

# **Financial Statements 2022 Appendix**

# CITY OF TURKU

## Income statement 1 Jan 2022 - 31 Dec 2022

Income statement	2022	2021
	1 000 €	1 000 €
<b>Operating revenue</b>	<b>318 442</b>	<b>340 439</b>
Sales proceeds	98 652	92 358
Fees and charges	76 366	83 608
Subsidies and grants	57 306	79 917
Rental yield	52 066	46 903
Other operating revenue	34 052	37 653
<b>Production for own use</b>	<b>1 337</b>	<b>1 881</b>
<b>Operating expenses</b>	<b>-1 545 167</b>	<b>-1 472 776</b>
Personnel expenses	-564 796	-549 604
Salaries and fees	-447 948	-435 922
Social security expenses	-116 848	-113 682
Pension expenses	-97 983	-96 190
Other social security expenses	-18 865	-17 492
Procured services	-773 541	-724 888
Materials, supplies and goods	-72 097	-63 538
Allowances and grants	-61 208	-67 301
Renting expenses	-69 135	-63 807
Other operating expenses	-4 390	-3 638
<b>Operating margin</b>	<b>-1 225 387</b>	<b>-1 130 456</b>
<b>Tax revenue</b>	<b>947 964</b>	<b>888 953</b>
Municipal income tax	697 531	665 366
Share of corporate tax income	69 684	64 856
Property tax	180 748	158 731
<b>Central government transfers to local government</b>	<b>319 666</b>	<b>306 258</b>
<b>Financing income and expenses</b>	<b>35 303</b>	<b>29 338</b>
Interest income	17 032	13 056
Other financing income	29 228	24 879
Interest expenses	-6 518	-8 292
Other financing expenses	-4 439	-305
<b>Annual contribution margin</b>	<b>77 546</b>	<b>94 093</b>
<b>Depreciations and reduction in value</b>	<b>-61 513</b>	<b>-57 294</b>
Depreciations according to plan	-60 504	-56 854
Reductions in value	-1 009	-439
<b>Financial result for the accounting period</b>	<b>16 033</b>	<b>36 800</b>
Increase (-) or decrease (+) in depreciation difference	2 198	1 125
Increase (-) or decrease (+) in voluntary provisions	0	1 069
<b>Surplus/deficit for the accounting period</b>	<b>18 231</b>	<b>38 993</b>

<b>Income statement ratios</b>	<b>2022</b>	<b>2021</b>
Operating revenue / Operating expenses, %	20,6	23,1
Annual contribution margin / Deprecations, %	126,1	164,2
Annual contribution margin € / resident	392	482
Number of residents	197 917 *	195 301

\* advance information

## Balance sheet 31 Dec 2022

	2022	2021
	1 000 €	1 000 €
<b>NON-CURRENT ASSETS</b>	<b>1 661 072</b>	<b>1 626 442</b>
<b>Intangible assets</b>	<b>21 123</b>	<b>24 185</b>
Intangible rights	1 572	2 276
Other capitalised long-term expenses	15 748	21 873
Advance payments	3 803	35
<b>Tangible assets</b>	<b>766 167</b>	<b>738 693</b>
Land and water area	140 318	139 862
Buildings	200 475	210 614
Fixed structures and installations	330 251	266 102
Machinery and equipment	22 573	22 910
Other tangible assets	3 765	3 608
Advance payments and construction in progress	68 784	95 596
<b>Investments</b>	<b>873 782</b>	<b>863 565</b>
Subscribed capital	310 262	293 872
Other loan receivables	563 350	569 523
Other receivables	170	170
<b>FUNDS FROM ASSIGNMENTS</b>	<b>40 217</b>	<b>44 057</b>
State assignments	13 716	15 368
Endowment assets	26 501	26 751
Other reserves from assignments	0	1 939
<b>CURRENT ASSETS</b>	<b>186 284</b>	<b>257 196</b>
<b>Current assets</b>	<b>1 723</b>	<b>1 783</b>
Materials and supplies	707	673
Work in process	895	1 006
Advance payments	120	104
<b>Receivables</b>	<b>103 047</b>	<b>131 474</b>
Long-term receivables	212	1 934
Loan receivables	195	222
Other receivables	17	1 711
Short-term receivables	102 834	129 540
Sales receivables	18 961	32 237
Loan receivables	25 530	38 134
Other receivables	24 564	19 256
Prepayments and accrued income	33 780	39 913
<b>Shares and holdings</b>	<b>42 533</b>	<b>40 577</b>
Shares and other similar rights of ownership	21 663	17 311
Bond receivables	20 870	23 266
<b>Cash in hand and at banks</b>	<b>38 981</b>	<b>83 362</b>
<b>ASSETS IN TOTAL</b>	<b>1 887 572</b>	<b>1 927 695</b>

