis of all significant risks to the company.

Tornator's risks are divided into three main categories: strategic risks, operational risks and financial risks. Examples of each category are described below.

Strategic risks

Fluctuation in wood demand is naturally a risk for a forestry company. Demand risk has decreased as the use of wood has increased and diversified, and many new innovations are still unknown. The company has also secured high demand for wood by certifying all of its forests. With new investments by the forest industry, wood demand has increased in all countries in which Tornator operates.

The volatility of wood prices is a significant risk factor in terms of Tornator's results. If prices fall, Tornator can temporarily increase the volume of cutting right sales or plot and forestland sales or both. However, the goal is to follow a sustainable felling plan in order to optimise annual cash flows in the long run.

Risks concerning roundwood quantity and quality are controlled through long-term forest resource management planning and focusing operations according to the structure and age-class distribution of the forests. In 2021, for the verification of growing stock growth, the company adopted the MOTTI growth models, developed by the Natural Resources Institute Finland based on the latest research results. These models are used in the preparation of the long-term felling plan (longer than 30 years).

Changes in current certification criteria may affect opportunities for forest utilisation and cause a loss of income for Tornator, unless there is an agreement on full compensation. FSC Finland is redefining its national criteria. Tornator is closely involved in this process.

Forestland purchasing includes risks, and the success of investment is often discovered after a long time. The forest resources and structure of the estate to be purchased are determined using highly advanced technology, but some decisions must still be based on estimates. The pricing of estates is based on clear criteria, but pricing and the underlying appraisals may have an effect on the success of purchases in terms of returns.

Tornator monitors the current economic trend when planning plot sales. A downturn may decrease demand for holiday home plots and temporarily reduce profits. In 2020, the pandemic had a positive impact on the demand for land, but the trend slowed down during 2021. The risk involved in investments made in wind power project development is managed by preparing accurate feasibility studies before launching such projects, by selecting partners among well-known players in the sector, by dispersing the projects around Finland, and by planning them carefully. Tornator does not participate in wind power construction or ownership of production but sells its shares in projects before construction and remains the lessor of land.

When utilising forest resources Tornator manages risks to the environment by complying with environmental legislation and certification criteria. Risks are discussed in employee training and introduction and minimised through the careful planning of operations and a high standard of implementation.

Significant new statutes or other factors impeding operations can be regarded as political risks. An

example of this is the debate in Finland on the acceptability of forest use, or EU-level discussions on regulation that would restrict forestry. Acquiring forest assets as a foreign company may also subject the company to political risks in the target countries in question. In managing risks, it is important to co-operate with authorities, educational institutions and various NGOs as well as actively participate in societal debate. Proactive risk management also involves participation in research in the field and the preparation of various carbon calculations. Tornator pursues open communication with an emphasis on sustainability and other corporate values.

Tornator also aims to continue expanding its operations outside Finland, in countries where the related growth potential is considered profitable. Geographic expansion is both a way to manage risks and a risk in itself. With regard to Tornator's operations, Romania and Estonia score relatively poorly in corruption statistics. Tornator makes economic, social and environmental sustainability an integral part of its business, guided by a Code of Conduct that is common to all countries of operation. Furthermore, the risks associated with expansion are managed by selecting competent partners and reliable customers, and by balancing out long and short-term timber sales agreements. The company performs internal control in all countries, and the group has a whistle-blower channel in place.

Attracting and retaining skilled employees is a risk in forestry as well. Tornator has prepared for rising numbers of retirements among forest workers by signing on new contractors and increasing machine work. With regard to salaried employees, the company collaborates with educational institutions and recruits proactively. The risk is also managed with active HR management and development.

Operational risks

To manage internal business risks, Tornator has operational processes that are approved by the Board of Directors and senior management. Operational work is increasingly carried out with entrepreneur resources, which poses challenges in terms of control of issues such as environmental damage and occupational safety. In 2020, Tornator signed an agreement with Stora Enso to expand its silviculture services business to the whole of Finland. Fulfilling the agreement will increase the risks posed to Tornator through factors such as an increase in the number of contractors used. This control is being developed by means of both education and information technology.

Greater frequency of natural disasters due to climate change pose an ever-greater risk to forest assets. For Tornator, the size and geographic extent of its holdings, the good health and growth of its forests, and the measures required by the Act on Prevention of Forest Damage form an intrinsic risk management tool. In addition, Tornator has a Finnish forest insurance policy that covers damage in the case of a major disaster. However, the company regards the insurance of its forest holdings abroad as unprofitable, because the target countries lack an operational forest insurance market. The threat of a cyber attack on corporate information systems may also be considered a risk. Tornator is prepared for this by utilising advanced security technology and by providing instructions and training to users

Financial risks

A substantial proportion of loan capital in the company's balance sheet constitutes a risk which Tornator manages with special attention. Ready access to the capital markets will enable the successful refinancing of loans. The company adjusts its loan portfolio depending on the financial market situation, so that loans mature over several years and as far into the future as possible. The company has also spread the risks related to funding by issuing a bond maturing in 2026 besides bank loans. The company has prepared for market rate changes with derivative contracts. Hedging is applied to mitigate the interest rate risk on the loans and to reduce the volatility of the discount rate used in calculating the fair value of forests, for which reason it is easier to predict the development of the company's value in the long term. Liquidity management is based on advance payments and up-to-date cash management. The company also has a commercial paper programme to optimise the need for cash. Cash reserves are invested in bank deposits and short-term, liquid and highly rated funds.

Tornator manages customer risks by advance payments based on sales agreements.

Notable events after the end of the period

No notable events after the end of the period.

An estimate of future development

The global megatrends, such as climate change and population growth, are further expected to increase demand for sustainably produced renewable wood raw material in the long term. Temporary pressure may, however, be placed on timber demand and felling if, for example, the tension in international politics escalates or something surprising happens in the fight against the pandemic. If the global economy slows down more than expected, forest industry production may contract, with potential negative impacts on timber delivery volumes and the company's net sales.

In the company's own forests, silvicultural work will be continued according to the normal annual cycle and the fertilisation programme will be carried out as planned. In addition to this, Tornator will perform forest management for Stora Enso's silviculture service customers across Finland. The situation in the forestland market is expected to remain similar to the previous year. Wind power projects are promoted wherever possible.

The company estimates that its financial performance and debt service capacity will remain stable.

Research and development

The company put a lot of emphasis on improving the availability and quality of forest stand data. In addition, the development of harvesting and nature management quality as well as information systems was continued. There was a special focus on the development of information systems used for silviculture services and timber sales.

Personnel, wages and salaries

The average number of personnel was at the same level as the year before. In addition to normal pay, the company uses a reward system based on performance targets. In 2021, an average of 7.0% of normal pay was given as performance-based bonuses for 2020 (in 2020, 5.9% was paid for 2019).

The group has about 190 employees. Its forests directly provide various types of forestry work for people, mainly in sparsely populated areas, with an estimated equivalent of some 1,000 person years.

	2021	2020	2019
Average number of personnel during the period	189	186	183
Remuneration for the period, € million	9.6	9.2	9.1

Environment

Tornator has an environmental programme whose objectives and outcomes are reviewed annually. The framework for the company's environmental management is set by forest and environmental legislation as well as the PEFC and FSC certification systems. Compliance with the certification criteria is audited annually by an external evaluator. A more extensive FSC recertification takes place every five years, and Tornator did this last in 2019. In its forestry operations, the company complies with the Best Practices for Sustainable Forest Management published by the Forestry Development Centre Tapio.

Tornator published in 2021 its Biodiversity Program for 2021–2030. Measures under the Biodiversity Program not only improve the status of endangered forest species and habitats, but also promote ecosystem services, water protection, game management and mitigation of climate change.

EU taxonomy

Companies to which the EU Taxonomy Regulation (852/2020) applies have an obligation to report which part of their turnover, capital expenditure and operating expenditure potentially qualifies under the EU taxonomy as an environmentally sustainable economic activity or fulfils its technical screening criteria.

The EU taxonomy is a classification system whose purpose is to channel funding into economic activities that significantly promote the achievement of following objectives:

1. Climate change mitigation
2. Climate change adaptation
3. Sustainable use of water and marine resources
4. Transition to a circular economy
5. Pollution prevention and control and
6. Protection and restoration of biodiversity and ecosystems.

The reporting obligations will enter into force gradually, starting with the 2021 financial period. Non-financial companies are required to report from the 2021 financial period which part of their operations fulfil the requirements of the first two environmental objectives, climate change mitigation and climate change adaptation. At a later stage, operations must also be assessed against technical screening criteria. The EU taxonomy requirements do not apply to Tornator, but the company has voluntarily included the taxonomy requirements as part of their reporting.

Tornator's main business is sustainable forestry, with double-certified (FSC ja PEFC) forests at its core. Timber harvested from sustainably managed forests have a significant effect as a substitute for fossil raw materials. Of the taxonomy's environmental objectives, Tornator can promote both climate change mitigation and adaptation. Tornator also carries out continuous operations targeting the preservation of biodiversity and promoting the protection and environmental remediation of ecosystems. Tornator's business operations have not been found to cause any significant harm to the other environmental objectives in the taxonomy.

Forestry is one of the sectors for which technical screening criteria have been defined. Criteria relevant to Tornator are found in chapter 1, Forestry, under 1.3 Forest management, and the corresponding NACE classification A2 Forestry and logging. Tornator's forestry business is, according to the company's own preliminary analysis, taxonomy eligible, and a more detailed analysis of taxonomy alignment will be made during 2022.

The table below presents the taxonomy eligibility of Tornator's activities by KPI:

- The net sales equals IFRS net sales, consisting of cutting right sales, sales of forestry services, and land sales. Of these, cutting right sales and sales of forestry services have been classified as taxonomy eligible activities
- The capital expenditure includes additions to intangible assets, and tangible and biological assets. A large proportion of capital expenditure consists of purchase of forestland, which has been interpreted to be the prerequisite for sustainable forestry and the climate impact obtained through it. In addition, investments in the forest road network and ICT systems necessary for forest management and making forest management plans have been interpreted to be taxonomy eligible
- Operational expenditure includes direct costs of silviculture works and forest asset management. In Tornator, the majority of such expenses consists of payments to contractors, mate-

rial purchases and personnel costs. Expenses in the IFRS income statement include, in addition to operational expenditure presented here, general administration costs, depreciation and the balance sheet value of land sold.

On the basis of these, Tornator has arrived at the following key figures concerning taxonomy eligibility in 2021. The high level of taxonomy eligibility reflects well the nature of Tornator's core business – forestry and timber as a renewable raw material plays a significant role in the fight against climate change:

Key performance indicator (KPI)	Total, million €	Taxonomy eligible, %	Taxonomy non-eligible, %
Turnover	128.6	95%	5%
Capital expenditure (CapEx)	51.4	99%	1%
Operational expenditure (OpEx)	32.1	98%	2%

Company organisation, management and auditor

Until 11 March 2021, Tornator's Board of Directors included Chairman Mikko Koivusalo, Deputy Chairman Mikko Mursula and members Jorma Länsitalo and Erkkö Ryyänen.

At the Annual General Meeting of 11 March 2021, the following were elected as ordinary members of the Board of Directors and their personal deputies until the next Annual General Meeting:

Ordinary member	Deputy member
Mikko Koivusalo	Markus Aho
Tuomas Virtala	Erkkö Ryyänen
Jorma Länsitalo	Jari Suvanto
Mikko Mursula	Ilja Ripatti

In its organising meeting of 11 March 2021, the company's Board of Directors elected Mikko Koivusalo as Chairman of the Board and Mikko Mursula as Deputy Chairman. On the Oversight Committee that oversees significant agreements between the company and the shareholders, the Board elected Mikko Mursula as Chairman, Mikko Koivusalo and Tuomas Virtala as members and Jorma Länsitalo as a deputy member. Mikko Koivusalo, Mikko Mursula and Tuomas Virtala were elected as members of the Remuneration Committee.

Henrik Nieminen has acted as Chief Executive Officer. His deputy is Forestry Director Ari Karhapää.

The Management Group was made up by CEO Henrik Nieminen, CFO Antti Siirtola, Forestry Director Ari Karhapää, Director of Development Heikki Penttinen and Head of HR, Communications and Responsibility Outi Nevalainen.

At the Annual General Meeting of 11 March 2021, Deloitte Oy were elected auditors with Marika Nevalainen, APA, as principal auditor.

Number of shares

The parent company's share capital of €51,836,213.00 is divided into 5,000,000 shares, and all shares carry equal rights. The parent company shares are subject to a redemption clause specified in the

Articles of Association, according to which other shareholders have a redemption right if company shares change hands.

Handling of profit

The parent company's distributable profit amounted to €1,139,444,273.29, of which the profit for the period was €358,624,722.99.

The Board of Directors of Tornator Oyj proposes to the Annual General Meeting that a dividend of €12.00 per share, or €60,000,000.00, be paid. The remaining part will be carried over in the shareholders' equity. The provisional dividend payment date is 24 March 2021; record date 21 March 2021.

Shareholders, 31 December 2021

Stora Enso Oyj	41.00%
Ilmarinen Mutual Pension Insurance Company	23.13%
Varma Mutual Pension Insurance Company	15.33%
OP Henkivakuutus Oy	6.25%
OP-Forest Owner Fund	5.00%
OP-Eläkesäätiö	2.08%
Veritas Pension Insurance	2.50%
Finnair Pension Foundation	2.18%
Pohjola Insurance Ltd	1.04%
Riffu Oy	0.75%
Danilostock Oy	0.75%
Total	100.00%

Votes carried by shares

According to Tornator Oyj's Articles of Association, the votes of a shareholder at the Shareholders' General Meeting may not exceed 20 per cent of the total number of votes carried by all shares in the company, including the voting rights of all companies and their pension funds and foundations belonging to the same group as the shareholder.

As required by the Finnish Financial Supervisory Authority, a Corporate Governance Statement is presented as a separate report on the company's website at www.tornator.fi/en/investors

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Consolidated Income Statement

EUR thousand	Note	1 Jan - 31 Dec 2021	1 Jan - 31 Dec 2020
Net sales	6, 22	128,574.9	118,126.0
Other operating income	24	26,775.9	22,684.5
Change in inventories of finished goods and work in progress	12	-2,523.5	-2,362.3
Materials and services	25	-24,228.9	-27,920.3
Personnel expenses	26	-9,571.1	-9,162.4
Depreciation and amortisation	27	-3,164.9	-3,096.5
Other operating expenses	28	-5,703.4	-6,901.5
Change in fair value of biological assets and harvesting	10	329,067.3	121,056.7
Operating profit		439,226.2	212,424.0
Financial income	29	304.1	240.0
Financial expenses	29	-15,988.5	-20,907.8
Change in fair value of financial instruments	11	41,947.4	-33,315.8
Net financial items		26,263.0	-53,983.6
Profit before tax		465,489.2	158,440.4
Income taxes	30	-25,726.4	-9,131.5
Change in deferred taxes	17	-62,285.7	-28,255.9
Profit for the period		377,477.1	121,053.0
Distribution: To shareholders of the parent company		377,477.1	121,053.0

Consolidated statement of comprehensive income

Profit for the period		377,477.1	121,053.0
Other comprehensive income for the period after taxes:			
Items not recognised later through profit and loss			
Items derived from the redefinition of net defined benefit costs (or asset items)		-100.0	39.2
Items that may later be recognised through profit and loss			
Translation difference	16, 30	-622.1	-650.8
Comprehensive income for the period total		376,755.0	120,441.5
Distribution: To shareholders of the parent company		376,755.0	120,441.5

The notes on pages 18–54 are an essential part of these financial statements.



Consolidated Balance Sheet

EUR thousand	Note	31 Dec 2021	31 Dec 2020
ASSETS			
Non-current assets			
Intangible assets	7	1,378.1	755.5
Property, plant and equipment	8	119,436.7	114,555.3
Right-of-use assets	9	2,249.3	2,268.4
Biological assets	10	2,210,214.9	1,841,201.8
Other investments	14	111.2	111.2
Non-current receivables	13	18,732.7	8,200.0
Non-current assets total		2,352,122.9	1,967,092.2
Current assets			
Inventories	12	49.1	34.3
Trade and other receivables	13	29,173.8	15,081.5
Investments in unlisted securities	14	7,060.7	7,112.5
Cash and cash equivalents	15	16,802.2	56,717.4
Current assets total		53,085.8	78,945.8
TOTAL ASSETS		2,405,208.8	2,046,038.0
EQUITY AND LIABILITIES			
Equity attributable to shareholders of the parent company			
Share capital	16	50,000.0	50,000.0
Other equity		1,208,492.1	871,737.1
Total equity		1,258,492.1	921,737.1
Liabilities			
Non-current liabilities			
Deferred tax liabilities	17	282,567.0	220,306.3
Financial liabilities	18	748,635.6	673,523.2
Derivatives	11	70,320.2	174,384.4
Lease liabilities	19	2,046.0	2,002.3
Other non-current liabilities	20	237.0	127.0
Non-current liabilities total		1,103,805.9	1,070,343.1
Current liabilities			
Financial liabilities	18	24.9	14,985.5
Trade and other payables	22	34,043.1	29,877.7
Lease liabilities	19	303.2	341.4
Provisions	21	8,539.5	8,753.2
Current liabilities total		42,910.7	53,957.8
Total liabilities		1,146,716.7	1,124,300.9
TOTAL EQUITY AND LIABILITIES		2,405,208.8	2,046,038.0

The notes on pages 18–54 are an essential part of these financial statements.



Statement of changes in equity

EUR thousand	Note	Share capital	Share premium	Translation difference	Retained earnings	Shareholders' equity total
Equity on 1 Jan 2020	16	50,000.0	29,995.2	-9,576.3	760,876.8	831,295.6
Comprehensive income						
Profit for the period					121,053.0	121,053.0
Other items of comprehensive income (after taxes)						
Other items of comprehensive income (after taxes)	20				39.2	39.2
Translation difference	16, 3			-650.8		-650.8
Comprehensive income for the period				-650.8	121,092.2	120,441.5
Transactions with shareholders						
Dividends paid	31				-30,000.0	-30,000.0
Total transactions with shareholders					-30,000.0	-30,000.0
Equity on 31 Dec 2020		50,000.0	29,995.2	-10,227.1	851,969.0	921,737.1
Equity on 1 Jan 2021	16	50,000.0	29,995.2	-10,227.1	851,969.0	921,737.1
Comprehensive income						
Profit for the period					377,477.1	377,477.1
Other items of comprehensive income (after taxes)						
Other items of comprehensive income (after taxes)	20				-100.0	-100.0
Translation difference	16, 30			-622.1		-622.1
Comprehensive income for the period				-622.1	377,377.1	376,755.0
Transactions with shareholders						
Dividends paid	31				-40,000.0	-40,000.0
Total transactions with shareholders					-40,000.0	-40,000.0
Equity on 31 Dec 2021		50,000.0	29,995.2	-10,849.1	1,189,346.1	1,258,492.1

The notes on pages 18–54 are an essential part of these financial statements.



Consolidated cash flow statement

EUR thousand	1 Jan - 31 Dec 2021	1 Jan - 31 Dec 2020
Cash flow from operating activities		
Cash receipts from customers	116,531.4	110,545.1
Proceeds from sale of tangible assets	6,709.9	6,922.6
Cash receipts from other operating income	5,815.5	15,499.6
Cash paid to suppliers and employees	-38,823.0	-34,538.7
Cash flow from operating activities before financial items and taxes	90,233.9	98,428.5
Interest paid and other financial expenses	-77,849.5	-23,563.2
Interest received	265.8	240.0
Income taxes	-20,883.1	4,139.3
Net cash flow from operating activities	-8,232.9	79,244.6
Cash flow from investing activities		
Investments in biological assets	-42,638.9	-40,161.6
Investments in tangible assets, forestland	-5,270.0	-4,963.8
Investments in other tangible and intangible assets	-3,414.0	-3,158.2
Investments in money market funds		-4,947.8
Net cash flow from investing activities	-51,260.6	-53,231.4
Cash flow from financing activities		
Withdrawal of long-term loans	150,000.0	700,000.0
Repayment of long-term loans	-75,066.5	-25,085.2
Repayment of short-term loans	-15,000.0	-632,500.0
Repayment of leasing liabilities	-340.1	-346.3
Dividends paid	-40,000.0	-30,000.0
Net cash flow from financing activities	19,593.4	12,068.5
Net increase/decrease in cash and cash equivalents	-39,900.0	38,081.7
Cash and cash equivalents at beginning of period	56,717.4	18,650.7
Effect of exchange rate changes on cash and cash equivalents	-15.1	-15.0
Cash and cash equivalents at end of period	16,802.2	56,717.4

The notes on pages 18–54 are an essential part of these financial statements.



1 Notes to the consolidated financial statements

General information

Tornator Oyj is a Finnish limited liability company (business ID 0162807-8) that operates under the jurisdiction of the legislation of the State of Finland. The Group's registered office is in Imatra and the address of its headquarters is Napinkuja 3 C, 55100 Imatra, Finland. A copy of the consolidated financial statements is available at the company website www.tornator.fi/en.