<b>CAPITAL AND RESERVES</b>	<b>838 766</b>	<b>820 535</b>
Initial capital	601 956	601 956
Other internal funds	23	23
Surplus/deficit from previous accounting periods	218 556	179 563
Surplus/deficit for the accounting period	18 231	38 993
<b>DEPRECIATION DIFFERENCE AND VOLUNTARY PROVISIONS</b>	<b>29 568</b>	<b>31 766</b>
Depreciation difference	28 893	31 091
Voluntary provisions	675	675
<b>MANDATORY PROVISIONS</b>	<b>16 175</b>	<b>16 774</b>
Provisions for pensions	1 879	2 284
Other mandatory provisions	14 296	14 490
<b>CAPITAL FROM ASSIGNMENTS</b>	<b>41 323</b>	<b>45 228</b>
State assignments	13 716	15 368
Capital from donation funds	27 607	27 922
Other capital from assignments	0	1 939
<b>LIABILITIES</b>	<b>961 739</b>	<b>1 013 391</b>
<b>Long-term liabilities</b>	<b>575 548</b>	<b>500 374</b>
Loans from financial institutions and insurance	561 523	485 763
Advances received	815	1 217
Other liabilities / Connection fees and other debts	13 161	13 242
Accrued expenses and deferred income	49	153
<b>Short-term liabilities</b>	<b>386 192</b>	<b>513 016</b>
Debentures	0	50 000
Loans from financial institutions and insurance	54 240	124 240
Loans from other creditors	100 662	135 756
Advances received	232	177
Accounts payable	108 833	86 813
Other liabilities / Connection fees and other debts	13 887	12 949
Accrued expenses and deferred income	108 338	103 081
<b>LIABILITIES IN TOTAL</b>	<b>1 887 572</b>	<b>1 927 695</b>

<b>Balance sheet ratios</b>	<b>2022</b>	<b>2021</b>
Equity ratio, %	46,0	44,2
Relative indebtedness, %	60,6	65,9
Accumulated surplus/deficit, 1,000 €	236 788	218 556
Accumulated surplus/deficit, € / resident	1 196	1 119
Loan portfolio 31 Dec, 1000 €	716 425	795 759
Loan portfolio 31 Dec, € / resident	3 620	4 075
Loans and rental liabilities 31 Dec, 1000 €	1 132 778	1 162 025
Loans and rental liabilities, € / resident	5 724	5 950
Loan receivables 31 Dec, 1000 €	563 350	569 523
Number of residents	197 917 *	195 301

\* advance information

## Cash flow statement 1 Jan 2020 - 31 Dec 2021

	2022	2021
	1 000 €	1 000 €
<b>Cash flow from operations</b>	<b>48 812</b>	<b>67 261</b>
Annual margin	77 546	94 093
Adjustments to internal financing	-28 734	-26 832
<b>Cash flow from investment</b>	<b>-74 180</b>	<b>-104 919</b>
Investment expenses	-120 994	-140 848
Allotments for capital expenditure	3 220	2 117
Proceeds from sale of non-current assets	43 594	33 812
<b>Operating and investment cash flow</b>	<b>-25 367</b>	<b>-37 658</b>
<b>Cash flow from from financing</b>		
<b>Change in long-term receivables</b>	<b>6 172</b>	<b>-86 696</b>
Increases in granted loans	-27 256	-93 634
Decreases in granted loans	33 429	6 938
<b>Change in loans</b>	<b>-79 334</b>	<b>82 976</b>
Increase in long-term loans	130 000	90 000
Repayments of long-term loans	-124 240	-54 240
Change in short-term loans	-85 094	47 217
<b>Other changes in liquidity</b>	<b>56 105</b>	<b>-11 421</b>
Change in funds and capital from assignments	-65	571
Change in current assets	61	434
Change in receivables	28 427	-26 605
Change in interest-free liabilities	27 683	14 179
<b>Net cash flow from financing</b>	<b>-17 056</b>	<b>-15 141</b>
<b>Change in liquid assets</b>	<b>-42 424</b>	<b>-52 799</b>
<b>Change in liquid assets</b>	<b>-42 424</b>	<b>-52 799</b>
Liquid assets 31 Dec	81 515	123 938
Liquid assets 1 Jan	123 938	176 737
<b>Cash flow statement ratios</b>	<b>2022</b>	<b>2021</b>
Cash flow accumulation of operations and investments 5 yr., 1,000€	-229 979	-139 897
Cash flow financing of investments, %	65,8	67,8
Loan servicing margin	0,9	1,0
Sufficiency of funds, days	16	26
Number of residents	197 917 *	195 301