Tornator Oyj ('Tornator' or 'the company') together with its subsidiaries (together 'Tornator Group') is Europe's leading company specialised in sustainable forestry. The Group's core business is wood production and selling of cutting rights. The Group provides also forest management services, sells land and buys forest properties. The Group's main market is in Finland but it owns forest properties also in Estonia and Romania. At the end of 2020, the Group owned about 646,000 (2020: 637,000) hectares of forest properties in Finland; 66,000 (66,000) hectares in Estonia and 12,000 (12,000) hectares in Romania. Average number of personnel during the financial period was 189 (186).

Tornator's Board of Directors have approved these financial statements for issue on 8 February 2022. According to the Finnish Limited Liability Companies Act, the Annual General Meeting has the option to approve or reject or change the financial statements.

Figures presented in these Financial statements are rounded and thus total sums may differ from sums of individual figures presented.

2 Summary of the most important accounting principles

The most important accounting principles followed in the preparation of the financial information on the Group are explained below and in the note 3. These accounting principles have been applied in all the presented years, unless otherwise noted.

Accounting basis

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), and the IAS and IFRS standards and SIC and IFRIC interpretations in force on 31 December 2021 have been applied in preparing them. "International Financial Reporting Standards" refers to the standards defined in the Finnish Accounting Act and related regulations approved for application in the EU and their interpretations in accordance with EU regulation (EC) 1606/2002. The notes to the consolidated financial statements also comply with the requirements of the Finnish accounting and corporate legislation that supplements the IFRS regulations.

The consolidated financial statements have been prepared using the historical cost basis, except for financial assets and liabilities recognised at fair value through profit and loss, biological assets and items under hedging of fair value, which are measured at fair value. The financial statements are presented in thousands of euros unless otherwise noted. The company's functional currency is the euro.

The preparation of the consolidated financial statements according to the IFRS standards requires making of certain estimates and assumptions. Making of these assumptions and estimates has an impact on the assets and liabilities reported on the balance sheet date, the presentation of contingent assets and liabilities in the notes and the income and expenses reported for the financial year. These estimates are based on the management's best knowledge of the events; thus, the final actual results may differ from the estimates made. Areas that have required greater judgement and areas in which the judgement has had the greatest impact on the figures presented in the financial statements are presented in Note 5.



Application of the new and amended IFRS standards

The following new and revised IFRSs have been adopted in these consolidated financial statements. The application of these new and revised IFRSs has not had any material impact on the amounts reported for the current and prior years.

Amendments to IFRS 9, IFRS 7, IFRS 4 and IFRS 16 due to interest rate benchmark reform

IASB published 'Interest Rate Benchmark Reform phase one (amendments to standards IFRS 9, IAS 39 ja IFRS 7) in September 2019 and the amendments apply to annual reporting periods beginning on or after 1 January 2020. The changes relate to specific hedge accounting requirements so that hedge accounting can be continued during the period of uncertainty before the balance sheet items to be hedged or financial instruments influenced by current interest rate are being changed as a consequence for the ongoing interest rate benchmark reform.

Phase 2 of the Interest Rate Benchmark Reform was applied to current annual reporting period (amendments to standards IFRS 9, IAS 39, IFRS 7, IFRS 4 ja IFRS 16). The amendments enable entities to reflect the effects of transitioning from benchmark interest rates, such as interbank offer rates (IBORs) to alternative benchmark interest rates without giving rise to accounting impacts that would not provide useful information to users of financial statements.

The changes in phases 1 or 2 do not influence the Group since it did not have hedge accounting in 2020 or 2021 and it does not have financial instruments for which terms of contracts would be changed due to Interest Rate Benchmark Reform.

Amendment to IFRS 16 regarding COVID-19-related rent concessions

The IASB issued Covid-19-related rent concessions (amendment to IFRS 16) on May 2020 to provide practical relief to lessees in accounting for rent concessions arising as a result of the COVID-19 pandemic. The standard provides lessees with an exemption from assessing whether a COVID-19-related rent concession is a lease modification. Change requires lessees that apply the exemption to account for COVID-19-related rent concessions as if they were not lease modifications. This practical relief applies only to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only if all following conditions are met:

- a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- b) any reduction in lease payments affects only payments originally due on or before 30 June 2021 (for example, a rent concession would meet this condition if it results in reduced lease payments on or before 30 June 2021 and increased lease payments that extend beyond 30 June 2021); and
- c) there is no substantive change to other terms and conditions of the lease.

The practical expedient was limited to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2021. In March 2021, IASB published an amendment to permit a lessee to apply the practical expedient regarding COVID-19-related rent concessions to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022.

There were not such rent concessions in the reported financial periods, thus the change did not influence the Group.



3 Accounting principles of the consolidated financial statements

Subsidiaries

The consolidated financial statements include the companies of which the Group controls over half of the votes or over which it exercises control in some other way. The Group's mutual shareholding has been eliminated by means of the acquisition cost method. Subsidiaries are included in the consolidated financial statements starting from the date on which the Group assumes control over them, and they are removed from the financial statements on the date on which control is relinquished. The amount by which the acquisition cost exceeds the Group's share of the fair value of the itemisable net assets is entered as goodwill. If the acquisition cost is smaller than the net assets of the acquired subsidiary, the difference will be entered directly in the income statement. Intra-group transactions, receivables, liabilities and unrealised profits are eliminated when the consolidated financial statements are prepared. Unrealised losses are not eliminated if the loss is incurred due to impairment. When necessary, the accounting principles of the financial statements of subsidiaries have been amended to correspond to the consolidated accounting principles. Since the acquisitions of subsidiaries have not satisfied the definition of a business, they have been handled as acquisitions of asset items.

The consolidated financial statements contain the financial information of the parent company Tornator Oyj and its 100% owned subsidiaries. Following companies are included in the consolidated financial statements:

- Tornator Eesti Oü
- SC Tornator SRL
- Oituz Private Forest District SRL
- Lavakorven Tuulipuisto Oy
- Maaselän Tuulipuisto Oy
- Martimon Tuulipuisto Oy
- Niinimäen Tuulipuisto Oy
- Pahkavaaran Tuulipuisto Oy

Segment reporting

Operating segments are determined and reported in a manner which is consistent with internal reporting to the highest operational decision-maker. According to the internal reports, the Group has one operating segment and, thus, separate segment notes are not presented.

Conversion of line items denominated in foreign currencies

(a) Functional and presentational currencies

Items included in the financial statements of the Group companies are valued in the currency of the operational environment in which the company primarily operates (the "functional currency"). The consolidated financial statements are presented in euro, which is the company's functional and presentational currency.

(b) Business transactions and balances

Transactions denominated in foreign currencies are converted into the functional currency using the exchange rates on the date of the transactions or, if the items have been revalued, using the exchange rates on the valuation dates. Exchange gains and losses from payments related to business transactions and converting assets and liabilities denominated in a foreign currency into the exchange rate on the date of the financial statements are entered in the income statement, except for hedges complying with the terms and conditions of cash flow or net investment hedging, which are entered into equity.

Exchange gains and losses related to debts and cash and cash equivalents are presented in the income statement item "financial income or expenses". All other exchange gains and losses are presented in the income statement item "Other operating income or expenses".



(c) Group companies

The income statements and balance sheets of Group companies (none of which operate in a hyperinflation country) using a functional currency different from the presentation currency of the Group are converted to the presentation currency as follows:

- a) the assets and liabilities of each balance sheet to be presented are converted using the exchange rate of the balance sheet date;
- b) the income and expense items of each income statement are converted using average exchange rates of the period (or the rates on the transaction dates if using the average rate does not produce a reasonably similar rate);
- c) all exchange rate differences generated by this are entered in the translation differences of equity.

Exchange rate differences arising from hedges of net foreign investment and from loans and other currency instruments defined to hedge such net investments are recognised in the translation differences in equity when preparing the consolidated financial statements. When a foreign unit is partly transferred or when it is sold, exchange rate differences entered in equity are recognised in the income statement as part of capital gain/loss.

Property, plant & equipment

Property, plant and equipment are measured at the initial acquisition cost, less deduction for depreciation and impairment. The acquisition cost contains costs immediately resulting from the acquisition. Costs arising later are only included in the asset's book value or recognised as a separate asset if it is probable that the future economic benefit associated with the asset will benefit the Group and the asset's acquisition cost can be reliably determined. Other repair and maintenance costs are recognised through profit and loss for the period in which they were realised. The residual values of assets and useful lives are verified at a minimum annually on the date of the financial statements.

Assets are subjected to straight-line depreciation over the following estimated useful lives:

Buildings	7–20 years
Machinery and equipment	3–5 years
Land areas	No depreciation
Roads and ditches	10 years

Intangible assets

The Group's intangible assets are computer software and other intangible assets. Computer software is measured at acquisition cost, less deduction for recognised depreciation and amortisation expenses and impairment. They are depreciated over the estimated useful life of 3–10 years. Other intangible assets are measured at acquisition cost, less amortisations.

Impairment of tangible and intangible assets

The Group assesses whether there is any indication that an asset has been impaired at each financial statement date. If any such indication exists, the recoverable amount of the said asset is estimated. The recoverable amount is also estimated annually for the following assets, regardless of whether there are signs of impairment: goodwill, intangible assets with an unlimited useful life, and unfinished intangible assets. The need for impairment is assessed at the level of cash-generating units, i.e. the lowest individual unit level that is mainly independent of the other units and whose cash flows can be separated from other cash flows.

The recoverable amount is the higher of the asset's fair value less costs to sell and its value in use. Value in use is the estimated future net cash flows, discounted to their present value, expected to be derived



from the said asset or cash-generating unit. The discount rate used is the interest rate before tax that represents the market's view of the time value of money and special risks associated with the asset.

An impairment loss is recognised if the carrying amount of the asset is higher than its recoverable amount. The impairment loss is immediately recognised in the income statement. In connection with the recognition of the impairment loss, the useful life of the depreciated asset is re-evaluated. An impairment loss recognised for an asset is reversed if a change has taken place in the estimates used to determine the recoverable amount of the asset. However, the maximum reversal of an impairment loss amounts to the carrying amount of the asset had no impairment loss been recognised.

Biological assets

Biological assets, such as, in the Group's case, growing stock, are recorded on the balance sheet at their market value. Group forests are thus measured at fair value less estimated point-of-sale costs at harvest, there being a presumption that fair values can be reliably measured for these assets. The value of the Group's forest property is based on the discounted cash flow model. The fair value of biological assets is calculated based on future cash flows, i.e. based on sustainable forest management and taking growth potential into consideration. In the cash flow model, one forest cycle cash flows of currently standing trees, is taken into consideration. The Group estimates that one forest growth cycle is 75 years in Finland, 70 in Estonia and 120 in Romania. To calculate the income cash flows, the long-term felling plan, based on forecasted tree growth, is multiplied by the prices forecasted by an external assessor for each wood type and felling method for the corresponding period. The long-term felling plan in Finland is based on MOTTI growth models which are developed by the Natural Resources Institute Finland on the basis of latest research results. The development of real wood prices after the prediction period given by an external assessor (10 years) is assumed to be ± 0 . The fair value of the biological asset is measured as the present value of the harvest from one growth cycle based on the productive forest land, taking into consideration environmental restrictions and other reservations.

The discount rate used in the valuation is determined using the weighted average cost of capital (WACC), in which case the required rate of return on equity is based on the use of the capital asset pricing model. The Group verifies its discount rate in accordance with a pre-defined calculation template, but the discount rate is modified only when an essential change that is classified as long-term takes place in an individual interest rate component. Biological assets that are physically attached to soil are recognised and measured at their fair value separately from the land. When acquiring biological assets, they are valued at the acquisition cost corresponding to the fair value.

Leases

Group as the leaseholder

The Group recognizes lease contracts as follows:

- (a) Recognises right-of-use assets and lease liabilities in the consolidated statement of financial position, initially measured at the present value of the future lease payments, with the right-of-use asset adjusted by the amount of any prepaid or accrued lease payments in accordance with IFRS 16:C8(b)(ii);
- (b) Recognises depreciation of right-of-use assets and interest on lease liabilities in profit or loss;
- (c) Separates the total amount of cash paid into a principal portion (presented within financing activities) and interest (presented within operating activities) in the consolidated statement of cash flows.

Lease incentives (e.g. rent-free period) are recognised as part of the measurement of the right-of-use assets and lease liabilities.

Right-of-use assets are tested for impairment in accordance with IAS 36.



Group as the lessor

Assets leased with agreements other than finance leases are included in the property, plant and equipment in the balance sheet. The property items leased out by the company are land areas and are not subject to depreciation. Lease income is recognised in the income statement as equal instalments over the term of the lease.

Inventories

Inventories are measured at the acquisition cost or the lower net realisable value. Acquisition cost is determined using the weighted average price method. The acquisition cost includes the immediate purchasing costs less VAT. Net realisable value is the estimated selling price obtained in the ordinary course of business, from which the cost of the sale is deducted.

Inventories include the wood raw material, seedlings, seeds and fertilizers. In addition, to-be-sold land areas are transferred to inventories.

Accounts receivable

Accounts receivable are initially recognised at fair value and later measured at amortised cost using the effective interest rate method less any impairment. Impairment loss is recognised according to expected credit losses.

Financial assets and financial liabilities

Financial assets

The Group's financial assets are divided into the following categories: financial assets recognised at fair value through profit and loss and financial assets recognised at amortised cost. The classification is carried out based on the purpose of use and characteristics of the contractual cash flows. Financial assets are classified at initial recognition.

Financial assets recognised at fair value through profit and loss include other non-current receivables, unlisted securities and derivatives. Asset items belonging to this group are current assets, unless they mature more than 12 months after the end of the reporting period. These asset items are measured at fair value. Realised and unrealised profits and losses resulting from changes in fair value are recognised in the income statement for the accounting period during which they have occurred.

Loans and other current receivables are non-derivative assets that are connected to fixed or determinable payments and are not quoted on a functioning market. In the balance sheet, they are included in the trade and other receivables under current or non-current assets according to their nature. They are placed in the latter category if they mature in more than 12 months.

Transaction costs are included in the initial book value of financial assets when an item is not measured at fair value through profit and loss. All purchases and sales of financial assets are recognised on the trade date.

De-recognition of financial assets from the balance sheet occurs when the Group has lost its contractual right to cash flows or when it has transferred risks and income outside the Group to a significant degree.

Financial liabilities

Financial liabilities are initially recognised in accounting at fair value. Transaction costs are included in the initial book value of financial liabilities. Financial liabilities which are hedged items in a fair value hedging are recognised based on the change in the fair value of the hedged item. Other financial liabilities are rec-



ognised at amortised cost using the effective interest rate method. Financial liabilities are included in current and non-current liabilities.

Borrowing costs

Borrowing costs are recognised as expenses for the accounting period during which they were incurred.

Impairment of financial assets

On every financial statement date the Group evaluates whether there is objective evidence of the impairment of a single financial asset line item or the impairment of a financial asset category. If the fair value of share investments falls short of acquisition cost to a significant degree and for a period defined by the Group, this is an indication of the impairment of the share. Impairment losses are recognised through profit and loss.

The Group recognises an impairment loss on accounts receivable when there is objective evidence that the receivables cannot be collected in full. Significant financial problems by the debtor, the likelihood of bankruptcy or neglect of payments are evidence of the impairment of accounts receivable. The size of the impairment loss recognised in the income statement is determined by the difference between the book value of the receivables and the present value of estimated deferred cash flows discounted by the effective interest rate. If the size of the impairment loss decreases during a later accounting period and the reduction can be objectively considered to be connected to an event after the recognition of the impairment, the recognised loss is reversed through profit or loss.

Derivatives contracts and hedge accounting

The Group had no hedge accounting relationships in force at 31 December 2021.

Derivatives contracts are initially recognised in accounting at fair value on the date on which the Group becomes a contracting party, and later they are also measured at fair value. Profits and losses that result from measurement at fair value are handled in accounting in a way determined by the purpose of the derivatives contract. Changes in the value of derivatives contracts to which hedge accounting is applied, and that are effective hedging instruments, are presented congruently with the hedged line item in the income statement. When derivatives contracts are signed, the Group treats them as hedges of the estimated highly probable cash flow from operations, fair value hedges or derivatives contracts that do not satisfy the criteria of hedge accounting. The change in the fair value of derivatives not included in hedge accounting is entered in the income statement.

Cash and cash equivalents

Cash is recognised at fair value in the balance sheet. Cash and cash equivalents in the cash flow statement consists of cash, cash in bank accounts and bank deposits that can be withdrawn on demand.

Share capital

Share capital consists solely of ordinary shares. Direct costs of issuing new shares, less deduction for taxes, are recognised in equity to reduce the payment received from the issuance.

Dividends

Dividend debt to Group shareholders is recognised for the period in which the Annual General Meeting has approved the dividend.

Income taxes

Tax expenses in the income statement consists of taxes based on taxable profit for the period and deferred



taxes. The tax effect associated with items recognised directly in equity is correspondingly recognised as a part of shareholders' equity. Tax based on the period's taxable income is calculated on the basis of taxable profit for the period at domestic rates applicable to profits in the country concerned. The deferred tax balance is adjusted using any taxes associated for previous periods.

Deferred taxes are calculated for all temporary differences between the book value and taxable value. Deferred taxes are calculated by using the tax rate that has been stipulated by the financial statements date or the approved amount of which has been announced. Deferred tax assets are recognised up to the amount that it is probable that taxable income will be generated in the future, against which a temporary difference can be utilised.

The deferred tax liability is, nevertheless, not recognised when it is an asset item or liability initially to be entered in accounting and it is not a question of business combination and the recognition of this kind of asset or liability item does not affect the result of accounting nor taxable income at the time the transaction is realised. Deferred tax is not recognised for undistributed earnings of subsidiaries to the extent that the difference is not likely to dissolve in the foreseeable future.

Deferred tax assets and deferred tax liabilities are offset when the group has the legal right to set off the deferred tax assets and liabilities based on the taxable income for the period and when the deferred tax assets and liabilities are related to income taxes collected by the same tax recipient either from the same party liable to pay taxes or different parties liable to pay taxes, when the asset and liability are to be realised in full.

Employment benefits

Pension liabilities

The Group's pension arrangements are generally classified as defined contribution plans. In a defined contribution plan, a company pays fixed payments into the arrangement. The company has no legal or actual obligation to make additional payments if the party receiving payments does not have sufficient funds to pay pension benefits earned by employees during current or previous periods. Payments made under a defined contribution plan are recognised in the income statement for the period the payment concerns.

The Group's defined benefit plan obligations have been calculated for each plan separately, using the projected unit credit method. Pension expenses are recognised as expenses over the service lives of employees based on calculations made by authorised actuaries. When calculating the current value of the pension obligation, the discount interest rate is the market yield of high-quality bonds issued by companies or the interest rate of government securities. The maturity of bonds and securities substantially corresponds to the maturity of the calculated pension obligation. The assets included in the pension arrangement at fair value on the closing date are deducted from the current value of the pension obligation to be recognised in the balance sheet. The defined benefit pension arrangement's net liabilities (or asset items) are entered in the balance sheet.

Current service costs (pension costs) and the net interest on a defined benefit arrangement are recognised through profit and loss and presented in costs arising from employment benefits. Any items arising from the re-definition of net defined benefit liabilities (or asset items) (e.g. actuarial gains and losses, and income from assets included in the arrangement) are recognised as other items of comprehensive income over the financial period when they were created.

Prior service costs are recognised as expenses through profit and loss on the earliest of the following dates: either when the arrangement is changed or reduced, or when the Group recognises the related reorganisation costs or benefits related to the termination of employment.

Accounts payable

Accounts payable are initially recognised at fair value and subsequently at amortised acquisition cost using



the effective interest method.

Provisions

Provision is booked when a liability resulting from past events must be paid in the future and when the amount of the liability can reliably be measured. The amount of the provision being booked is the estimate of the present value of expenditures. Change of the provision is booked to the same item in the income statement as where the actual expense is booked.

Revenue recognition

The Group's net sales consist of the sale of cutting rights, land sales and forest management services. Revenue is recognised in a way that depicts the amount of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

Sale of cutting rights:

Income is recognised for a cutting right sold once the customer has cut the trees from the purchased cutting right area. Usually this is verified by signing the measurement certificate for the cutting carried out.

Sale of holiday plots and forest properties:

Income from the sale of plots and forest properties is recognised when the Group has irrevocably delivered the rights to the customer, the collection of receivables has been reliably verified and the seller no longer has any material risks or advantages connected to the ownership of the rights or plots, or a managerial role or actual control over the sold goods.

Other services:

The sale of services is recognised as income for the period during which the service is provided.

Operating profit

The IAS 1 Presentation of Financial Statements standard does not define the concept of operating profit. The Group has defined it as follows: Operating profit is the net amount arrived at when other income from operations is added to net sales, from which is deducted purchase costs adjusted for changes in inventories of finished and unfinished products and costs resulting from manufacturing for own use, from which is deducted the costs of employment benefits, depreciation and amortisation expenses, any impairment losses and other operating expenses, as well as income or expenses arising from tree felling and changes in the fair value of biological assets. All other income statement items not mentioned above are presented below operating profit. Foreign exchange differences and changes in the fair value of derivatives are included in operating profit if they arise for reasons connected to business; otherwise they are recorded as financial items.

Interest and dividends

Interest income is recognised using the effective interest method and dividend income when the right to a dividend has arisen.

Application of new and revised IFRSs in issue but not yet effective

On the date that this financial statement has been agreed to publish, the Group has not adopted the following new or revised IFRS standards, that have been published but that are not yet effective and have not been accepted to be applied in the EU (marked with *)

- IFRS 17 insurance contracts (effective for annual reporting periods beginning on or after 1.1.2023)



- IFRS 10 and IAS 28 amendments: Sales or contributions of assets between an investor and its associate or joint venture (the effective date has not been decided, earlier application being permitted)
- IAS 1 amendment: Classification of Liabilities as Current or Non-current (The amendments are effective retrospectively for annual reporting periods beginning on or after 1 January 2023, earlier adoption being permitted) *
- IFRS 3 amendment: Reference to the Conceptual Framework (The amendments are effective for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 January 2022)
- IAS 16 amendment: Proceeds before Intended Use (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- IAS 37 amendment: Onerous Contracts – Cost of Fulfilling a Contract (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- Yearly improvements to IFRS standards in 2018-2020: amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41 standards (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- IAS 1 and IFRS Practice Statement 2 amendments: Disclosure of Accounting Policies (The amendments to IAS 1 are effective for annual periods beginning on or after 1 January 2023. Earlier application is permitted. The amendments are applied prospectively. IFRS Practice Statement 2 amendments do not have effective date or policies)*
- IAS 8 amendment: Definition of Accounting Estimates (The amendments are effective for annual periods beginning on or after 1 January 2023 and changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted.) *
- IAS 12 amendment: Deferred Tax related to Assets and Liabilities arising from a Single Transaction (The amendments are effective for annual reporting periods beginning on or after 1 January 2023, earlier adoption being permitted)*
- IFRS 17 amendment: Initial application of IFRS 17 and IFRS 9 – comparative information (the amendment allows an entity to apply a classification overlay when first applying IFRS 17) *

The management of the Group does not expect the adoption of standards listed above to have significant influence on the financial statements of the Group in the coming periods.

4 Financial risk management

Risk management principles and process

In its operations, the Group is exposed to various kinds of financial risks, including the effects of fluctuations in exchange rates and interest rates. The key principle of the Group's risk management is the unpredictability of the financial markets and the attempt to minimise possible adverse effects on the Group's result. Risk management is carried out by the finance management in line with general principles approved by the Board of Directors.

The Group's financial policy guides all financing transactions in the Group. The policy and potential future amendments and additions will come into force when the Board of Directors has approved it. The operating instructions regarding the use of all financial instruments should be consistent with the general financial policy. The risk management policy of the Group's financial services contains more detailed instructions that will enter into force by the signature of the head of the Group's Financial operations. The most important financial market risks are listed below.



Exchange rate risk

The Group also operates outside the Euro area and is thus exposed to risks arising from the currency positions that emerge from the translation of investments in different currencies to the parent company's functional currency. Currency risks emerge from commercial transactions, monetary items in the balance sheet and net investments in foreign subsidiaries.

The Group has foreign net investments and is thus exposed to risks emerging from the translation of investments in foreign currency to the parent company's functional currency. Currently, the Group does not hedge against exchange rate risk. A sensitivity analysis is provided in Note 16.

Interest rate risk

The long-term objective of Tornator's interest rate risk management is to hedge the company's balance sheet against adverse effects caused by changes in market interest rates. In practice this means balancing the fair value changes of forest assets and loan related obligations in a way that the net equity effect of the fair value changes is within the limits determined in the Financial risk management and hedging policy.

The Group's interest rate risk from loan related obligations is attributable to interest-bearing debt. The Group has a bond loan at a nominal value of EUR 350 million and bank loans at a nominal value of EUR 400 million.

Interest rate risk related to forest assets is attributable to the valuation model of forests where long-term cash flows are discounted to present value. Changes in discount rate (WACC) has a considerable effect on the fair value of forests. See also note 10 Biological assets.

The Group has hedged its exposure to interest rate risk by signing interest rate swap and interest rate option agreements with financial institutions that have a high credit rating. The interest rate hedging strategy is approved by the Group's Board of Directors and implemented by the Group's finance management.

The Group's short-term money market investments expose it to cash flow interest rate risks, but their effect is not significant. The Group's proceeds and operational cash flows are for the most part independent of fluctuations in market interest rates. The Group is mainly exposed to interest rate risk related to variable interests, which is considered to be mainly connected to the loan portfolio. According to the principles of risk management, the Group must hedge at least 50% of the loan portfolio from fluctuation in market interest rates. On the balance sheet date, 69% of the nominal value of interest-bearing debt has been converted into fixed rate loans by using interest rate swaps. The average maturity of the loans drawn was 4.7 years on the closing date. The Group can withdraw loans with either a fixed rate of interest or a variable rate of interest and use interest rate swaps or ordinary interest rate options to achieve the objective of its financing principles.

Group has prepared for future refinancing of loans and hedging the associated interest risk by entering into long-term interest rate swap contracts with financial institutions. In these contracts Tornator receives 1-month Euribor rate. These strategic hedges stabilise also the discount rate used in forest valuation, i.e. they are used to execute the above-mentioned long-term balance sheet stabilisation. In 2021, the Group arranged its interest rate swaps by terminating half of the nominal value of the contracts ending 2031 and 2047. To replace the old contracts, Tornator made new contacts with a bit higher nominal value coming into force in 2028 and ending 2048. New nominal value of swap contracts ending in 2047 is EUR 82 million and fixed interest rate paid by Tornator is approximately 3.0%. New nominal value of swap contracts ending in 2031 is EUR 87 million and fixed interest rate paid by Tornator is approximately 2.1%. Nominal value of contracts ending in 2048 is EUR 170 million and fixed interest rate paid by Tornator is approximately 0.9%.

Based on loans and interest derivatives, the Group paid a fixed rate of 2.1% (2.9%) as net interest.



EUR thousand	2021	2020
Gains (+) and losses (-) recognised through profit or loss from changes in the fair value of interest rate derivatives	41,936.9	-33,319.8

A change up or down of 1 percentage point in the interest curve would affect the fair value of the interest derivatives on the company's balance sheet on 31 December by about EUR +60 / -78 million. Changes would be recognised in the income statement as shown in the table below:

EUR thousand	+1 %	-1 %
To income statement	60,064	-78,354
To shareholders' equity	0	0
Total	60,064	-78,354
Taking the deferred tax into account:		
To income statement	48,051	-62,683
To shareholders' equity	0	0
Total	48,051	-62,683

Liquidity risk

The Group continuously aims to assess and monitor the amount of financing required by business operations so that the Group would have sufficient liquid assets for financing its operations and paying back maturing loans. The Group's financing guidelines define the optimum size of the liquidity reserves for cash as well as the amount of liquid investments. Furthermore, the guidelines define that a liquid investment refers to a money market fund investing in EU banks and companies with a credit rating from which the assets can be redeemed within 24 hours. The availability and flexibility of financing is guaranteed with the terms of the long-term timber trade agreement on the timing of timber transactions and preliminary payments during the year.

The following table presents a maturity analysis. A negative figure refers to incoming cash. For items other than derivatives, the figures are undiscounted and include interest payments, paying off capital and repayments. For derivatives, the division of the balance sheet value has been presented based on their maturity.



31 December 2021

EUR million	Note	Balance sheet value	Cash	2022	2023	2024	2025	2026	2027+
Financial liabilities	18	748.7	784.7	8.1	7.1	7.1	206.1	404.8	151.5
Trade and other payables	22	34.0	34.0	34.0					
Derivative instruments									
Interest rate derivatives	11	70.3	70.3	3.7	3.7	3.7	3.7	3.7	52.0

31 December 2020

EUR million	Note	Balance sheet value	Cash	2021	2022	2023	2024	2025	2026+
Financial liabilities	18	688.5	726.0	23.3	81.4	6.2	6.2	205.1	403.8
Trade and other payables	22	29.9	29.9	29.9					
Derivative instruments									
Interest rate derivatives	11	174.4	174.4	9.4	9.4	9.4	9.4	9.4	127.3

Credit risk

The Group's method of operation determines the creditworthiness requirements and investment principles of customers, investment transactions and derivative financial instruments. Credit risk management and credit control are centralised on the Group's finance management. Credit is only granted to customers with an impeccable credit history. In individual significant transactions, the Group always requires the counterparty to set a sufficient guarantee. The Group only signs derivative agreements and makes investment transactions with counterparties with a minimum credit rating of A.

The Group does not have a significant concentration of credit risk associated with receivables as the receivables are made up of several items. The Group had no material credit losses recognised through profit and loss during the accounting period.

Capital management

The purpose of the Group's capital management (equity vs. liabilities) is to support business operations through the optimum capital structure by ensuring normal conditions and increasing shareholder value with the aim of best possible profits. An optimal capital structure also guarantees the lowest capital costs.

The Group's gearing was as follows:

EUR million	2021	2020
Interest-bearing debt	748.7	688.5
Interest-bearing receivables	7.1	7.1
Cash and cash equivalents	16.8	56.7
Net debt	724.8	624.7
Shareholders' equity total	1258.5	921.7
Gearing	57.6 %	67.8 %

The company has complied with the terms and conditions of its debt.



5 Critical accounting estimates & judgements

The most important item that requires the judgement of management is connected to the assumptions used in measuring the value of forests, such as harvesting possibilities, the real price of wood, the discount rate and the growth period. Harvesting possibilities are based on MOTTI growth models developed by the Natural Resources Institute Finland based on the latest research results. The development of wood prices after the prediction period given by an external assessor (10 years) is assumed to be ± 0 . The value of the Group's biological assets (excluding bare land value) on the balance sheet date amounted to EUR 2,210.2 million (EUR 1,841.2 million). The effect of forest land acquired or sold during the financial year is considered in the change of value.

The discount rate after taxes used in the valuation of parent company's forests in Finland was 3.25% (2020: 3.25 %). Discount rate includes equity and debt interest rate components. Effect of inflation (assumption 2021: 1.5% and 2020: 1.5%) is considered when calculating the real discount rate. In calculating the discount rate, the equity interest component has a weight of 40% (2020: 40%), and the 5-year sliding average of the 50-year euro swap interest rate is used as the risk-free interest rate of 0.8 % (1.1 %). The equity risk premium calculated by an external assessor was at 2.75% in 2021 and 2020. In calculating the discount rate, the liability interest rate component has a weight of 60% (60%) on the basis of the targeted financing structure as determined in the strategy. This corresponds with the hedged interest rate of the non-current liabilities (estimated 4.00% over time, estimate in 2020: 4.00%). Fluctuation range of $\pm 0.25\%$ -point is applied to discount rate, i.e. it will be changed only if the change is outside the $\pm 0.25\%$ -point range.

The wood price estimate and the risk-free interest rate are updated annually. A change of $\pm 1\%$ in the discount rate will change the valuation of forest assets by EUR -350/+500 million (Finland, current forest cycle cash flows). A change of $\pm 10\%$ in the estimate of wood prices will change the valuation of forest assets by EUR ± 250 million.

The valuation principles applied to forests are presented in the accounting principles concerning biological assets, and valuation during the financial year is presented in note 10.

6 Operating segments

The Group's core business consists of timber production and the sale of cutting rights to stands marked for harvesting. The stands include regular cutting methods and timber types. The Group manages and monitors its business as a single entity, and thus the Group only has one operating segment. Therefore, segment-specific information is not presented, as this would be a repetition of the figures presented on the income statement and balance sheet.

In addition to the figures presented on the income statement, reporting to the highest operational decision-maker also includes the operating profit excluding changes in the fair value of biological assets and harvesting, which amounted to EUR 89,960 thousand in 2021 (EUR 91,920 thousand in 2020).

The sale of cutting rights represented 86.2% of net sales (91.7% in 2020).

The geographical distribution of income and non-current assets is presented in the tables below. Net sales are allocated to the operating countries based on the geographical location of the forest.



	1 Jan - 31 Dec 2021		1 Jan - 31 Dec 2020	
Revenues:	EUR thousand	%	EUR thousand	%
Finland	116,554.4	90.7	107,977.3	91.4
Romania and Estonia	12,020.5	9.3	10,148.7	8.6
Total	128,574.9	100.0	118,126.0	100.0

	31 Dec 2021		31 Dec 2020	
Biological assets:	EUR thousand	%	EUR thousand	%
Finland	2,022,262.4	91.5	1,671,256.1	90.8
Romania and Estonia	187,952.5	8.5	169,945.7	9.2
Total	2,210,214.9	100.0	1,841,201.8	100.0

	31 Dec 2021		31 Dec 2020	
Non-current Assets:	EUR thousand	%	EUR thousand	%
Finland	2,142,859.4	91.1	1,775,543.9	90.3
Romania and Estonia	209,263.5	8.9	191,548.3	9.7
Total	2,352,122.9	100.0	1,967,092.2	100.0

The above non-current assets include all non-current assets of the Group except financial instruments, deferred tax assets and assets related to post-employment benefit plans.



7 Intangible assets

31 December 2021			
EUR thousand	Computer software	Other intangible rights	Total
Acquisition cost on 1 Jan 2021	8,725.4	82.1	8,807.5
Translation difference	-50.9		-50.9
Increases	1,068.1		1,068.1
Decreases			
Acquisition cost on 31 Dec 2021	9,742.6	82.1	9,824.7
Accrued depreciation and impairment			
Accrued depreciation and impairment at 1 January 2021	-7,969.9	-82.1	-8,052.0
Depreciation and amortisation expense and impairments	-394.7		-394.7
Accrued depreciation and impairment on 31 Dec 2021	-8,364.5	-82.1	-8,446.6
Book value on 31 Dec 2021	1,378.1	0.0	1,378.1
Book value on 1 Jan 2021	755.5		755.5

31 December 2020

EUR thousand	Computer software	Other intangible rights	Total
Acquisition cost on 1 January 2020	8,463.2	992.7	9,455.9
Translation difference	-2.9		-2.9
Increases	265.1		265.1
Decreases		-910.6	-910.6
Acquisition cost on 31 Dec 2020	8,725.4	82.1	8,807.5
Accrued depreciation and impairment			
Accrued depreciation and impairment at 1 January 2020	-7,574.4	-82.1	-7,656.5
Depreciation and amortisation expense and impairments	-395.5		-395.5
Accrued depreciation and impairment on 31 Dec 2020	-7,969.9	-82.1	-8,052.0
Book value on 31 Dec 2020	755.5		755.5
Book value on 1 January 2020	888.8	910.6	1,799.5



8 Property, plant & equipment

31 December 2021

EUR thousand	Land areas	Buildings	Machinery and equipment	Roads and ditches	Purchases in progress	Total
Acquisition cost on 1 Jan 2021	98,333.0	1,457.3	2,842.3	36,015.9	2,326.6	140,975.1
Translation difference	-62.1	-10.1	18.1	-151.2	-1.4	-206.7
Increases	5,270.0	316.4	78.8	1,337.5	3,128.3	10,131.1
Decreases	-270.8				-2,366.9	-2,637.7
Acquisition cost on 31 Dec 2021	103,270.1	1,763.7	2,939.2	37,202.2	3,086.6	148,261.9
Accrued depreciation and impairment						
Accrued depreciation and impairment at 1 January 2021		-582.1	-2,330.5	-23,507.2		-26,419.8
Depreciation and amortisation expense and impairments		-66.4	-204.2	-2,134.8		-2,405.3
Accrued depreciation and impairment on 31 Dec 2021		-648.5	-2,534.7	-25,642.0		-28,825.1
Book value on 31 Dec 2021	103,270.1	1,115.2	404.5	11,560.3	3,086.6	119,436.7
Book value on 1 Jan 2021	98,333.0	875.2	511.8	12,508.7	2,326.6	114,555.3

31 December 2020

EUR thousand	Land areas	Buildings	Machinery and equipment	Roads and ditches	Purchases in progress	Total
Acquisition cost on 1 Jan 2020	93,696.4	1,268.4	2,585.7	33,124.5	2,819.5	133,494.5
Translation difference	-67.1	-7.8	-1.8	-26.2	-18.5	-121.4
Increases	4,963.8	196.8	269.7	2,917.6	2,895.9	11,243.8
Decreases	-260.1		-11.3		-3,370.4	-3,641.7
Acquisition cost on 31 Dec 2020	98,333.0	1,457.3	2,842.3	36,015.9	2,326.6	140,975.1
Accrued depreciation and impairment						
Accrued depreciation and impairment on 1 January 2010		-534.5	-2,153.6	-21,408.5		-24,096.5
Depreciation and amortisation expense and impairments		-47.6	-177.0	-2,098.7		-2,323.3
Accrued depreciation and impairment on 31 Dec 2020		-582.1	-2,330.5	-23,507.2		-26,419.8
Book value on 31 Dec 2020	98,333.0	875.2	511.8	12,508.7	2,326.6	114,555.3
Book value on 1 Jan 2020	93,696.4	733.9	432.1	11,716.1	2,819.5	109,398.0



9 Right-of-use assets

31 December 2021			
EUR thousand	Office space	Machinery and equipment	Right-of-use assets, total
Acquisition cost on 1 Jan 2021	2,279.8	692.7	2,972.5
Increases	222.5	154.0	376.5
Decreases		-30.6	-30.6
Acquisition cost on 31 Dec 2021	2,502.3	816.1	3,318.4
Accrued depreciation and impairment			
Accrued depreciation and impairment on 1 January 2021	-392.7	-311.5	-704.2
Depreciation expense and impairment	-194.7	-170.2	-364.9
Accrued depreciation and impairment on 31 Dec 2021	-587.4	-481.7	-1,069.1
Book value on 31 Dec 2021	1,914.9	334.4	2,249.3

31 December 2020

EUR thousand	Office space	Machinery and equipment	Right-of-use assets, total
Acquisition cost on 1 Jan 2020	2,117.0	493.6	2,610.6
Increases	162.8	210.1	373.0
Decreases		-11.0	-11.0
Acquisition cost on 31 Dec 2020	2,279.8	692.7	2,972.5
Accrued depreciation and impairment			
Accrued depreciation and impairment on 1 January 2020	-194.9	-131.6	-326.5
Depreciation expense and impairment	-197.8	-179.9	-377.7
Accrued depreciation and impairment on 31 Dec 2020	-392.7	-311.5	-704.2
Book value on 31 Dec 2020	1,887.1	381.3	2,268.4

The Group's right-of-use assets include leased office space and leased cars. Office space lease contracts that are valid for now have been evaluated case-by-case. Evaluation has included the term and probability of continuance of the contract. Evaluation of renewal of maturing leased car contracts is made case-by-case.

Income statement items from right-of-use assets:

Income statement items	2021	2020
Depreciation	-364.9	-377.7
Financial expenses	-88.8	-88.9
Expenses from short-term and low value lease contracts	-180.9	-161.2



10 Biological assets

EUR thousand	31 Dec 2021	31 Dec 2020
Biological assets at the beginning of the period	1,841,201.8	1,682,631.0
Harvesting	1,783.3	-2,490.3
Valuation difference	327,284.0	123,547.0
Change in Income statement	329,067.3	121,056.7
Increases	42,638.9	40,161.6
Decreases	-2,190.8	-2,104.6
Translation difference	-502.3	-542.9
Biological assets at the end of the period	2,210,214.9	1,841,201.8

In 2021, the Group acquired more forest in Finland and Estonia (2020: Finland and Estonia) and sold forest in Finland and Estonia (2020: Finland and Estonia).

Fair value of biological assets is calculated based on discounted future cash flows from currently standing trees. The calculation of discounted cash flows requires estimation of forecast related to growth, harvesting, sales prices and cost of goods sold. Harvesting possibilities affecting cash flows were increased due to acquisition of new forests and adopting new MOTTI growth models in Finland. MOTTI growth models are developed by the Natural Resources Institute Finland on the basis of the latest research results and they proved that increase in the stem volume of trees was faster than in the previous estimate made 5 years ago. Wood prices used in the valuation models had a positive effect on fair value of forests in Finland in Estonia and a slightly negative effect in Romania. Sensitivity analysis of factors used in the valuation model of Finnish forests is presented below.

+/- 1 % -point change in discount rate changes fair value of forests by -350 / +500 million euros (Finland, current forest cycle cash flows). +/- 10 % change in wood price changes fair value of forests by +/- 250 million euros.

11 Derivatives

The Group uses interest rate swaps for hedging its cash flows. The majority of the interest rate derivatives will mature in more than 3 years.

Fair values of interest derivatives on 31 December.