\* advance information

CONSOLIDATED INCOME STATEMENT	2022	2021
	1 000 €	1 000 €
<b>Operating revenue</b>	<b>1 190 227</b>	<b>1 087 885</b>
Sales proceeds (+)	961 235	820 439
Sales revenue (+)	83 040	92 577
Subsidies and grants (+)	64 882	97 127
Rental yield (+)	38 201	33 114
Other operating revenue (+)	42 868	44 627
<b>Change in stocks of products</b>	<b>0</b>	<b>47</b>
<b>Production for own use (+)</b>	<b>2 777</b>	<b>6 095</b>
<b>Operating expenses</b>	<b>-2 320 723</b>	<b>-2 121 769</b>
Personnel expenses		
Salaries and fees (-)	-685 949	-685 949
Social security expenses		
Pension expenses (-)	-124 533	-122 455
Other social security expenses (-)	-51 405	-48 933
Procured services (-)	-700 467	-656 126
Materials, supplies and goods	-492 258	-369 036
Allowances and grants (-)	-60 557	-59 587
Renting expenses (-)	-79 273	-75 525
Other operating expenses (-)	-107 260	-104 158
<b>Share of profit (loss) of associated companies</b>	<b>8 929</b>	<b>17 757</b>
<b>OPERATING MARGIN</b>	<b>-1 118 791</b>	<b>-1 011 983</b>
<b>Tax revenue</b>	<b>942 646</b>	<b>883 822</b>
<b>Central government transfers to local government (+)</b>	<b>382 796</b>	<b>369 016</b>
<b>Financial income and expenses</b>	<b>-16 089</b>	<b>765</b>
Interest income (+)	3 245	13 079
Other financing income (+)	4 478	8 560
Interest expenses (-)	-17 933	-20 254
Other financing expenses (-)	-5 878	-620
<b>ANNUAL CONTRIBUTION MARGIN</b>	<b>190 562</b>	<b>241 619</b>
<b>Depreciations and reduction in value</b>	<b>-184 735</b>	<b>-151 119</b>
Depreciations according to plan (-)	-163 865	-151 357
Ownership elimination differences	171	238
Reductions in value	-21 041	-5 041
<b>FINANCIAL RESULT FOR THE ACCOUNTING PERIOD</b>	<b>5 828</b>	<b>90 501</b>
Appropriations	0	-14
Current tax	-3 985	-6 546
Deferred tax	-2 976	-3 863
Minority interest	-1 912	-2 825
<b>SURPLUS / DEFICIT FOR THE ACCOUNTING PERIOD</b>	<b>-3 045</b>	<b>77 253</b>
<b>Consolidated income statement ratios</b>	<b>2022</b>	<b>2021</b>
Operating revenue / Operating expenses, %	51,3	51,4
Annual contribution margin / Depreciations,%	103,1	161,0
Annual contribution margin, € / resident	963	1 247
Number of residents	197 917 *	195 301