EUR thousand	2021			2020
	Assets	Liabilities	Net	Net
Interest rate swaps	0.0	-70,320.2	-70,320.2	-174,384.4
Total fair values of derivatives	0.0	-70,320.2	-70,320.2	-174,384.4



The fair value of derivatives has changed as follows:

EUR thousand	31 Dec 2021	31 Dec 2020
Derivates at the beginning of the period	-174,384.4	-141,058.5
Changes		
Income statement:		
Interest rate swaps, income	48,644.7	
Interest rate swaps, expenses	-6,707.8	-33,319.8
Portion of the change in accrued interest*	204.7	-6.1
Effect in income statement	42,141.6	-33,325.8
Termination of interest rate swaps	61,922.5	
Changes in total	104,064.1	-33,325.8
Derivates at the end of the period	-70,320.2	-174,384.4

* Included in financial expenses in the income statement

Nominal values of interest derivatives

EUR thousand	31 Dec 2021	31 Dec 2020
Interest rate swaps	339,313	338,625
Total nominal values of derivatives	339,313	338,625

Interest rate swaps are intended as protection against market rate fluctuations. Currently, all contracts are recognised at fair value through income statement.

The share recognised in the income statement has had a profit/loss effect of EUR -41,936.9 thousand (EUR 33,319.8 thousand).

Derivatives are classified under non-current assets or liabilities if the contract matures in more than 12 months; otherwise, derivatives are presented under current assets or liabilities.

A summary of profits and losses from cash flow hedging recognised in equity during the accounting period, the amount derecognised from equity and presented in the adjustments of net sales for the accounting period, and the hedging result recognised to adjust the acquisition costs of the balance sheet item are presented in the calculation in the changes of the Group's equity.

For the interest rates of interest derivatives, see Financial risks (Note 4).

12 Inventories

EUR thousand	2021	2020
Inventories	49.1	34.3
Total	49.1	34.3

Inventories consist mainly of the wood raw material and fertilizer stock. The Group did not recognise any impairment on inventories in 2021 or 2020. Change in inventories recognised in the income statement EUR -2,523.5 thousand (EUR -2,362.3 thousand) consists of changes in fertilizer and wood raw material stock and acquisition cost of sold land properties.



13 Trade and other receivables

Other receivables, non-current		
EUR thousand	2021	2020
Other receivables	18,732.7	8,200.0
Total other receivables	18,732.7	8,200.0
Accounts receivables		
EUR thousand	2021	2020
Accounts receivable	18,346.8	14,549.0
Maturity breakdown of accounts receivable		
Not matured	18,168.7	14,522.4
matured for less than 3 months	175.6	24.1
matured for over 3 months – less than 6 months	2.5	2.5
matured for over 6 months	0.0	0.0
Other receivables, current		
EUR thousand	2021	2020
Accrued income	10,706.0	345.0
Other receivables	121.0	187.5
Total other receivables	10,827.0	532.5
Trade and other receivables total	29,173.8	15,081.5

The book value of accounts receivable and other receivables corresponds to their fair value. Receivables are not associated with significant concentrations of credit risk. The balance sheet values best correspond to the amount that is the maximum amount of credit risk in cases where the other contracting parties cannot fulfil their liabilities connected to the receivables. The fair values of receivables are presented in Note 37.

14 Investments

Currently, all investments are classified as financial assets at fair value through income statement.

Investments, non-current:

EUR thousand	2021	2020
Value at beginning of financial period	111.2	111.2
+Increases / -Decreases		
Value at the end of financial period	111.2	111.2

Non-current investments include shares and other investments which are not expected to be sold in near future.



Investments, current:

EUR thousand	2021	2020
Value at beginning of financial period	7,112.5	2,160.8
+Increases/-Decreases	-62.3	4,947.8
Changes in fair value	10.5	4.0
Value at end of financial period	7,060.7	7,112.5

Current investments mainly include investments in money market funds. Fund investments were sold and purchased during the 2021 financial period. Investments in money market funds are measured at fair value.

The fair values of financial assets are presented in Note 37. Financial assets have not expired, and no impairment was recognised on them.

15 Cash and cash equivalents

EUR thousand	2021	2020
Cash and bank accounts (Cash and cash equivalents in the cash flow statement)	16,802.2	56,717.4
Total	16,802.2	56,717.4

Cash and cash equivalents are not associated with significant concentrations of credit risk. The balance sheet values best correspond to the amount that is the maximum amount of credit risk in cases where the other contracting parties cannot fulfil their liabilities connected to the receivables. The fair values of cash and cash equivalents are presented in Note 37.

In addition to cash and cash equivalents, Tornator Oyj has a bank loan facility of EUR 100 million, which is completely available for withdrawal. The facility, including drawn amounts, will mature in 2025.

16 Share capital and share premium fund

Tornator Oyj has one series of shares in which all shares entitle the owner to the same dividend. The company's shares are subject to the redemption clause of the Articles of Association according to which other shareholders have a redemption right if there is a change in the ownership of the company's share. The shares have no nominal value. Tornator Oyj has 5 million shares.



	2021		2020	
	Group	Parent	Group	Parent
Number of shares on 1 Jan	5,000,000	5,000,000	5,000,000	5,000,000
Number of shares on 31 Dec	5,000,000	5,000,000	5,000,000	5,000,000
Share capital (EUR thousand) on 1 Jan	50,000.00	51,836.20	50,000.00	51,836.20
Share capital (EUR thousand) on 31 Dec	50,000.00	51,836.20	50,000.00	51,836.20
Share premium fund (EUR thousand) on 1 Jan	29,995.20	0	29,995.20	0
Share premium fund (EUR thousand) on 31 Dec	29,995.20	0	29,995.20	0

All issued shares are fully paid.

An amount corresponding to the nominal value of the company's shares was recognised under share capital when the parent company was established.

Share premium

The difference between the issue price of shares and the nominal value of shares is recognised in the share premium fund in cases in which a decision on the subscriptions shares was made pursuant to the old Finnish Companies Act (29 September 1978/734).

Translation differences

The Group has subsidiaries in Estonia and Romania. The Romanian share capital is presented in the local currency (RON), so the Group's euro-denominated equity is exposed to foreign currency fluctuations. The foreign currency fluctuation in the Group is recognised in the translation differences in equity.

A currency fluctuation against the euro of $\pm 20\%$ affects the Group's equity (EUR million):

+20%	-20%
9.6	-6.4



17 Deferred tax assets and deferred tax liabilities

The deferred taxes have been recognised for all temporary differences. Changes in deferred taxes during 2021:

EUR thousand	Note	1 January 2021	Recognised through profit or loss	Recognised in other comprehensive income	31 December 2021
Deferred tax assets:					
Temporary differences					
Recognition of defined benefit pension plans	20	25.4	-3.0	25.0	47.4
Total deferred tax assets		25.4	-3.0	25.0	47.4
Deferred tax liabilities:					
Temporary differences:					
Measurement of financial liabilities at amortised cost	18	497.9	-33.1		464.8
Measurement of biological assets at fair value	10	219,833.8	62,315.8		282,149.7
Total deferred tax liabilities		220,331.7	62,282.7	0.0	282,614.5

EUR thousand	Note	1 January 2020	Recognised through profit or loss	Recognised in other comprehensive income	31 December 2020
Deferred tax assets:					
Temporary differences					
Deferred tax assets from subsidiaries' accrued losses		182.1	-182.1		0.0
Recognition of defined benefit pension plans	20	36.6	1.4	-12.6	25.4
Total deferred tax assets		218.7	-180.7	-12.6	25.4
Deferred tax liabilities:					
Temporary differences:					
Measurement of financial liabilities at amortised cost	18	47.9	450.0		497.9
Measurement of financial instruments at fair value	11	281.1	-281.1		0.0
Intangible assets	7	182.1	-182.1		0.0
Measurement of biological assets at fair value	10	191,748.3	28,085.5		219,833.8
Total deferred tax liabilities		192,259.4	28,072.3	0.0	220,331.7

Deferred tax assets and deferred tax liabilities are offset when the corporation has the legal right to set off the recognised items against each other and the deferred taxes concern the same tax recipient.



EUR thousand	2021	2020
Total deferred tax assets	47.4	25.4
Offset against deferred tax liability	47.4	25.4
Deferred tax assets on the balance sheet	0	0
Total deferred tax liabilities	282,614.5	220,331.8
Offset against deferred tax assets	-47.4	-25.4
Deferred tax liabilities on the balance sheet	282,567.1	220,306.4

Deferred tax assets

EUR thousand	2021	2020
Deferred tax assets that expire after 12 months	47.4	25.4
Deferred tax assets that expire within 12 months	0	0

Deferred tax liabilities

EUR thousand	2021	2020
Deferred tax liabilities that expire after 12 months	282,614.5	220,331.8
Deferred tax liabilities that expire within 12 months	0	0

Deferred tax liability is not recognised for undistributed profit funds of subsidiaries.

18 Financial liabilities

EUR thousand	2021	2020
Non-current financial liabilities		
Bonds	348,769.9	348,515.4
Loans from financial institutions, non-current portion	399,865.7	325,007.8
Total non-current financial liabilities	748,635.6	673,523.2
Current financial liabilities		
Loans from financial institutions	24.9	24.2
Commercial paper		14,961.3
Total current financial liabilities	24.9	14,985.5
Total financial liabilities	748,660.6	688,508.6



Loans from financial institutions include arrangement fee amortisations totalling EUR -2.3 million (EUR -2.5 million).

The Group has pledged forest property as collateral for debt. See note 8 land areas, 10 biological assets and 35 other collateral granted for own account.

Current financial liabilities will be renewed at each maturity, i.e. they will not have any impact on the Group's current cash flows.

Maturity of current and non-current financial liabilities 31 December 2021

EUR thousand	2021
2021	24.9
2022	0.0
2023	0.0
2024	0.0
2025	199,430.0
2026+	549,205.6
Total	748,660.6

Maturity of current and non-current financial liabilities 31 December 2020

EUR thousand	2020
2021	14,985.5
2022	75,887.7
2023	0.0
2024	0.0
2025	199,250.0
2026+	398,385.4
Total	688,508.6

Reconciliation of changes in liabilities arising from financing activities

EUR thousand	1 January 2021	Cash flow from financing activities	Financial expenses	31 December 2021
Bonds	348,515.4		254.5	348,769.9
Loans from financial institutions	325,032.0	75,000.0	-141.3	399,890.6
Commercial paper	14,961.3	-15,000.0	38.7	0.0
Total	688,508.6	60,000.0	151.9	748,660.6

EUR thousand	1 January 2020	Cash flow from financing activities	Financial expenses	31 December 2020
Bonds	65,000.0	285,000.0	-1484.7	348,515.4
Loans from financial institutions	478,286.4	-152,500.0	-754.4	325,032.0
Commercial paper	104,897.3	-90,000.0	64.0	14,961.3
Total	648,183.7	42,500.0	-2,175.1	688,508.6



The Group's financial liabilities are variable interest rate loans and the repricing takes place once every 1–6 months.

The weighted average interest rates of financial liabilities are:

EUR thousand	2021	2020
Loans from financial institutions	2.1 %	2.9 %

19 Lease liabilities

EUR thousand	2021	2020
Non-current	2,046.0	2,002.3
Current	303.2	341.4
Total	2,349.2	2,343.7

Maturity of lease payments 31 December 2021

Year	Total payments
2022	392.62
2023	338.71
2024	302.98
2025	277.99
2026	246.40
2027+	1,174.38
Total	2,733.09

At 31 December 2021 Tornator's lease liabilities from short-term lease contracts amount to EUR 29 thousand.

At 31 December 2021 Tornator's lease liabilities from low-value lease contracts amount to EUR 20 thousand.

20 Pension obligations

Pension plans are classified as defined benefit and defined contribution plans. Payments made under a defined contribution arrangement are recognised in the income statement for the period the payment concerns.

The Group has additional defined benefit pension plans in Finland. The plans are based on the average final salary and those taking part in them receive an additional pension in addition to their retirement pension. The amount of the pension benefit upon retirement is defined on the basis of certain factors, such as the salary and service years. Pensions are adjusted according to the minimum price index. The pension plans have been taken out from a life insurance company. The Group has partially funded plans. The assets included in these plans are managed by a life insurance company according to local legislation and practices.

Net defined benefit liabilities on the balance sheet are defined as follows:

EUR thousand	2021	2020
Present value of funded obligations	1,414.0	1,454.0
Fair value of plan assets	-1,177.0	-1,327.0
Net balance sheet liability	237.0	127.0



Net defined benefit liabilities were changed as follows during the financial period:

EUR thousand	Present value of liability	Fair value of plan assets	Total
1 January 2021	1,454	1,327	127
Current service costs	-	-	-
Interest loss or gain	6	5	1
Previous service costs and losses from fulfilled obligations	-	-	-
Amount booked in personnel costs of the income statement	6	5	1
Re-defined items:			
Profit form assets included in the plan, apart from items included in interest loss or gain (±)		-16	16
Actuarial profit (-) or loss (+) from changes in demographic assumptions	-	-	-
Actuarial profit (-) or loss (+) from changes in financial assumptions	89	-	89
Experience-based profit (-) or loss (+)	20	-	20
Changes in the maximum amount of an asset item, apart from the amount included in interest losses (±)	-	-	-
Total amount of re-defined items	109	-16	125
Payments:			
From employers (+)		6	-6
From plan members (+)	-	-	-
Payments from plans:			
Benefits paid (-)	-89	-89	0
Settlements	-66	-56	-10
31 December 2021	1,414	1,177	237
1 January 2020	1,425	1,242	183
Current service costs	-	-	-
Interest loss or gain	17	15	2
Previous service costs and losses from fulfilled obligations	-	-	-
Amount booked in personnel costs of the income statement	17	15	2
Re-defined items:			
Profit form assets included in the plan, apart from items included in interest loss or gain (±)		150	-150
Actuarial profit (-) or loss (+) from changes in demographic assumptions	-	-	-
Actuarial profit (-) or loss (+) from changes in financial assumptions	84	-	84



Experience-based profit (-) or loss (+)	17	-	17
Changes in the maximum amount of an asset item, apart from the amount included in interest losses (\pm)	-	-	-
Total amount of re-defined items	101	150	-49
Payments:			
From employers (+)		9	-9
From plan members (+)	-	-	-
Payments from plans:			
Benefits paid (-)	-89	-89	0
31 December 2020	1,454	1,327	127

Sensitivity analysis for defined benefit pension obligations

The following table illustrates the impact of various factors on defined benefit obligations, the fair value of assets, net liabilities and pension costs over the 2021 financial period. The analysis has been conducted following the same accounting principles as those applied to pension calculations.

EUR thousand	Defined benefit obligation	Fair value of plan assets	Net liabilities	Service cost	Net interest
Discount rate 0.70%	1,414	1,177	237	0	2
Discount rate 0.50%	1,328	1,111	217	0	3
Discount rate -0.50%	1,508	1,249	259	0	1
Change %					
Discount rate 0.70%	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Discount rate 0.50%	-6.1 %	-5.6 %	-8.4 %	0.0 %	104.4 %
Discount rate -0.50%	6.7 %	6.1 %	9.9 %	0.0 %	-127.6 %
EUR thousand					
Change in pension benefit 2.10%	1,414	1,177	237	0	2
Change in pension benefit 0.50%	1,499	1,177	322	0	2
Change in pension benefit -0.50%	1,335	1,177	159	0	1
Change %					
Change in pension benefit 2.10%	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Change in pension benefit 0.50%	6.0 %	0.0 %	35.9 %	0.0 %	36.4 %
Change in pension benefit -0.50%	-5.5 %	0.0 %	-33.1 %	0.0 %	-33.5 %

A change in mortality which would increase life expectancy by one year would increase net liabilities by EUR 17.0 thousand (7.1%).

Fair value of plan assets

Contributions paid to the insurance company and accumulated by the date of the financial statements are considered plan assets. The assets are included in the insurance company's investment assets and the insurance company is liable for their management. Therefore, it is not possible to present the breakdown of plan assets by asset category. The realised yield of the plan assets was EUR -11 thousand in 2021 (EUR 165 thousand in 2020).



Key actuarial assumptions:

	2021	2020
Discount rate %	0.70%	0.40%
Future employee pension increases %	2.10%	1.20%
Inflation	1.90%	0.90%
Average remaining service years	1	1
Obligation duration	13	13
Mortality table	Gompertz	Gompertz

The Group predicts that it will pay EUR 7 thousand in defined benefit pension plans during the 2022 financial period.

Weighted average duration of pension liability is 13 years. Maturity analysis of undiscounted pension liabilities as of 31 December 2021 is assumed to be as follows:

EUR thousand	Less than a year	1 – 5 years	5 – 10 years	10 – 15 years	More than 15 years	Total
Pension liabilities	91	254	317	303	608	1,573

21 Provisions

EUR thousand	2021	2020
Reforestation provision	8,539.5	8,753.2
Provisions total	8,539.5	8,753.2

The reforestation provision in balance sheet consists of estimated net present value of cash flows from obligation to renew forests in clear-cut areas on 31 December 2021.

22 Trade and other payables

EUR thousand	2021	2020
Accounts payable	1,209.6	899.4
Advance payments received	11,102.7	12,602.6
Accrued liabilities:		
Personnel related accruals	2,382.7	2,404.0
Interest accruals	1,119.0	1,093.6
Income tax accrual	11,012.7	3,952.0
Other accruals	221.0	2,629.8
Accrued liabilities and deferred income total	14,735.5	10,079.5
Other liabilities	6,995.3	6,296.2
Trade and other payables total	34,043.1	29,877.7

The fair values of trade and other payables are presented in Note 37.



23 Breakdown of net sales

EUR thousand	2021	2020
Sale of cutting rights	110,879.0	108,296.6
Sale of holiday plots and forest plots	6,709.9	6,922.6
Sale of silviculture services	10,986.0	2,906.8
Total	128,574.9	118,126.0

24 Other operating income

EUR thousand	2021	2020
Sale of soil resources	962.1	1,094.1
Land area rents	1,538.2	1,146.2
Compensation for nature conservation	1,930.8	1,640.0
Other*	22,344.8	18,804.1
Total	26,775.9	22,684.5

*Other income in 2021 includes actual and estimated future gains from the sale of wind power project portfolio in total of EUR 21.1 million (EUR 17.4 million). The contract contains conditionalities which influence on the final price to be paid.

25 Materials and services

EUR thousand	2021	2020
Products and services		
Purchases*	5,730.1	3,701.6
External services**	18,712.5	15,465.5
Reforestation provision	-213.7	8,753.2
Total	24,228.9	27,920.3

Purchases mainly consist of seeds, seedlings and fertilizers.

External services mainly consist of services by forest machine contractors.

Reforestation provision is the change in provision booked due to obligation of renewing forests.

26 Personnel expenses

EUR thousand	Note	2021	2020
Wages		7,890.2	6,550.5
Pension costs - defined contribution arrangements		1,168.6	929.1
Pension costs - defined benefit arrangements	20	9.0	-2.0
Social security costs		503.3	1,684.8
Total		9,571.1	9,162.4



27 Depreciation and amortisation expense and impairments

EUR thousand	Note	2021	2020
Depreciation on fixed assets			
Buildings	8	66.4	47.6
Machinery and equipment	8	204.2	177.0
Roads and ditches	8	2,134.8	2,098.7
Right-of-use assets	9	364.9	377.7
Computer software	7	394.7	395.5
Total depreciation		3,164.9	3,096.5

28 Other operating expenses

EUR thousand	2021	2020
ICT expenses	1,640.6	1,651.6
Travel expenses	542.1	498.0
Other services	592.7	2,065.7
Rental expenses (other lease contracts)	180.9	161.2
Other expenses*	2,747.1	2,524.9
Total	5,703.4	6,901.5

* Other expenses include various items that are not individually material.

29 Financial income and expenses

EUR thousand	Note	2021	2020
Financial income from bank deposits and gains from interest funds		304.1	239.7
Net interest expenses from loans and derivatives		-15,988.5	-20,907.8
Change in fair value of financial instruments	11	41,947.4	-33,315.8
Financial items - net		26,263.0	-53,983.8

30 Income taxes

The Group's income taxes for the financial period were generated as follows:

EUR thousand	2021	2020
Tax based on the period's taxable income	-25,726.4	-9,131.5



Reconciliation of tax expenses:		
EUR thousand	2021	2020
Profit/loss before tax	465,489.2	158,440.4
Deferred items in the income statement	-329,281.0	-112,303.5
Taxable income	136,208.2	46,137.0
Tax calculated at 20% tax rate	-27,241.6	-9,227.4
Different tax rates of foreign companies and other tax-exempt and non-deductible expenses	1,515.2	95.9
Tax based on the period's taxable income	-25,726.4	-9,131.5

The change in the Group's deferred taxes for the 2021 financial period was EUR -62,285.7 thousand (EUR 28,255.9 thousand). Deferred tax assets and tax liabilities are calculated using a tax rate of 20% in Finland, and 16% in Romania, while in Estonia the tax rate is 0%. Deferred taxes and any changes therein are presented in Note 17. In 2021, the Group's average tax rate was 18.9% (23.6%).

Taxes related to other comprehensive income items:

EUR thousand	2021			2020		
	Before taxes	Tax effect	After taxes	Before taxes	Tax effect	After taxes
Items derived from the re-definition of net defined benefit liabilities	-125.0	25.0	-100.0	49.0	-9.8	39.2
Translation difference	-622.1	0.0	-622.1	-650.8	0.0	-650.8

31 Dividends

In 2021, EUR 40.0 million was paid in dividends (EUR 8.00 per share).

The Board of Directors has proposed that, based on the 2021 result, a maximum dividend of EUR 60.0 million (EUR 12.00 per share) to be paid. The debt resulting from the proposed dividend has not been recognised in these Financial Statements.

32 Related party transactions

The following transactions were carried out with related parties:

Employment benefits of management:

EUR thousand	2021	2020
Wages of the Management team (including the CEO) with indirect costs and other short-term employment benefits	1,128.0	854.0
Board remuneration	53.0	53.0



Stora Enso owns 41% of the parent company's shares, which gives Stora Enso significant influence within the Group. The following transactions were carried out with Stora Enso:

EUR thousand	31 December 2021	31 December 2020
Sales	99,807.8	78,438.5
Purchases	51.0	15.8
Receivables	13,299.8	11,745.9
Liabilities	8,896.4	11,203.7

Related party transactions occurred under the same terms and conditions as transactions between unrelated parties.

33 Auditors' fees

Fees paid to Deloitte, Audit firm, in 2021 (EUR thousand):

- 1) auditing 248.6 (263.4)
- 2) assignments referred to in section 1 (1) subsection 2 of the Auditing Act 0.0 (0.0)
- 3) tax guidance 0.0 (4.9)
- 4) other services 0.0 (4.9)

34 Subsidiaries and business combinations

Subsidiaries 31 December 2021:

Company name	Group shareholding	Domicile
SC Tornator SRL	100%	Romania
Tornator Eesti Oü	100%	Estonia
Oituz Private Forest District SRL	100%	Romania
Lavakorven Tuulipuisto Oy	100%	Finland
Maaselän Tuulipuisto Oy	100%	Finland
Pahkavaaran Tuulipuisto Oy	100%	Finland
Martimon Tuulipuisto Oy	100%	Finland
Niinimäen Tuulipuisto Oy	100%	Finland

35 Other collateral granted for own account

The Group has pledged forest property as collateral for debt (Note 18). As collateral for debts, land areas and biological assets have been pledged at a total value of EUR 1,942.7 million (EUR 1,609.3 million). In addition, the Group has agreed upon a limit of EUR 2 million with a financial institution to verify soil remediation. Of this limit, EUR 222.4 thousand has been used (EUR 748.8 thousand).

36 Judicial proceedings

The Group had no judicial proceedings pending during the financial period.



37 Classification of financial assets and financial liabilities

31 December 2021

Financial Assets

EUR thousand	Amortised cost	Fair value through income statement	Book value	Fair value
Non-current				
Other receivables		18,733	18,733	18,733
Total		18,733	18,733	18,733
Current				
Unlisted securities		7,061	7,061	7,061
Trade and other receivables	18,595	10,579	29,174	29,174
Cash and cash equivalents	16,802		16,802	16,802
Total	35,397	17,639	53,037	53,037

Financial Liabilities

EUR thousand	Amortised cost	Fair value through income statement	Book value	Fair value
Non-current				
Interest-bearing debt	748,636		748,636	762,460
Trade and other payables				
Derivates		70,320	70,320	70,320
Total	748,636	70,320	818,956	832,780
Current				
Interest-bearing debt	25		25	25
Trade and other payables	34,043		34,043	34,043
Total	34,068	0	34,068	34,068

The following price quotes, assumptions and measurement models have been used to determine the fair values of the financial assets and financial liabilities presented in the table.

Derivatives

The fair values of interest rate swaps are based on the counterparty's price quote, which has been compared to the balance sheet date's market rates and other market information. Fair values correspond to the prices the Group would have to pay or would receive if it cancelled the derivative financial instrument.

The fair values of interest derivatives correspond to the current value of their cash flows.



Investments in unlisted securities

Investments in unlisted securities mainly consist of shares in Finnish money market funds and Finnish unlisted shares. Unlisted share investments are measured at acquisition cost because their measurement at fair value using measurement methods is not possible. The fair values of investments could not be reliably determined and the estimate varies significantly, or the probabilities of various estimates located in the range could not be reasonably determined and used to evaluate fair value. Financial assets recognised at fair value are either eligible for secondary markets or the purchase rate of the counterparty on the balance sheet date was used in their measurement, and the rate was also tested using generally applicable measurement methods and available market quotes.

Trade and other receivables

The initial book value of receivables not based on derivative financial instruments corresponds to their book value because the effect of discounting is not material when taking the maturity of the receivables into account.

Interest-bearing debt

The fair values of debts are based on discounted cash flows. The discount rate used is the interest rate the Group would have to pay to withdraw a corresponding external loan on the balance sheet date. The total interest rate consists of risk-free interest and the company-specific risk premium.

Trade and other payables

The initial book value of trade and other payables corresponds to their book value because the effect of discounting is not material when taking the maturity of the payables into account.

38 Fair value hierarchy of financial assets and liabilities at fair value

31 December 2021				
EUR thousand	Level 1	Level 2	Level 3	Total
Assets				
Biological assets			2,210,214.9	2,210,214.9
Receivables			29,311.3	29,311.3
Investments in unlisted securities:				
- equity investments			111.2	111.2
- debt investments	7,060.7			7,060.7
Total assets	7,060.7	0.0	2,239,637.4	2,246,698.1
Liabilities				
Derivatives		70,320.2		70,320.2
Total liabilities	0.0	70,320.2	0.0	70,320.2



31 December 2020

EUR thousand	Level 1	Level 2	Level 3	Total
Assets				
Biological assets			1,841,201.8	1,841,201.8
Receivables			8,200.0	8,200.0
Investments in unlisted securities:				
- equity investments			111.2	111.2
- debt investments	7,112.5			7,112.5
Total assets	7,112.5	0.0	1,849,513.0	1,856,625.5
Liabilities				
Derivatives		174,384.4		174,384.4
Total liabilities	0.0	174,384.4	0.0	174,384.4

No transfers between fair value hierarchy levels 1 and 2 took place during the ended financial period.

Hierarchy level 1 fair values are based on the quoted prices for similar assets or liabilities on a functioning market.

The fair values of level 2 instruments are to a significant extent based on input data other than quoted prices included in level 1 but nevertheless on data (i.e. prices) or indirectly (i.e. derived from prices). In determining the fair value of these instruments, the Group uses generally accepted valuation models whose input data is, nevertheless to a significant extent, based on verifiable market data.

The fair values of level 3 instruments are based on input data concerning the asset or liability which are not based on verifiable market data but to a significant extent on estimates by the management or their use in generally accepted valuation models.

39 Essential post-balance sheet date events

In addition to dividend payment proposal (see Note 31), the Group did not have other essential post-balance sheet date events.



B. Parent Company Financial Statements

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Income Statement

EUR thousand	Note	1 Jan - 31 Dec 2021	1 Jan - 31 Dec 2020
Net sales	6, 23	116,554.4	107,977.3
Other operating income	24	26,361.8	14,170.2
Change in inventories of finished goods and work in progress	12	-1,702.1	-1,343.2
Materials and services	25	-22,014.2	-23,918.4
Personnel expenses	26	-8,202.8	-7,779.6
Depreciation and amortisation	27	-4,318.1	-2,559.1
Other operating expenses	28	-4,628.2	-5,850.7
Change in fair value of biological assets and harvesting	10	310,003.3	152,413.9
Operating profit		412,054.1	233,110.5
Financial income	29	8,455.8	1,402.2
Financial expenses	29	-15,928.2	-20,838.0
Change in fair value of financial instruments	11	41,947.4	-33,315.8
Net financial items		34,475.0	-52,751.6
Profit before tax		446,529.1	180,358.8
Income taxes	30	-26,018.7	-6,575.6
Change in deferred taxes	17	-61,885.7	-29,049.0
Profit for the period		358,624.7	144,734.1
Distribution: To shareholders of the parent company		358,624.7	144,734.1
Consolidated statement of comprehensive income			
Profit for the period		358,624.7	144,734.1
Other comprehensive income for the period after taxes:			
Items not recognised later through profit and loss			
Items derived from the redefinition of net defined benefit costs (or asset items)		-100.0	39.2
Comprehensive income for the period total		358,524.7	144,773.3
Distribution: To shareholders of the parent company		358,524.7	144,773.3

The notes on pages 61-94 are an essential part of these financial statements.



Balance Sheet

EUR thousand	Note	31 Dec 2021	31 Dec 2020
ASSETS			
Non-current assets			
Intangible assets	7	975.7	420.6
Property, plant and equipment	8	98,477.1	93,280.9
Right-of-use assets	9	1,631.4	1,606.1
Biological assets	10	2,022,262.4	1,671,256.1
Investments in Group companies	31	154,370.2	156,117.9
Other investments	14	111.2	111.2
Non-current receivables	13	18,732.7	8,200.0
Non-current assets total		2,296,560.7	1,930,992.9
Current assets			
Inventories	12	5.0	5.0
Trade and other receivables	13	28,440.9	14,267.0
Investments in unlisted securities	14	7,060.7	7,112.5
Cash and cash equivalents	15	888.6	37,928.2
Current assets total		36,395.2	59,312.7
TOTAL ASSETS		2,332,955.9	1,990,305.6
EQUITY AND LIABILITIES			
Equity attributable to shareholders of the parent company			
Share capital	16	51,836.2	51,836.2
Other equity		1,139,444.3	820,919.6
Total equity		1,191,280.5	872,755.8
Liabilities			
Non-current liabilities			
Deferred tax liabilities	17	281,506.2	219,645.5
Financial liabilities	18	747,676.1	672,510.4
Derivatives	11	70,320.2	174,384.4
Lease liabilities	19	1,544.8	1,501.7
Other non-current liabilities	20	237.0	127.0
Non-current liabilities total		1,101,284.3	1,068,168.9
Current liabilities			
Financial liabilities	18		14,961.3
Lease liabilities	19	160.8	156.7
Trade and other payables	22	32,228.6	26,422.7
Provisions	21	8,001.8	7,840.2
Current liabilities total		40,391.1	49,380.9
Total liabilities		1,141,675.5	1,117,549.8
TOTAL EQUITY AND LIABILITIES		2,332,955.9	1,990,305.6

The notes on pages 61-94 are an essential part of these financial statements.



Statement of changes in equity

EUR thousand	Note	Share capital	Share premium	Retained earnings	Shareholders' equity total
Equity on 1 Jan 2020	15	51,836.2	4,076.1	702,070.2	757,982.4
Comprehensive income					
Profit for the period				144,734.1	144,734.1
Other items of comprehensive income (after taxes)					
Other items of comprehensive income (after taxes)	20			39.2	39.2
Comprehensive income for the period				144,773.3	144,773.3
Transactions with shareholders					
Dividends paid	31			-30,000.0	-30,000.0
Total transactions with shareholders				-30,000.0	-30,000.0
Equity on 31 Dec 2020		51,836.2	4,076.1	816,843.6	872,755.8
Equity on 1 Jan 2021	15	51,836.2	4,076.1	816,843.6	872,755.8
Comprehensive income					
Profit for the period				358,624.7	358,624.7
Other items of comprehensive income (after taxes)					
Other items of comprehensive income (after taxes)	20			-100.0	-100.0
Comprehensive income for the period				358,524.7	358,524.7
Transactions with shareholders					
Dividends paid	31			-40,000.0	-40,000.0
Total transactions with shareholders				-40,000.0	-40,000.0
Equity on 31 Dec 2021		51,836.2	4,076.1	1,135,368.3	1,191,280.5

The notes on pages 61-94 are an essential part of these financial statements.



Cash flow statement

EUR thousand	1 Jan - 31 Dec 2021	1 Jan - 31 Dec 2020
Cash flow from operating activities		
Cash receipts from customers	105,620.8	101,849.6
Proceeds from sale of tangible assets	5,331.3	5,388.2
Cash receipts from other operating income	5,255.1	5,924.2
Cash paid to suppliers and employees	-33,976.4	-30,295.2
Cash flow from operating activities before financial items and taxes	82,230.8	82,866.9
Interest paid and other financial expenses	-77,825.6	-23,534.1
Interest received	265.8	202.2
Income taxes	-18,958.0	6,200.0
Net cash flow from operating activities	-14,287.1	65,735.0
Cash flow from investing activities		
Investments in biological assets	-42,517.8	-39,718.5
Investments in tangible assets, forestland	-5,255.0	-4,909.0
Investments in other tangible and intangible assets	-3,074.8	-2,906.9
Investments in money market funds	62.3	-4,947.8
Dividends from Group companies	8,190.0	1,200.0
Net cash flow from investing activities	-42,595.3	-51,532.2
Cash flow from financing activities		
Withdrawal of long-term loans	150,000.0	700,000.0
Repayment of long-term loans	-75,000.0	-25,000.0
Repayment of short-term loans	-15,000.0	-632,500.0
Repayment of leasing liabilities	-157.3	-164.2
Dividends paid	-40,000.0	-30,000.0
Net cash flow from financing activities	19,842.7	12,335.8
Net increase/decrease in cash and cash equivalents	-37,039.6	26,538.5
Cash and cash equivalents at beginning of period	37,928.2	11,389.7
Cash and cash equivalents at end of period	888.6	37,928.2

The notes on pages 61-94 are an essential part of these financial statements.



1 Notes to the financial statements

General information

Tornator Oyj is a Finnish limited liability company (business ID 0162807-8) that operates under the jurisdiction of the legislation of the State of Finland. The company's registered office is in Imatra and the address of its headquarters is Napinkuja 3 C, 55100 Imatra, Finland. A copy of the financial statements is available at the company website www.tornator.fi/en.

Tornator Oyj ('Tornator' or 'the company') is one of Finland's biggest forest owners. Tornator's core business is wood production and selling of cutting rights. The company provides also forest management services, sells land and buys forest properties. At the end of 2021, Tornator owned about 646,000 hectares of forest properties in Finland (2020: 637,000). Average number of personnel during the financial period was 139 (132).

Tornator's Board of Directors have approved these financial statements for issue on 8 February 2022. According to the Finnish Limited Liability Companies Act, the Annual General Meeting has the option to approve or reject or change the financial statements.

Figures presented in these Financial statements are rounded and thus total sums may differ from sums of individual figures presented.

2 Summary of the most important accounting principles

Tornator Oyj is the parent company of Tornator Group.

Accounting basis

These financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), and the IAS and IFRS standards and SIC and IFRIC interpretations in force on 31 December 2021 have been applied in preparing them. "International Financial Reporting Standards" refers to the standards defined in the Finnish Accounting Act and related regulations approved for application in the EU and their interpretations in accordance with EU regulation (EC) 1606/2002. The notes to the financial statements also comply with the requirements of the Finnish accounting and corporate legislation that supplements the IFRS regulations.

The consolidated financial statements have been prepared using the historical cost basis, except for financial assets and liabilities recognised at fair value through profit and loss, biological assets and items under hedging of fair value, which are measured at fair value. The financial statements are presented in thousands of euros unless otherwise noted. The company's functional currency is the euro.

The preparation of the financial statements according to the IFRS standards requires making of certain estimates and assumptions. Making of these assumptions and estimates has an impact on the assets and liabilities reported on the balance sheet date, the presentation of contingent assets and liabilities in the notes and the income and expenses reported for the financial year. These estimates are based on the management's best knowledge of the events; thus, the final actual results may differ from the estimates made. Areas that have required greater judgement and areas in which the judgement has had the greatest impact on the figures presented in the financial statements are presented in note 5.

Application of the new and amended IFRS standards



The following new and revised IFRSs have been adopted in these consolidated financial statements. The application of these new and revised IFRSs has not had any material impact on the amounts reported for the current and prior years but may affect the accounting of future transactions and events.

Amendments to IFRS 9, IFRS 7, IFRS 4 and IFRS 16 due to interest rate benchmark reform

IASB published 'Interest Rate Benchmark Reform phase one (amendments to standards IFRS 9, IAS 39 ja IFRS 7) in September 2019 and the amendments apply to annual reporting periods beginning on or after 1 January 2020. The changes relate to specific hedge accounting requirements so that hedge accounting can be continued during the period of uncertainty before the balance sheet items to be hedged or financial instruments influenced by current interest rate are being changed as a consequence for the ongoing interest rate benchmark reform.

Phase 2 of the Interest Rate Benchmark Reform was applied to current annual reporting period (amendments to standards IFRS 9, IAS 39, IFRS 7, IFRS 4 ja IFRS 16). The amendments enable entities to reflect the effects of transitioning from benchmark interest rates, such as interbank offer rates (IBORs) to alternative benchmark interest rates without giving rise to accounting impacts that would not provide useful information to users of financial statements.

The changes in phases 1 or 2 do not influence the company since it did not have hedge accounting in 2020 or 2021 and it does not have financial instruments for which terms of contracts would be changed due to Interest Rate Benchmark Reform.

Amendment to IFRS 16 regarding COVID-19-related rent concessions

The IASB issued Covid-19-related rent concessions (amendment to IFRS 16) on May 2020 to provide practical relief to lessees in accounting for rent concessions arising as a result of the COVID-19 pandemic. The standard provides lessees with an exemption from assessing whether a COVID-19-related rent concession is a lease modification. Change requires lessees that apply the exemption to account for COVID-19-related rent concessions as if they were not lease modifications. This practical relief applies only to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only if all following conditions are met:

- a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- b) any reduction in lease payments affects only payments originally due on or before 30 June 2021 (for example, a rent concession would meet this condition if it results in reduced lease payments on or before 30 June 2021 and increased lease payments that extend beyond 30 June 2021); and
- c) there is no substantive change to other terms and conditions of the lease.

The practical expedient was limited to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2021. In March 2021, IASB published an amendment to permit a lessee to apply the practical expedient regarding COVID-19-related rent concessions to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022.

There were not such rent concessions in the reported financial periods, thus the change did not influence the company.



3 Accounting principles of the financial statements

Segment reporting

Operating segments are determined and reported in a manner which is consistent with internal reporting to the highest operational decision-maker. According to the internal reports, the company has one operating segment and, thus, separate segment notes are not presented.

Conversion of line items denominated in foreign currencies

(a) Functional and presentational currencies

Financial statements are presented in euro, which is the company's functional and presentational currency.

(b) Business transactions and balances

Transactions denominated in foreign currencies are converted into the functional currency using the exchange rates on the date of the transactions or, if the items have been revalued, using the exchange rates on the valuation dates. Exchange gains and losses from payments related to business transactions and converting assets and liabilities denominated in a foreign currency into the exchange rate on the date of the financial statements are entered in the income statement, except for hedges complying with the terms and conditions of cash flow or net investment hedging, which are entered into equity.

Exchange gains and losses related to debts and cash and cash equivalents are presented in the income statement item "financial income or expenses". All other exchange gains and losses are presented in the income statement item "Other operating income or expenses".

Property, plant & equipment

Property, plant and equipment are measured at the historical acquisition cost, less deduction for depreciation and impairment. The historical acquisition cost contains costs immediately resulting from the acquisition. Costs arising later are only included in the asset's book value or recognised as a separate asset if it is probable that the future economic benefit associated with the asset will benefit the company and the asset's acquisition cost can be reliably determined. Other repair and maintenance costs are recognised through profit and loss for the period in which they are realised. The residual values of assets and useful lives are verified at a minimum annually on the date of the financial statements.

Assets are subjected to straight-line depreciation over the following estimated useful lives:

Buildings	7–20 years
Machinery and equipment	3–5 years
Land areas	No depreciation
Roads and ditches	10 years

Intangible assets

The company's intangible assets are computer software and other intangible assets. Computer software is measured at acquisition cost, less deduction for recognised depreciation and amortisation expenses and impairment. They are depreciated over the estimated useful life of 3–5 years. Other intangible assets are measured at historical acquisition cost, less amortisations.

Impairment of tangible and intangible assets

The company assesses whether there is any indication that an asset has been impaired at each financial statements date. If any such indication exists, the recoverable amount of the said asset is estimated. The



recoverable amount is also estimated annually for the following assets, regardless of whether or not there are signs of impairment: goodwill, intangible assets with an unlimited useful life, and unfinished intangible assets. The need for impairment is assessed at the level of cash-generating units, i.e. the lowest individual unit level that is mainly independent of the other units and whose cash flows can be separated from other cash flows.

The recoverable amount is the higher of the asset's fair value less costs to sell and its value in use. Value in use is the estimated future net cash flows, discounted to their present value, expected to be derived from the said asset or cash-generating unit. The discount rate used is the interest rate before tax that represents the market's view of the time value of money and special risks associated with the asset.

An impairment loss is recognised if the carrying amount of the asset is higher than its recoverable amount. The impairment loss is immediately recognised in the income statement. In connection with the recognition of the impairment loss, the useful life of the depreciated asset is re-evaluated. An impairment loss recognised for an asset is reversed if a change has taken place in the estimates used to determine the recoverable amount of the asset. However, the maximum reversal of an impairment loss amounts to the carrying amount of the asset had no impairment loss been recognised.

Biological assets

Biological assets, such as, in the company's case, growing stock, are recorded on the balance sheet at their market value. Company forests are thus measured at fair value less estimated point-of-sale costs at harvest, there being a presumption that fair values can be reliably measured for these assets. The value of Tornator's forest property is based on the discounted cash flow model. The fair value of biological assets is calculated based on future cash flows, i.e. based on sustainable forest management and taking growth potential into consideration. In the cash flow model, one forest cycle cash flows of currently standing trees, is taken into consideration. The company estimates that one forest growth cycle is 75 years. To calculate the income cash flows, the long-term felling plan, based on forecasted tree growth, is multiplied by the prices forecasted by an external assessor for each wood type and felling method for the corresponding period. The long-term felling plan is based on MOTTI growth models which are developed by the Natural Resources Institute Finland on the basis of latest research results. The development of real wood prices after the prediction period given by an external assessor (10 years) is assumed to be ± 0 . The fair value of the biological asset is measured as the present value of the harvest from one growth cycle based on the productive forest land, taking into consideration environmental restrictions and other reservations.

The discount rate used in the valuation is determined using the weighted average cost of capital (WACC), in which case the required rate of return on equity is based on the use of the capital asset pricing model. The company verifies its discount rate in accordance with a pre-defined calculation template, but the discount rate is modified only when an essential change that is classified as long-term takes place in an individual interest rate component. Biological assets that are physically attached to soil are recognised and measured at their fair value separately from the bare land. When acquiring biological assets, they are valued at the acquisition cost corresponding to the fair value.

Leases

Company as the leaseholder

- (a) Recognises right-of-use assets and lease liabilities in the consolidated statement of financial position, initially measured at the present value of the future lease payments, with the right-of-use asset adjusted by the amount of any prepaid or accrued lease payments in accordance with IFRS 16:C8(b)(ii);
- (b) Recognises depreciation of right-of-use assets and interest on lease liabilities in profit or loss;
- (c) Separates the total amount of cash paid into a principal portion (presented within financing activities) and interest (presented within operating activities) in the consolidated statement of cash flows.



Lease incentives (e.g. rent-free period) are recognised as part of the measurement of the right-of-use assets and lease liabilities.

Right-of-use assets are tested for impairment in accordance with IAS 36.

Company as the lessor

Assets leased with agreements other than finance leases are included in the property, plant and equipment in the balance sheet. The property items leased out by the company are land areas and are not subject to depreciation. Lease income is recognised in the income statement as equal instalments over the term of the lease.

Inventories

Inventories are measured at the acquisition cost or the lower net realisable value. Acquisition cost is determined using the weighted average price method. The acquisition cost includes the immediate purchasing costs less VAT. Net realisable value is the estimated selling price obtained in the ordinary course of business, from which the cost of the sale is deducted.

Inventories include the wood raw material, seedlings, seeds and fertilizers. In addition, to-be-sold land areas are transferred to inventories.

Accounts receivable

Accounts receivable are initially recognised at fair value and later measured at amortised cost using the effective interest rate method less any impairment. Impairment loss is recognised according to expected credit losses.

Financial assets and financial liabilities

Financial assets

Tornator's financial assets are divided into the following categories: financial assets recognised at fair value through profit and loss and financial assets recognised at amortised cost. The classification is carried out based on the purpose of use and characteristics of the contractual cash flows. Financial assets are classified at initial recognition.

Financial assets recognised at fair value through profit and loss include other non-current receivables, unlisted securities and derivatives. Asset items belonging to this group are current assets, unless they mature more than 12 months after the end of the reporting period. These asset items are measured at fair value. Realised and unrealised profits and losses resulting from changes in fair value are recognised in the income statement for the accounting period during which they have occurred.

Loans and other current receivables are non-derivative assets that are connected to fixed or determinable payments and are not quoted on a functioning market. In the balance sheet, they are included in the trade and other receivables under current or non-current assets according to their nature. They are placed in the latter category if they mature in more than 12 months.

Transaction costs are included in the initial book value of financial assets when an item is not measured at fair value through profit and loss. All purchases and sales of financial assets are recognised on the trade date.

De-recognition of financial assets from the balance sheet occurs when the company has lost its contractual right to cash flows or when it has transferred risks and income outside the company to a significant degree.

Financial liabilities



Financial liabilities are initially recognised in accounting at fair value. Transaction costs are included in the initial book value of financial liabilities. Financial liabilities which are hedged items in a fair value hedging are recognised based on the change in the fair value of the hedged item. Other financial liabilities are recognised at amortised cost using the effective interest rate method. Financial liabilities are included in current and non-current liabilities.

Borrowing costs

Borrowing costs are recognised as expenses for the accounting period during which they were incurred.

Impairment of financial assets

On every financial statement date the company evaluates whether there is objective evidence of the impairment of a single financial asset line item or the impairment of a financial asset category. If the fair value of share investments falls short of acquisition cost to a significant degree and for a period defined by the company, this is an indication of the impairment of the share. Impairment losses are recognised through profit and loss.

Tornator recognises an impairment loss on accounts receivable when there is objective evidence that the receivables cannot be collected in full. Significant financial problems by the debtor, the likelihood of bankruptcy or neglect of payments are evidence of the impairment of accounts receivable. The size of the impairment loss recognised in the income statement is determined by the difference between the book value of the receivables and the present value of estimated deferred cash flows discounted by the effective interest rate. If the size of the impairment loss decreases during a later accounting period and the reduction can be objectively considered to be connected to an event after the recognition of the impairment, the recognised loss is reversed through profit or loss.

Derivatives contracts and hedge accounting

Tornator had no hedge accounting relationships in force at 31 December 2021.

Derivatives contracts are initially recognised in accounting at fair value on the date on which the company becomes a contracting party, and later they are also measured at fair value. Profits and losses that result from measurement at fair value are handled in accounting in a way determined by the purpose of the derivatives contract. Changes in the value of derivatives contracts to which hedge accounting is applied, and that are effective hedging instruments, are presented congruently with the hedged line item in the income statement. When derivatives contracts are signed, the company treats them as hedges of the estimated highly probable cash flow from operations, fair value hedges or derivatives contracts that do not satisfy the criteria of hedge accounting. The change in the fair value of derivatives not included in hedge accounting is entered in the income statement.

Cash and cash equivalents

Cash is recognised at fair value in the balance sheet. Cash and cash equivalents in the cash flow statement consists of cash, cash in bank accounts and bank deposits that can be withdrawn on demand.

Share capital

Share capital consists solely of ordinary shares. Direct costs of issuing new shares, less deduction for taxes, are recognised in equity to reduce the payment received from the issuance.



Dividends

Dividend debt to shareholders is recognised for the period in which the Annual General Meeting has approved the dividend.

Income taxes

Tax expenses in the income statement consists of taxes based on taxable profit for the period and deferred taxes. The tax effect associated with items recognised directly in equity is correspondingly recognised as a part of shareholders' equity. Tax based on the period's taxable income is calculated on the basis of taxable profit for the period at domestic tax rate. The deferred tax balance is adjusted using any taxes associated for previous periods.

Deferred taxes are calculated for all temporary differences between the book value and taxable value. Deferred taxes are calculated by using the tax rate that has been stipulated by the financial statements date or the approved amount of which has been announced. Deferred tax assets are recognised up to the amount that it is probable that taxable income will be generated in the future, against which a temporary difference can be utilised.

The deferred tax liability is, nevertheless, not recognised when it is an asset item or liability initially to be entered in accounting and it is not a question of business combination and the recognition of this kind of asset or liability item does not affect the result of accounting nor taxable income at the time the transaction is realised. Deferred tax is not recognised for undistributed earnings of subsidiaries to the extent that the difference is not likely to dissolve in the foreseeable future.

Deferred tax assets and deferred tax liabilities are offset when the company has the legal right to set off the deferred tax assets and liabilities based on the taxable income for the period and when the deferred tax assets and liabilities are related to income taxes collected by the same tax recipient either from the same party liable to pay taxes or different parties liable to pay taxes, when the asset and liability are to be realised in full.

Employment benefits

Pension liabilities

The company's pension arrangements are generally classified as defined contribution plans. In a defined contribution plan, the company pays fixed payments into the arrangement. The company has no legal or actual obligation to make additional payments if the party receiving payments does not have sufficient funds to pay pension benefits earned by employees during current or previous periods. Payments made under a defined contribution plan are recognised in the income statement for the period the payment concerns.

The company's defined benefit plan obligations have been calculated for each plan separately, using the projected unit credit method. Pension expenses are recognised as expenses over the service lives of employees based on calculations made by authorised actuaries. When calculating the current value of the pension obligation, the discount interest rate is the market yield of high-quality bonds issued by companies or the interest rate of government securities. The maturity of bonds and securities substantially corresponds to the maturity of the calculated pension obligation. The assets included in the pension arrangement at fair value on the closing date are deducted from the current value of the pension obligation to be recognised in the balance sheet. The defined benefit pension arrangement's net liabilities (or asset items) are entered in the balance sheet.

Current service costs (pension costs) and the net interest on a defined benefit arrangement are recognised through profit and loss and presented in costs arising from employment benefits. Any items arising from



the re-definition of net defined benefit liabilities (or asset items) (e.g. actuarial gains and losses, and income from assets included in the arrangement) are recognised as other items of comprehensive income over the financial period when they were created.

Prior service costs are recognised as expenses through profit and loss on the earliest of the following dates: either when the arrangement is changed or reduced, or when the company recognises the related reorganisation costs or benefits related to the termination of employment.

Accounts payable

Accounts payable are initially recognised at fair value and subsequently at amortised acquisition cost using the effective interest method.

Provisions

Provision is booked when a liability resulting from past events must be paid in the future and when the amount of the liability can reliably be measured. The amount of the provision being booked is the estimate of the present value of expenditures. Change of the provision is booked to the same item in the income statement as where the actual expense is booked.

Revenue recognition

The company's net sales consist of the sale of cutting rights, land sales and forest management services. Revenue is recognised in a way that depicts the amount of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

Sale of cutting rights:

Income is recognised for a cutting right sold once the customer has cut the trees from the purchased cutting right area. Usually this is verified by signing the measurement certificate for the cutting carried out.

Sale of holiday plots and forest properties:

Income from the sale of plots and forest properties is recognised when the company has irrevocably delivered the rights to the customer, the collection of receivables has been reliably verified and the seller no longer has any material risks or advantages connected to the ownership of the rights or plots, or a managerial role or actual control over the sold goods.

Other services:

The sale of services is recognised as income for the period during which the service is provided.

Operating profit

The IAS 1 Presentation of Financial Statements standard does not define the concept of operating profit. The company has defined it as follows: Operating profit is the net amount arrived at when other income from operations is added to net sales, from which is deducted purchase costs adjusted for changes in inventories of finished and unfinished products and costs resulting from manufacturing for own use, from which is deducted the costs of employment benefits, depreciation and amortisation expenses, any impairment losses and other operating expenses, as well as income or expenses arising from tree felling and changes in the fair value of biological assets. All other income statement items not mentioned above are presented below operating profit. Foreign exchange differences and changes in the fair value of derivatives are included in operating profit if they arise for reasons connected to business; otherwise they are recorded as financial items.



Interest and dividends

Interest income is recognised using the effective interest method and dividend income when the right to a dividend has arisen.

Application of new and revised IFRSs in issue but not yet effective

On the date that this financial statement has been agreed to publish, the company has not adopted the following new or revised IFRS standards, that have been published but that are not yet effective and have not been accepted to be applied in the EU (marked with *)

- IFRS 17 insurance contracts (effective for annual reporting periods beginning on or after 1.1.2023)
- IFRS 10 and IAS 28 amendments: Sales or contributions of assets between an investor and its associate or joint venture (the effective date has not been decided, earlier application being permitted)
- IAS 1 amendment: Classification of Liabilities as Current or Non-current (The amendments are effective retrospectively for annual reporting periods beginning on or after 1 January 2023, earlier adoption being permitted) *
- IFRS 3 amendment: Reference to the Conceptual Framework (The amendments are effective for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 January 2022)
- IAS 16 amendment: Proceeds before Intended Use (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- IAS 37 amendment: Onerous Contracts – Cost of Fulfilling a Contract (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- Yearly improvements to IFRS standards in 2018-2020: amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41 standards (The amendments are effective for annual reporting periods beginning on or after 1 January 2022, earlier adoption being permitted)
- IAS 1 and IFRS Practice Statement 2 amendments: Disclosure of Accounting Policies (The amendments to IAS 1 are effective for annual periods beginning on or after 1 January 2023. Earlier application is permitted. The amendments are applied prospectively. IFRS Practice Statement 2 amendments do not have effective date or policies)*
- IAS 8 amendment: Definition of Accounting Estimates (The amendments are effective for annual periods beginning on or after 1 January 2023 and changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted.) *
- IAS 12 amendment: Deferred Tax related to Assets and Liabilities arising from a Single Transaction (The amendments are effective for annual reporting periods beginning on or after 1 January 2023, earlier adoption being permitted)*
- IFRS 17 amendment: Initial application of IFRS 17 and IFRS 9 – comparative information (the amendment allows an entity to apply a classification overlay when first applying IFRS 17) *

The management of the company does not expect the adoption of standards listed above to have significant influence on the financial statements of the company in the coming periods.

4 Financial risk management

Risk management principles and process

In its operations, Tornator is exposed to various kinds of financial risk, including the effects of fluctuations



in exchange rates and interest rates. The key principle of the company's risk management is the unpredictability of the financial markets and the attempt to minimise possible adverse effects on the company's result. Risk management is carried out by the finance management in line with general principles approved by the Board of Directors.

Tornator's financial policy guides all financing transactions in the company. The policy and potential future amendments and additions will come into force when the Board of Directors has approved it. The operating instructions regarding the use of all financial instruments should be consistent with the general financial policy. The risk management policy of the company's financial services contains more detailed instructions that will enter into force by the signature of the head of the company's Financial operations. The most important financial market risks are listed below.

Exchange rate risk

Tornator operates also outside the Euro area through its subsidiaries and is thus exposed to risks arising from the currency positions that emerge from the translation of investments in different currencies to the parent company's functional currency. Currency risks emerge from commercial transactions, monetary items in the balance sheet and net investments in foreign subsidiaries.

The company has foreign net investments and is thus exposed to risks emerging from the translation of investments in foreign currency to the parent company's functional currency. Currently, Tornator does not hedge against exchange rate risk.

Interest rate risk

The long-term objective of Tornator's interest rate risk management is to hedge the company's balance sheet against adverse effects caused by changes in market interest rates. In practice this means balancing the fair value changes of forest assets and loan related obligations in a way that the net equity effect of the fair value changes is within the limits determined in the Financial risk management and hedging policy.

Tornator's interest rate risk from loan related obligations is attributable to interest-bearing debt. The company has a bond loan at a nominal value of EUR 350 million and bank loans at a nominal value of EUR 400 million.

Interest rate risk related to forest assets is attributable to the valuation model of forests where long-term cash flows are discounted to present value. Changes in discount rate (WACC) has a considerable effect on the fair value of forests. See also note 10 Biological assets.

The company has hedged its exposure to interest rate risk by signing interest rate swap and interest rate option agreements with financial institutions that have a high credit rating. The interest rate hedging strategy is approved by Tornator's Board of Directors and implemented by the company's finance management.

Tornator's short-term money market investments expose it to cash flow interest rate risks, but their effect is not significant. Tornator's proceeds and operational cash flows are for the most part independent of fluctuations in market interest rates. The company is mainly exposed to interest rate risk related to variable interests, which is considered to be mainly connected to the loan portfolio. According to the principles of risk management, company must hedge at least 50% of the loan portfolio from fluctuation in market interest rates. On the balance sheet date, 69% of loans had been converted into fixed rate loans by using interest rate swaps. The average maturity of the loans drawn was 4.7 years on the closing date. The company can withdraw loans with either a fixed rate of interest or a variable rate of interest and use interest rate swaps or ordinary interest rate options to achieve the objective of its financing principles.

Tornator has prepared for future refinancing of loans and hedging the associated interest risk by entering into long-term interest rate swap contracts with financial institutions. In these contracts Tornator receives 1-month Euribor rate. These strategic hedges stabilise also the discount rate used in forest valuation, i.e.



they are used to execute the above-mentioned long-term balance sheet stabilisation. In 2021, the company arranged its interest rate swaps by terminating half of the nominal value of the contracts ending 2031 and 2047. To replace the old contracts, Tornator made new contacts with a bit higher nominal value coming into force in 2028 and ending 2048. New nominal value of swap contracts ending in 2047 is EUR 82 million and fixed interest rate paid by Tornator is approximately 3.0%. New nominal value of swap contracts ending in 2031 is EUR 87 million and fixed interest rate paid by Tornator is approximately 2.1%. Nominal value of contracts ending in 2048 is EUR 170 million and fixed interest rate paid by Tornator is approximately 0.9%.

Based on loans and interest derivatives, Tornator paid a fixed rate of 2.1% (2.9%) as net interest.

EUR thousand	2021	2020
Gains (+) and losses (-) recognised through profit or loss from changes in the fair value of interest rate derivatives	41,936.9	-33,319.8

A change up or down of 1 percentage point in the interest curve would affect the fair value of the interest derivatives on the company's balance sheet on 31 December by about EUR +60 / -78 million. Changes would be recognised in the income statement as shown in the table below:

EUR thousand	+1 %	-1 %
To income statement	60,064	-78,354
To shareholders' equity	0	0
Total	60,064	-78,354

Taking the deferred tax into account:

To income statement	48,051	-62,683
To shareholders' equity	0	0
Total	48,051	-62,683

Liquidity risk

Tornator continuously aims to assess and monitor the amount of financing required by business operations so that the company would have sufficient liquid assets for financing its operations and paying back maturing loans. Tornator's financing guidelines define the optimum size of the liquidity reserves for cash as well as the amount of liquid investments. Furthermore, the guidelines define that a liquid investment refers to a money market fund investing in EU banks and companies with a credit rating from which the assets can be redeemed within 24 hours. The availability and flexibility of financing is guaranteed with the terms of the long-term timber trade agreement on the timing of timber transactions and preliminary payments during the year.

The following table presents a maturity analysis. A negative figure refers to incoming cash. For items other than derivatives, the figures are undiscounted and include interest payments, paying off capital and repayments. For derivatives, the division of the balance sheet value has been presented based on their maturity.

31 December 2021									
EUR million	Note	Balance sheet value	Cash	2022	2023	2024	2025	2026	2027+
Financial liabilities	18	747.7	783.7	7.1	7.1	7.1	206.1	404.8	151.5
Trade and other payables	21	32.2	32.2	32.2					



Derivative instruments

Interest rate derivatives	11	70.3	70.3	3.7	3.7	3.7	3.7	3.7	52.0
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31 December 2020

EUR million	Note	Balance sheet value	Cash	2021	2022	2023	2024	2025	2026+
Financial liabilities	18	687.5	724.9	22.3	81.4	6.2	6.2	205.1	403.8
Trade and other payables	21	26.4	26.4	26.4					

Derivative instruments

Interest rate derivatives	11	174.4	174.4	9.4	9.4	9.4	9.4	9.4	127.3
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Credit risk

Tornator's method of operation determines the creditworthiness requirements and investment principles of customers, investment transactions and derivative financial instruments. Credit risk management and credit control are centralised on the Group's finance management. Credit is only granted to customers with an impeccable credit history. In individual significant transactions, the company always requires the counterparty to set a sufficient guarantee. Tornator only signs derivative agreements and makes investment transactions with counterparties with a minimum credit rating of A.

Tornator does not have a significant concentration of credit risk associated with receivables as the receivables are made up of several items. The company had no material credit losses recognised through profit and loss during the accounting period.

Capital management

The purpose of Tornator's capital management (equity vs. liabilities) is to support business operations through the optimum capital structure by ensuring normal conditions and increasing shareholder value with the aim of best possible profits. An optimal capital structure also guarantees the lowest capital costs. Parent company's gearing was as follows:

EUR million	2021	2020
Interest-bearing debt	747.7	687.5
Interest-bearing receivables	7.1	7.1
Cash and cash equivalents	0.9	37.9
Net debt	739.7	642.4
Shareholders' equity total	1,191.3	872.8
Gearing	62.1%	73.6%

The company has complied with the terms and conditions of its loans.

5 Critical accounting estimates & judgements

The most important item that requires the judgement of management is connected to the assumptions used in measuring the value of forests, such as the price of wood, the discount rate and the growth period.



The development of wood prices after the prediction period given by an external assessor (10 years) is assumed to be ± 0 . The value of the company's biological assets (excluding bare land value) on the balance sheet date amounted to EUR 2,022.3 million (EUR 1,671.3 million). The effect of forest land acquired or sold during the financial year is considered in the change of value.

The discount rate after taxes used in the valuation of parent company's forests in Finland was 3.25% (2020: 3.25%). Discount rate includes equity and debt interest rate components. Effect of inflation (assumption in 2021: 1.5% and in 2020: 1.5%) is considered when calculating the real discount rate. In calculating the discount rate, the equity interest rate component has a weight of 40% (2020: 40%), and the 5-year sliding average of the 50-year euro swap interest rate is used as the risk-free interest rate of 0.8 % (1.1%). The equity risk premium calculated by an external assessor was at 2.75% in 2021 and 2020. In calculating the discount rate, the liability interest rate component has a weight of 60% (2020: 60%) based on the targeted financing structure as determined in the strategy. This corresponds with the hedged interest rate of the non-current liabilities (estimated 4.00% over time, estimate in 2020: 4.00%). Fluctuation range of $\pm 0.25\%$ -point is applied to discount rate, i.e. it will be changed only if the change is outside the $\pm 0.25\%$ -point range.

The wood price estimate and the risk-free interest rate are updated annually. A change of $\pm 1\%$ in the discount rate will change the valuation of forest assets by EUR -350/+500 million (Finland, current forest cycle cash flows). A change of $\pm 10\%$ in the estimate of wood prices will change the valuation of forest assets by EUR ± 250 million.

The valuation principles applied to forests are presented in the accounting principles concerning biological assets, and valuation during the financial year is presented in note 10.

6 Operating segments

Tornator's core business consists of timber production and the sale of cutting rights to stands marked for harvesting. The stands include regular cutting methods and timber types. Tornator manages and monitors its business as a single entity, and thus the company only has one operating segment. Therefore, segment-specific information is not presented, as this would be a repetition of the figures presented on the income statement and balance sheet.

In addition to the figures presented on the income statement, reporting to the highest operational decision-maker also includes the operating profit excluding changes in the fair value of biological assets and harvesting, which amounted to EUR 82,227 thousand in 2021 (EUR 80,337 thousand in 2020).

The sale of cutting rights represented 86.4% of net sales (92.8% in 2020).



7 Intangible assets

31 December 2021			
EUR thousand	Computer software	Other intangible rights	Total
Acquisition cost on 1 Jan 2021	7,819.4	82.1	7,901.5
Increases	861.0		861.0
Decreases			0.0
Acquisition cost on 31 Dec 2021	8,680.4	82.1	8,762.5
Accrued depreciation and impairment			
Accrued depreciation and impairment at 1 January 2021	-7,398.9	-82.1	-7,481.0
Depreciation and amortisation expense and impairments	-305.8		-305.8
Accrued depreciation and impairment on 31 Dec 2021	-7,704.7	-82.1	-7,786.8
Book value on 31 Dec 2021	975.7	0.0	975.7
Book value on 1 Jan 2021	574.0	0.0	614.4

31 December 2020			
EUR thousand	Computer software	Other intangible rights	Total
Acquisition cost on 1 January 2020	7,675.3	82.1	7,757.4
Increases	144.1		144.1
Decreases			0.0
Acquisition cost on 31 Dec 2020	7,819.4	82.1	7,901.5
Accrued depreciation and impairment			
Accrued depreciation and impairment at 1 January 2020	-7,101.3	-82.1	-7,183.4
Depreciation and amortisation expense and impairments	-297.6		-297.6
Accrued depreciation and impairment on 31 Dec 2020	-7,398.9	-82.1	-7,481.0
Book value on 31 Dec 2020	420.6	0.0	420.6
Book value on 1 January 2020	574.0	0.0	614.4



8 Property, plant & equipment

31 December 2021

EUR thousand	Land areas	Buildings	Machin- ery and equipent	Roads and ditches	Purchases in progress	Total
Acquisition cost on 1 Jan 2021	80,422.4	493.3	1,533.2	35,316.9	2,239.1	120,004.9
Increases	5,255.0	264.8	6.8	1,220.4	3,088.7	9,835.7
Decreases	-187.2				-2,366.9	-2,554.1
Acquisition cost on 31 Dec 2021	85,490.2	758.1	1,540.0	36,537.3	2,960.9	127,286.5
Accrued depreciation and impairment						
Accrued depreciation and impairment at 1 January 2021		-235.8	-1,330.7	-25,157.4		-26,724.0
Depreciation and amortisation expense and impairments		-19.7	-86.9	-1,978.8		-2,085.4
Accrued depreciation and impairment on 31 Dec 2021		-255.5	-1,417.6	-27,136.2		-28,809.4
Book value on 31 Dec 2021	85,490.2	502.6	122.3	9,401.0	2,960.9	98,477.1
Book value on 1 Jan 2021	80,422.4	257.5	202.5	10,159.4	2,239.1	93,280.9

31 December 2020

EUR thousand	Land areas	Buildings	Machin- ery and equipent	Roads and ditches	Purchases in progress	Total
Acquisition cost on 1 Jan 2020	75,661.1	493.3	1,464.9	33,184.8	1,676.7	112,480.8
Increases	4,909.0		68.3	2,132.1	2,895.9	10,005.3
Decreases	-147.8				-2,333.5	-2,481.3
Acquisition cost on 31 Dec 2020	80,422.4	493.3	1,533.2	35,316.9	2,239.1	120,004.9
Accrued depreciation and impairment						
Accrued depreciation and impairment on 1 January 2010		-217.6	-1,237.2	-23,196.0		-24,650.8
Depreciation and amortisation expense and impairments		-18.2	-93.5	-1,961.4		-2,073.1
Accrued depreciation and impairment on 31 Dec 2020		-235.8	-1,330.7	-25,157.4		-26,724.0
Book value on 31 Dec 2020	80,422.4	257.5	202.5	10,159.4	2,239.1	93,280.9
Book value on 1 Jan 2020	75,661.1	275.7	227.7	9,988.7	1,676.7	87,830.0



9 Right-of-use assets

31 December 2021			
EUR thousand	Office space	Machinery and equipment	Right-of-use assets, total
Acquisition cost on 1 Jan 2021	1,906.3	91.1	1,997.5
Increases	163.8	40.7	204.4
Decreases			0.0
Acquisition cost on 31 Dec 2021	2,070.1	131.8	2,201.9
Accrued depreciation and impairment			
Accrued depreciation and impairment on 1 January 2021	-327.9	-63.5	-391.4
Depreciation expense and impairment	-160.7	-18.5	-179.1
Accrued depreciation and impairment on 31 Dec 2021	-488.6	-81.9	-570.5
Book value on 31 Dec 2021	1,581.5	49.9	1,631.4

31 December 2020			
EUR thousand	Office space	Machinery and equipment	Right-of-use assets, total
Acquisition cost on 1 Jan 2020	1,744.3	83.2	1,827.4
Increases	162.1	8.0	170.1
Decreases	0.0	0.0	0.0
Acquisition cost on 31 Dec 2020	1,906.3	91.1	1,997.5
Accrued depreciation and impairment			
Accrued depreciation and impairment on 1 January 2020	-164.3	-38.8	-203.0
Depreciation expense and impairment	-163.7	-24.7	-188.4
Accrued depreciation and impairment on 31 Dec 2020	-327.9	-63.5	-391.4
Book value on 31 Dec 2020	1,578.4	27.7	1,606.1

Tornator's right-of-use assets include leased office space and leased cars. Office space lease contracts that are valid for now have been evaluated case-by-case. Evaluation has included the term and probability of continuance of the contract. Evaluation of renewal of maturing leased car contracts is made case-by-case.

Income statement items from right-of-use assets:

Income statement items	2021	2020
Depreciation	179.1	188.4
Financial expenses	63.0	62.7
Expenses from short-term and low value lease contracts	107.5	83.8



10 Biological assets

EUR thousand	31 Dec 2021	31 Dec 2020
Biological assets at the beginning of the period	1,671,256.1	1,480,319.2
Harvesting	1,783.3	-3,033.1
Valuation difference	308,220.0	155,447.0
Change in Income statement	310,003.3	152,413.9
Increases	42,517.8	39,718.5
Decreases	-1,514.8	-1,195.5
Biological assets at the end of the period	2,022,262.4	1,671,256.1

Fair value of biological assets is calculated based on discounted future cash flows from currently standing trees. The calculation of discounted cash flows requires estimation of forecast related to growth, harvesting, sales prices and cost of goods sold. Harvesting possibilities affecting cash flows were increased due to acquisition of new forests and adopting new MOTTI growth models. MOTTI growth models are developed by the Natural Resources Institute Finland on the basis of the latest research results and they proved that increase in the stem volume of trees was faster than in the previous estimate made 5 years ago. Wood prices used in the valuation models had a positive effect on fair value of forests. Sensitivity analysis of factors used in the valuation model of forests is presented below.

+/- 1 % -point change in discount rate changes fair value of forests by -350 / +500 million euros (Finland, current forest cycle cash flows). +/- 10 % change in wood price changes fair value of forests by +/- 250 million euros.

11 Derivatives

Tornator uses interest rate swaps for hedging its cash flows. The majority of the interest rate derivatives will mature in more than 3 years.

Fair values of interest derivatives on 31 December.

EUR thousand	2021			2020
	Assets	Liabilities	Net	Net
Interest rate swaps		-70,320.2	-70,320.2	-174,384.4
Total fair values of derivatives	0.0	-70,320.2	-70,320.2	-174,384.4



The fair value of derivatives has changed as follows:

EUR thousand	31 Dec 2021	31 Dec 2020
Derivates at the beginning of the period	-174,384.4	-141,058.5
Changes		
Income statement:		
Interest rate swaps, income	48,644.7	
Interest rate swaps, expenses	-6,707.8	-33,319.8
Portion of the change in accrued interest*	204.7	-6.1
Effect in income statement	42,141.6	-33,325.8
Termination of interest rate swaps	61,922.5	
Changes in total	104,064.1	-33,325.8
Derivates at the end of the period	-70,320.2	-174,384.4

* Included in financial expenses in the income statement

Nominal values of interest derivatives

EUR thousand	31 Dec 2021	31 Dec 2020
Interest rate swaps	339,313	338,625
Total nominal values of derivatives	339,313	338,625

Interest rate swaps are intended as protection against market rate fluctuations. Currently, all contracts are recognised at fair value through income statement.

The share recognised in the income statement has had a profit/loss effect of EUR -41,936.9 thousand (EUR -33,319.8 thousand).

Derivatives are classified under non-current assets or liabilities if the contract matures in more than 12 months; otherwise, derivatives are presented under current assets or liabilities.

A summary of profits and losses from cash flow hedging recognised in equity during the accounting period, the amount derecognised from equity and presented in the adjustments of net sales for the accounting period, and the hedging result recognised to adjust the acquisition costs of the balance sheet item are presented in the calculation in the changes of the company's equity.

For the interest rates of interest derivatives, see Financial risks (Note 4).

12 Inventories

EUR thousand	2021	2020
Inventories	5.0	5.0
Total	5.0	5.0

Other inventories consist of the wood raw material stock and fertilizers. The company did not recognise any impairment on inventories in 2021 or 2020. Change in inventories recognised in the income statement



EUR -1,702.1 thousand (EUR -1,343.2 thousand) consists of changes in fertilizer and wood raw material stock and acquisition cost of sold land properties.

13 Trade and other receivables

Other receivables, non-current		
EUR thousand	2021	2020
Other receivables	18,732.7	8,200.0
Total other receivables	18,732.7	8,200.0
Accounts receivables		
EUR thousand	2021	2020
Accounts receivable	17,647.5	14,083.4
Accounts receivable from Group companies	94.1	58.3
Accounts receivable	17,741.6	14,141.7
Maturity breakdown of accounts receivable		
Not matured	17,469.3	14,056.7
matured for less than 3 months	175.6	24.1
matured for over 3 months – less than 6 months	2.5	2.5
matured for over 6 months	0.0	0.0
Other receivables, current		
EUR thousand	2021	2020
Accrued income	70.0	91.3
Other receivables	10,629.4	34.0
Total other receivables	10,699.4	125.3
Trade and other receivables total	28,440.9	14,267.0

The book value of accounts receivable and other receivables corresponds to their fair value. Receivables are not associated with significant concentrations of credit risk. The balance sheet values best correspond to the amount that is the maximum amount of credit risk in cases where the other contracting parties cannot fulfil their liabilities connected to the receivables. The fair values of receivables are presented in Note 37.

14 Investments

Currently, all investments are classified as financial assets at fair value through income statement.

Investments, non-current:

EUR thousand	2021	2020
Value at beginning of financial period	111.2	111.2
+Increases / -Decreases	0.0	0.0
Value at the end of financial period	111.2	111.2



Non-current investments include shares and other investments which are not expected to be sold in near future.

Investments, current:

EUR thousand	2021	2020
Value at beginning of financial period	7,112.5	2,160.8
+Increases/-Decreases	-62.3	4,947.8
Changes in fair value	10.5	4.0
Value at end of financial period	7,060.7	7,112.5

Current investments mainly include investments in money market funds. Fund investments were sold and purchased during the 2021 financial period. Investments in money market funds are measured at fair value.

The fair values of financial assets are presented in Note 37. Financial assets have not expired, and no impairment was recognised on them.

15 Cash and cash equivalents

EUR thousand	2021	2020
Cash and bank accounts (Cash and cash equivalents in the cash flow statement)	888.6	37,928.2
Total	888.6	37,928.2

Cash and cash equivalents are not associated with significant concentrations of credit risk. The balance sheet values best correspond to the amount that is the maximum amount of credit risk in cases where the other contracting parties cannot fulfil their liabilities connected to the receivables. The fair values of cash and cash equivalents are presented in Note 37.

In addition to cash and cash equivalents, Tornator Oyj has a bank loan facility of EUR 100 million, which is completely available for withdrawal. The facility, including drawn amounts, will mature in 2025.

16 Share capital and share premium fund

Tornator Oyj has one series of shares in which all shares entitle the owner to the same dividend. The company's shares are subject to the redemption clause of the Articles of Association according to which other shareholders have a redemption right if there is a change in the ownership of the company's share. The shares have no nominal value. Tornator Oyj has 5 million shares.

	2021	2020
Number of shares on 1 Jan	5,000,000	5,000,000
Number of shares on 31 Dec	5,000,000	5,000,000
Share capital (EUR thousand) on 1 Jan	51,836.20	51,836.20
Share capital (EUR thousand) on 31 Dec	51,836.20	51,836.20

All issued shares are fully paid.



An amount corresponding to the nominal value of the company's shares was recognised under share capital when the parent company was established.

17 Deferred tax assets and deferred tax liabilities

The deferred taxes have been recognised for all temporary differences. Changes in deferred taxes during 2021:

EUR thousand	Note	1 January 2021	Recognised through profit or loss	Recognised in other comprehensive income	31 December 2021
Deferred tax assets:					
Temporary differences					
Recognition of defined benefit pension plans	20	25.4	-3.0	25.0	47.4
Total deferred tax assets		25.4	-3.0	25.0	47.4
Deferred tax liabilities:					
Temporary differences:					
Measurement of financial liabilities at amortised cost	18	497.9	-33.1		464.8
Measurement of biological assets at fair value	10	219,173.0	61,915.8		281,088.8
Total deferred tax liabilities		219,670.9	61,882.7	0.0	281,553.6

EUR thousand	Note	1 January 2020	Recognised through profit or loss	Recognised in other comprehensive income	31 December 2020
Deferred tax assets:					
Temporary differences					
Recognition of defined benefit pension plans	20	36.6	1.4	-12.6	25.4
Total deferred tax assets		36.6	1.4	-12.6	25.4
Deferred tax liabilities:					
Temporary differences:					
Measurement of financial liabilities at amortised cost	18	47.9	450.0		497.9
Measurement of financial instruments at fair value	11	281.1	-281.1		0.0
Measurement of biological assets at fair value	10	190,294.3	28,878.7		219,173.0
Total deferred tax liabilities		190,623.3	29,047.6	0.0	219,670.9

Deferred tax assets and deferred tax liabilities are offset when the corporation has the legal right to set off the recognised items against each other and the deferred taxes concern the same tax recipient.



EUR thousand	2021	2020
Total deferred tax assets	47.4	25.4
Offset against deferred tax liability	47.4	25.4
Deferred tax assets on the balance sheet	0.0	0.0
Total deferred tax liabilities	281,553.6	219,670.9
Offset against deferred tax assets	-47.4	-25.4
Deferred tax liabilities on the balance sheet	281,506.2	219,645.5

Deferred tax assets

EUR thousand	2021	2020
Deferred tax assets that expire after 12 months	47.4	25.4
Deferred tax assets that expire within 12 months	0.0	0.0

Deferred tax liabilities

EUR thousand	2021	2020
Deferred tax liabilities that expire after 12 months	281,553.6	219,670.9
Deferred tax liabilities that expire within 12 months	0.0	0.0

Deferred tax liability is not recognised for undistributed profit funds of subsidiaries.

18 Financial liabilities

EUR thousand	2021	2020
Non-current financial liabilities		
Bonds	348,769.9	348,515.4
Loans from financial institutions, non-current portion	398,906.1	323,995.0
Total non-current financial liabilities	747,676.1	672,510.4
Current financial liabilities		
Commercial paper	0.0	14,961.3
Total current financial liabilities	0.0	14,961.3
Total financial liabilities	747,676.1	687,471.7

Loans from financial institutions include arrangement fee amortisations totalling EUR -2.3 million (EUR -2.5 million).



The Group has pledged forest property as collateral for debt. See notes 8 land areas, 10 Biological assets and 35 other collateral granted for own account.

Current financial liabilities will be renewed at each maturity, i.e. they will not have any impact on the company's current cash flows.

Maturity of current and non-current financial liabilities 31 December 2021

EUR thousand	2021
2021	0.0
2022	0.0
2023	0.0
2024	0.0
2025	199,430.0
2026+	548,246.1
Total	747,676.1

Maturity of current and non-current financial liabilities 31 December 2020

EUR thousand	2020
2021	14,961.3
2022	74,875.0
2023	0.0
2024	0
2025	199,250.0
2026+	398,385.4
Total	687,471.7

Reconciliation of changes in liabilities arising from financing activities

EUR thousand	1 January 2021	Cash flow from financing activities	Financial expenses	31 December 2021
Bonds	348,515.4		254.5	348,769.9
Loans from financial institutions	323,995.0	75,000.0	-88.9	398,906.1
Commercial paper	14,961.3	-15,000.0	38.7	0.0
Total	687,471.6	60,000.0	204.4	747,676.1

EUR thousand	1 January 2020	Cash flow from financing activities	Financial expenses	31 December 2020
Bonds	65,000.0	285,000.0	-1484.7	348,515.4
Loans from financial institutions	477,283.3	-152,500.0	-788.3	323,995.0
Commercial paper	104,897.3	-90,000.0	64.0	14,961.3
Total	647,180.6	42,500.0	-2,208.9	687,471.6

The company's financial liabilities are variable interest rate loans and the repricing takes place once every



1–6 months.

The weighted average interest rates of financial liabilities are:

EUR thousand	2021	2020
Loans from financial institutions	2.1%	2.9%

19 Lease liabilities

EUR thousand	2021	2020
Non-current	1,544.8	1,501.7
Current	160.8	156.7
Total	1,705.6	1,658.4

Maturity of lease payments 31 December 2021

Year	Total payments
2022	222.63
2023	206.92
2024	205.73
2025	192.53
2026	192.53
2027+	962.65
Total	1,983.00

At 31 December 2021 Tornator's lease liabilities from short-term lease contracts amount to EUR 22 thousand.

At 31 December 2021 Tornator's lease liabilities from low-value lease contracts amount to EUR 15 thousand.

20 Pension obligations

Pension plans are classified as defined benefit and defined contribution plans. Payments made under a defined contribution arrangement are recognised in the income statement for the period the payment concerns.

The company has additional defined benefit pension plans in Finland. The plans are based on the average final salary and those taking part in them receive an additional pension in addition to their retirement pension. The amount of the pension benefit upon retirement is defined on the basis of certain factors, such as the salary and service years. Pensions are adjusted according to the minimum price index. The pension plans have been taken out from a life insurance company. The company has partially funded plans. The assets included in these plans are managed by a life insurance company according to local legislation and practices.

Net defined benefit liabilities on the balance sheet are defined as follows:

EUR thousand	2021	2020
Present value of funded obligations	1,414.0	1,454.0
Fair value of plan assets	-1,177.0	-1,327.0
Net balance sheet liability	237.0	127.0



Net defined benefit liabilities were changed as follows during the financial period:

EUR thousand	Present value of liability	Fair value of plan assets	Total
1 January 2021	1,454	1,327	127
Current service costs	-	-	-
Interest loss or gain	6	5	1
Previous service costs and losses from fulfilled obligations	-	-	-
Amount booked in personnel costs of the income statement	6	5	1
Re-defined items:			
Profit form assets included in the plan, apart from items included in interest loss or gain (±)		-16	16
Actuarial profit (-) or loss (+) from changes in demographic assumptions	-	-	-
Actuarial profit (-) or loss (+) from changes in financial assumptions	89	-	89
Experience-based profit (-) or loss (+)	20	-	20
Changes in the maximum amount of an asset item, apart from the amount included in interest losses (±)	-	-	-
Total amount of re-defined items	109	-16	125
Payments:			
From employers (+)		6	-6
From plan members (+)	-	-	-
Payments from plans:			
Benefits paid (-)	-89	-89	0
Settlements	-66	-56	-10
31 December 2021	1,414	1,177	237
1 January 2020	1,425	1,242	183
Current service costs	-	-	-
Interest loss or gain	17	15	2
Previous service costs and losses from fulfilled obligations	-	-	-
Amount booked in personnel costs of the income statement	17	15	2
Re-defined items:			
Profit form assets included in the plan, apart from items included in interest loss or gain (±)		150	-150
Actuarial profit (-) or loss (+) from changes in demographic assumptions	-	-	-



Actuarial profit (-) or loss (+) from changes in financial assumptions	84	-	84
Experience-based profit (-) or loss (+)	17	-	17
Changes in the maximum amount of an asset item, apart from the amount included in interest losses (±)	-	-	-
Total amount of re-defined items	101	150	-49
Payments:			
From employers (+)		9	-9
From plan members (+)	-	-	-
Payments from plans:			
Benefits paid (-)	-89	-89	0
31 December 2020	1,454	1,327	127

Sensitivity analysis for defined benefit pension obligations

The following table illustrates the impact of various factors on defined benefit obligations, the fair value of assets, net liabilities and pension costs over the 2021 financial period. The analysis has been conducted following the same accounting principles as those applied to pension calculations.

EUR thousand	Defined benefit obligation	Fair value of plan assets	Net liabilities	Service cost	Net interest
Discount rate 0.70%	1,414	1,177	237	0	2
Discount rate 0.50%	1,328	1,111	217	0	3
Discount rate -0.50%	1,508	1,249	259	0	1
Change %					
Discount rate 0.70%	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Discount rate 0.50%	-6.1 %	-5.6 %	-8.4 %	0.0 %	104.4 %
Discount rate -0.50%	6.7 %	6.1 %	9.9 %	0.0 %	-127.6 %
EUR thousand					
Change in pension benefit 2.10%	1,414	1,177	237	0	2
Change in pension benefit 0.50%	1,499	1,177	322	0	2
Change in pension benefit -0.50%	1,335	1,177	159	0	1
Change %					
Change in pension benefit 2.10%	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %
Change in pension benefit 0.50%	6.0 %	0.0 %	35.9 %	0.0 %	36.4 %
Change in pension benefit -0.50%	-5.5 %	0.0 %	-33.1 %	0.0 %	-33.5 %

A change in mortality which would increase life expectancy by one year would increase net liabilities by EUR 17 thousand (7.1%).

Fair value of plan assets



Contributions paid to the insurance company and accumulated by the date of the financial statements are considered plan assets. The assets are included in the insurance company's investment assets and the insurance company is liable for their management. Therefore, it is not possible to present the breakdown of plan assets by asset category. The realised yield of the plan assets was EUR 11 thousand in 2021 (EUR - 165 thousand in 2020).

Key actuarial assumptions:

	2021	2020
Discount rate %	0.70%	0.40%
Future employee pension increases %	2.10%	1.20%
Inflation	1.90%	0.90%
Average remaining service years	1	1
Obligation duration	13	13
Mortality table	Gompertz	Gompertz

The company predicts that it will pay EUR 7 thousand in defined benefit pension plans during the 2022 financial period.

Weighted average duration of pension liability is 13 years. Maturity analysis of undiscounted pension liabilities as of 31 December 2021 is assumed to be as follows:

EUR thousand	Less than a year	1 - 5 years	5 - 10 years	10 - 15 years	More than 15 years	Total
Pension liabilities	91	254	317	303	608	1,573

21 Trade and other payables

EUR thousand	2021	2020
Accounts payable	983.3	791.2
Advance payments received	9,998.5	12,000.9
Accrued liabilities:		
Personnel related accruals	2,382.7	2,404.0
Interest accruals	1,119.0	1,093.6
Income tax accrual	11,012.7	3,952.0
Other accruals	67.3	126.1
Accrued liabilities and deferred income total	14,581.7	7,575.7
Liabilities to Group companies	0.0	0.0
Other liabilities	6,665.1	6,054.9
Trade and other payables total	32,228.6	26,422.7

The fair values of trade and other payables are presented in Note 37.

22 Provisions

EUR thousand	2021	2020
Reforestation provision	8,001.8	7,840.2
Provisions total	8,001.8	7,840.2



The reforestation provision in balance sheet consists of estimated net present value of cash flows from obligation to renew forests in clear-cut areas on 31 December 2021

23 Breakdown of net sales

EUR thousand	2021	2020
Sale of cutting rights	100,756.7	100,157.3
Sale of holiday plots and forest plots	5,331.3	5,388.2
Sale of forestry services	10,466.4	2,431.8
Total	116,554.4	107,977.3

24 Other operating income

EUR thousand	2021	2020
Group internal income	261.0	344.3
Sale of soil resources	962.1	1,094.1
Land area rents	1,538.2	1,146.2
Compensation for nature conservation	1,930.8	1,640.0
Other*	21,669.8	9,945.6
Total	26,361.8	14,170.2

* Other income includes actual and estimated future gains from the sale of wind power project portfolio in total of EUR 21.1 million (EUR 9.2 million). The contract contains conditionalities which influence on the final price to be paid.

25 Materials and services

EUR thousand	2021	2020
Products and services		
Purchases	5,121.6	3,223.9
External service	16,731.1	12,854.3
Reforestation provision	161.6	7,840.2
Total	22,014.2	23,918.4

Purchases mainly consist of seeds, seedlings and fertilizers.

External services mainly consist of services by machine contractors.

Reforestation provision is the change in provision booked due to obligation of renewing forests.

26 Personnel expenses

EUR thousand	2021	2020
Wages	6,763.3	6,712.2
Pension costs - defined contribution arrangements	1,168.6	929.1
Pension costs - defined benefit arrangements	9.0	-2.0
Social security costs	261.9	140.3
Total	8,202.8	7,779.6



27 Depreciation and amortisation expense and impairments

EUR thousand	2021	2020
Depreciation on fixed assets		
Buildings	19.7	18.2
Machinery and equipment	86.9	93.5
Roads and ditches	1,978.8	1,961.4
Right-of-use assets	179.1	188.4
Computer software	305.8	297.6
Amortisation	1,747.7	0.0
Total depreciation and amortisation	4,318.1	2,559.1

Amortisation in 2021 is related to value of shares of wind power development companies. After the sale of wind power project portfolio (project rightst) there are no expectations of respective income from the companies.

28 Other operating costs

EUR thousand	2021	2020
ICT expenses	1,343.7	1,322.4
Travel expenses	501.3	468.5
Other services	383.8	1,736.6
Rental expenses (other lease contracts)	107.5	83.8
Other expenses*	2,291.9	2,239.3
Total	4,628.2	5,850.7

* Other expenses include various items that are not individually material

29 Financial income and expenses

EUR thousand	2021	2020
Dividends from Group companies	8,190.0	1,200.0
Financial income from bank deposits and gains from interest funds	265.8	202.2
Net interest expenses from loans and derivatives	-15,928.2	-20,838.0
Change in fair value of financial instruments	41,947.4	-33,315.8
Financial items - net	34,475.0	-52,751.6



30 Income taxes

The company's income taxes for the financial period were generated as follows:

EUR thousand	2021	2020
Tax based on the period's taxable income	26,018.7	6,575.6
Reconciliation of tax expenses:		
EUR thousand	2021	2020
Profit/loss before tax	446,529.1	180,358.8
Deferred items in the income statement	-309,841.8	-144,573.7
Taxable income	136,687.4	35,785.1
Tax calculated at 20% tax rate	-27,337.5	-7,157.0
Different tax rates of foreign companies and other tax-exempt and non-deductible expenses	1,318.8	581.4
Tax based on the period's taxable income	-26,018.7	-6,575.6

The change in the company's deferred taxes for the 2021 financial period was EUR -61,885.7 thousand (EUR -29,049.0 thousand). Deferred tax assets and tax liabilities are calculated using a tax rate of 20%. Deferred taxes and any changes therein are presented in Note 17. In 2021, the company's average tax rate was 19.7% (19.8%).

Taxes related to other comprehensive income items:

EUR thousand	2021			2020		
	Before taxes	Tax effect	After taxes	Before taxes	Tax effect	After taxes
Items derived from the re-definition of net defined benefit liabilities	-125.0	25.0	-100.0	49.0	-9.8	39.2

31 Dividends

In 2021, EUR 40.0 million was paid in dividends (EUR 8.00 per share).

The Board of Directors has proposed that, based on the 2021 result, a maximum dividend of EUR 60.0 million (EUR 12.00 per share) to be paid. The debt resulting from the proposed dividend has not been recognised in these Financial Statements.

32 Related party transactions

The following transactions were carried out with related parties:

Employment benefits of management:

EUR thousand	2021	2020
Wages of the Management team (including the CEO) with indirect costs and other short-term employment benefits	1,128.0	854.0
Board remuneration	53.0	53.0



Stora Enso owns 41% of the parent company's shares, which gives Stora Enso significant influence within the company. The following transactions were carried out with Stora Enso:

EUR thousand	31 December 2021	31 December 2020
Sales	97,153.7	76,029.4
Receivables	12,995.7	11,650.0
Liabilities	8,463.4	10,985.5

Related party transactions occurred under the same terms and conditions as transactions between unrelated parties.

33 Auditors' fees

Fees paid to Deloitte, Audit firm, in 2021 (EUR thousand):

- 1) auditing 226.6 (241.4)
- 2) assignments referred to in section 1 (1) subsection 2 of the Auditing Act 0.0 (0.0)
- 3) tax guidance 0.0 (4.9)
- 4) other services 0.0 (4.9)

34 Subsidiaries and associated companies

Tornator Oyj is the parent company of Tornator Group. Following companies belong to Tornator Group at 31 December 2021:

Company name	Group shareholding	Domicile
SC Tornator SRL	100%	Romania
Tornator Eesti Oü	100%	Estonia
Oituz Private Forest District SRL	100%	Romania
Lavakorven Tuulipuisto Oy	100%	Finland
Maaselän Tuulipuisto Oy	100%	Finland
Pahkavaaran Tuulipuisto Oy	100%	Finland
Martimon Tuulipuisto Oy	100%	Finland
Niinimäen Tuulipuisto Oy	100%	Finland

35 Other collateral granted for own account

Tornator has pledged forest property as collateral for debt (Note 18). As collateral for debts, land areas and biological assets have been pledged at a total value of EUR 1,942.7 million (EUR 1,609.3 million). In addition, the Group has agreed upon a limit of EUR 2 million with a financial institution to verify soil remediation. Of this limit, EUR 222.4 thousand has been used (EUR 748.8 thousand).

36 Judicial proceedings

The company had no judicial proceedings pending during the financial period.



37 Classification of financial assets and financial liabilities

31 December 2021

Financial Assets

EUR thousand	Amortised cost	Fair value through income statement	Book value	Fair value
Non-current				
Other receivables		18,733	18,733	18,733
Total		18,733	18,733	18,733
Current				
Unlisted securities		7,061	7,061	7,061
Trade and other receivables	17,862	10,579	28,441	28,441
Cash and cash equivalents	889		889	889
Total	18,751	17,639	36,390	36,390

Financial Liabilities

EUR thousand	Amortised cost	Fair value through income statement	Book value	Fair value
Non-current				
Interest-bearing debt	747,676		747,676	761,500
Trade and other payables			0	
Derivates		70,320	70,320	70,320
Total	747,676	70,320	817,996	831,821
Current				
Interest-bearing debt	0		0	0
Trade and other payables	32,229		32,229	32,229
Total	32,229	0	32,229	32,229

The following price quotes, assumptions and measurement models have been used to determine the fair values of the financial assets and financial liabilities presented in the table.

Derivatives

The fair values of interest rate swaps are based on the counterparty's price quote, which has been compared to the balance sheet date's market rates and other market information. Fair values correspond to the prices the company would have to pay or would receive if it cancelled the derivative financial instrument.

The fair values of interest derivatives correspond to the current value of their cash flows.

Investments in unlisted securities

Investments in unlisted securities mainly consist of shares in Finnish money market funds and Finnish unlisted shares. Unlisted share investments are measured at acquisition cost because their measurement at fair value using measurement methods is not possible. The fair values of investments could not



be reliably determined and the estimate varies significantly, or the probabilities of various estimates located in the range could not be reasonably determined and used to evaluate fair value. Financial assets recognised at fair value are either eligible for secondary markets or the purchase rate of the counterparty on the balance sheet date was used in their measurement, and the rate was also tested using generally applicable measurement methods and available market quotes.

Trade and other receivables

The initial book value of receivables not based on derivative financial instruments corresponds to their book value because the effect of discounting is not material when taking the maturity of the receivables into account.

Interest-bearing debt

The fair values of debts are based on discounted cash flows. The discount rate used is the interest rate the company would have to pay to withdraw a corresponding external loan on the balance sheet date. The total interest rate consists of risk-free interest and the company-specific risk premium.

Trade and other payables

The initial book value of trade and other payables corresponds to their book value because the effect of discounting is not material when taking the maturity of the payables into account.

38 Fair value hierarchy of financial assets and liabilities at fair value

31 December 2021				
EUR thousand	Level 1	Level 2	Level 3	Total
Assets				
Biological assets			2,022,262.4	2,022,262.4
Receivables			29,311.3	29,311.3
Investments in unlisted securities:				
- equity investments			111.2	111.2
- debt investments	7,060.7			7,060.7
Total assets	7,060.7	0.0	2,051,684.9	2,058,745.6
Liabilities				
Derivatives		70,320.2		70,320.2
Total liabilities	0.0	70,320.2	0.0	70,320.2



31 December 2020				
EUR thousand	Level 1	Level 2	Level 3	Total
Assets				
Biological assets			1,671,256.1	1,671,256.1
Receivables			8,200.0	8,200.0
Investments in unlisted securities:				
- equity investments			111.2	111.2
- debt investments	7,112.5			7,112.5
Total assets	7,112.5	0.0	1,679,567.3	1,686,679.8
Liabilities				
Derivatives		174,384.0		174,384.0
Total liabilities	0.0	174,384.0	0.0	174,384.0

No transfers between fair value hierarchy levels 1 and 2 took place during the ended financial period.

Hierarchy level 1 fair values are based on the quoted prices for similar assets or liabilities on a functioning market.

The fair values of level 2 instruments are to a significant extent based on input data other than quoted prices included in level 1 but nevertheless on data (i.e. prices) or indirectly (i.e. derived from prices). In determining the fair value of these instruments, the company uses generally accepted valuation models whose input data is, nevertheless to a significant extent, based on verifiable market data.

The fair values of level 3 instruments are based on input data concerning the asset or liability which are not based on verifiable market data but to a significant extent on estimates by the management or their use in generally accepted valuation models.

39 Essential post-balance sheet date events

In addition to dividend payment proposal (see Note 31), the company did not have other essential post-balance sheet date events.



SIGNATURES TO THE FINANCIAL STATEMENTS AND BOARD OF DIRECTORS' REPORT

Financial statement has been signed electronically.

Helsinki, 8 February 2022

Mikko Koivusalo
Chairman of the Board

Mikko Mursula
Member of the Board

Tuomas Virtala
Member of the Board

Jorma Länsitalo
Member of the Board

Henrik Nieminen
Chief Executive Officer

AUDITORS' NOTATION

A report on the audit carried out has been submitted today.

Helsinki, 8 February 2022

Deloitte Oy
Audit Firm

Marika Nevalainen
Authorised Public Accountant

(Translation from the Finnish original)

AUDITOR'S REPORT

To the Annual General Meeting of Tornator Oyj

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of Tornator Oyj (business identity code 0162807-8) for the year ended 31 December, 2021. The financial statements comprise the consolidated and parent company balance sheet, income statement, statement of comprehensive income, statement of changes in equity, statement of cash flows and notes, including a summary of significant accounting policies.

In our opinion the consolidated financial statements and the parent company financial statements give a true and fair view of the group's financial performance and financial position in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU and comply with statutory requirements.

Our opinion is consistent with the additional report submitted to the Board of Directors.

Basis for opinion

We conducted our audit in accordance with good auditing practice in Finland. Our responsibilities under good auditing practice are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report.

We are independent of the parent company and of the group companies in accordance with the ethical requirements that are applicable in Finland and are relevant to our audit, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

In our best knowledge and understanding, the non-audit services that we have provided to the parent company and group companies are in compliance with laws and regulations applicable in Finland regarding these services, and we have not provided any prohibited non-audit services referred to in Article 5(1) of regulation (EU) 537/2014. The non-audit services that we have provided have been disclosed in the note 33 to the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have also addressed the risk of management override of internal controls. This includes consideration of whether there was evidence of management bias that represented a risk of material misstatement due to fraud.

Key audit matter	How our audit addressed the key audit matter
<p>Valuation of Biological Assets</p> <p>Refer to Notes 3, 5, 6 and 10 in the consolidated financial statements and Notes 3, 5, 6 and 10 in the parent company financial statements.</p> <p>The value of the Biological assets in the consolidated financial statements amounts to EUR 2 210,2 million as of December 31, 2021.</p> <p>The value of Biological assets in the parent company financial statements amounts to EUR 2 022,3 million as of December 31, 2021.</p> <p>The value of Biological assets is measured at fair value less costs to sell. The fair value is determined using discounted cash flows based on sustainable forest management plans taking into account the growth potential of one growth cycle. The one cycle varies depending on the geographic location and species. The calculation of the discounted cash flows requires estimates of harvesting plan, sales price, costs and discount rate.</p> <p>Due to the level of judgment involved in the valuation of Biological Assets, the complexity of the governance involved and due to the significance of biological assets to the Tornator Group's financial position, this is considered to be a key audit matter.</p>	<p>In our audit we:</p> <ul style="list-style-type: none"> Gained an understanding of the managements' review and monitoring of compliance with group policy and IAS 41 Biological Assets requirements. Tested management's controls and effectiveness of systems in place for the existence and valuation of Biological assets of the parent company and the subsidiaries. Assessed the key assumptions contained within the fair value calculations including harvesting plans, discount rates and implications of industry changes. We have evaluated calculations prepared by company's external specialists and used Deloitte specialists when needed. Perform analytic review of the results of the IAS 41 valuations to highlight outliers which warrant further procedures. As part of our audit procedures we have assessed and tested the controls and procedures around management's recording impact of Biological assets valuation. We have assessed the presentation of the Biological Assets in the financial statements according to IFRS.

There are no significant risks of material misstatement referred to in EU regulation no 537/2014, point (c) of Article 10(2) relating to the consolidated financial statements or the parent company's financial statements.

Responsibilities of the Board of Directors and the Managing Director for the financial statements

The Board of Directors and the Managing Director are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, and of financial statements that give a true and fair view in accordance with the laws and regulations governing the preparation of financial statements in Finland

an comply with statutory requirements. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors and the Managing Director are responsible for assessing the parent company's and the group's ability to continue as going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting. The financial statements are prepared using the going concern basis of accounting unless there is an intention to liquidate the parent company or the group or cease operations, or there is no realistic alternative but to do so.

Auditor's responsibilities in the audit of financial statements

Our objectives are to obtain reasonable assurance on whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with good auditing practice will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with good auditing practice, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the parent company's or the group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the parent company's or the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events so that the financial statements give a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Reporting Requirements

Information on our audit engagement

We were first appointed as auditors by the Annual General Meeting on 3 March 2011. Tornator Oyj became a public interest entity (EU PIE) as of 19 October 2020, and our appointment as auditor of a public listed entity represents a total period of uninterrupted engagements of two (2) years.

Other information

The Board of Directors and the Managing Director are responsible for the other information. The other information comprises the report of the Board of Directors and the information included in the Annual Report but does not include the financial statements and our auditor's report thereon. We have obtained the report of the Board of Directors prior to the date of this auditor's report, and the Annual Report is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. With respect to report of the Board of Directors, our responsibility also includes considering whether the report of the Board of Directors has been prepared in accordance with the applicable laws and regulations.

In our opinion, the information in the report of the Board of Directors is consistent with the information in the financial statements and the report of the Board of Directors has been prepared in accordance with the applicable laws and regulations.

If, based on the work we have performed, we conclude that there is a material misstatement in of the information included in the report of the Board of Directors, we are required to report this fact. We have nothing to report in this regard.

Helsinki, 8 February 2022

Deloitte Oy
Audit Firm
Marika Nevalainen
Authorised Public Accountant (KHT)