\* advance information

## CONSOLIDATED BALANCE SHEET

ASSETS	2022	2021
	1 000 €	1 000 €
<b>NON-CURRENT ASSETS</b>	<b>2 989 322</b>	<b>2 833 974</b>
<b>Intangible assets</b>	<b>31 581</b>	<b>36 029</b>
Intangible assets	2 907	3 671
Other capitalised long-term expenses	24 855	31 823
Advance payments	3 818	535
<b>Tangible assets</b>	<b>2 705 173</b>	<b>2 527 336</b>
Land and water area	251 187	240 419
Buildings	1 405 151	1 251 093
Fixed structures and installations	619 166	559 767
Machinery and equipment	93 989	92 243
Other tangible assets	116 315	119 707
Advance payments and construction in progress	219 365	264 107
<b>Investments</b>	<b>252 569</b>	<b>268 611</b>
Holdings in associated companies	151 517	154 375
Subscribed capital	71 060	83 766
Bond receivables	3 724	4 115
Other loan receivables	25 835	25 923
Other receivables	433	433
<b>FUNDS FROM ASSIGNMENTS</b>	<b>36 869</b>	<b>37 624</b>
State assignments	4 516	5 078
Special margins for donation funds	26 915	27 173
Other reserves from assignments	5 439	5 373
<b>CURRENT ASSETS</b>	<b>490 996</b>	<b>492 553</b>
<b>Current assets</b>	<b>11 558</b>	<b>9 852</b>
Materials and supplies	9 437	8 055
Work in process	1 981	1 678
Finished products/goods	20	16
Other current assets	120	104
<b>Receivables</b>	<b>216 188</b>	<b>218 209</b>
Long-term receivables	3 325	5 421
Sales receivables	0	35
Loan receivables	1 404	1 422
Deferred tax receivables	1 159	1 409
Other receivables	761	2 550
Prepayments and accrued income	0	3
Short-term receivables	212 863	212 789
Sales receivables	122 492	115 096
Loan receivables	185	239
Other receivables	35 821	35 316
Prepayments and accrued income	54 365	62 138
<b>Shares and holdings</b>	<b>68 201</b>	<b>68 274</b>
Shares and other similar rights of ownership	27 127	23 125
Investments in money market instruments	392	392
Bond receivables	22 706	25 629
Other securities	17 976	19 128
<b>Cash in hands at banks</b>	<b>195 048</b>	<b>196 218</b>
<b>ASSETS IN TOTAL</b>	<b>3 517 187</b>	<b>3 364 151</b>



LIABILITIES	2022	2021
	1 000 €	1 000 €
<b>CAPITAL AND RESERVES</b>	<b>1 187 103</b>	<b>1 188 368</b>
Initial capital	601 956	601 956
Initial capital of foundations	29 016	29 016
Other internal funds	79 457	77 677
Surplus/deficit from previous accounting periods	479 719	402 466
Surplus/deficit for the accounting period	-3 045	79 250
 <b>MINORITY INTEREST</b>	 <b>78 917</b>	 <b>76 175</b>
 <b>MANDATORY PROVISIONS</b>	 <b>27 687</b>	 <b>28 599</b>
Provisions for pensions	1 915	2 319
Other mandatory provisions	25 772	26 281
 <b>CAPITAL FROM ASSIGNMENTS</b>	 <b>37 639</b>	 <b>38 262</b>
State assignments	4 516	5 078
Capital from donation funds	28 091	28 403
Other capital from assignments	5 033	4 781
 <b>LIABILITIES</b>	 <b>2 185 841</b>	 <b>2 030 749</b>
Long-term liabilities	1 496 245	1 332 616
Loans from financial institutions and insurance companies	1 383 837	1 210 858
Loans from general government	30 820	40 227
Loans from other creditors	25	25
Advances received	42	861
Connection fees and other debts	54 381	54 797
Accrued expenses and deferred income	49	153
Deferred tax liabilities	27 091	25 695
Short-term liabilities	689 596	698 134
Debentures	0	50 000
Loans from financial institutions and insurance companies	103 762	195 284
Loans from general government	6 876	7 464
Loans from other creditors	0	14 639
Advances received	11 342	6 981
Accounts payable	173 689	146 187
Connection fees and other debts	197 553	90 439
Accrued expenses and deferred income	175 771	167 867
Deferred tax liabilities	20 603	19 273
 <b>LIABILITIES IN TOTAL</b>	 <b>3 517 187</b>	 <b>3 364 151</b>

<b>Consolidated balance sheet ratios</b>	<b>2022</b>	<b>2021</b>
Equity ratio, %	36,1	37,7
Relative indebtedness, %	86,4	86,4
Accumulated surplus/deficit, 1,000 €	476 674	481 717
Accumulated surplus/deficit, € / resident	2 408	2 467
Loan portfolio 31 Dec, 1,000 €	1 525 320	1 518 497
Loan portfolio 31 Dec, € / resident	7 707	7 775
Loans and rental liabilities 31 Dec, 1000 €	2 191 930	2 084 121
Loans and rental liabilities, € / resident	11 075	10 944
Loan receivables 31 Dec, 1,000 €	29 559	30 038
Number of residents	197 917 *	195 301

\* advance information

CONSOLIDATED CASH FLOW STATEMENT	2022	2021
	1 000 €	1 000 €
<b>Cash flow from operations</b>		
Annual margin	190 562	243 617
Current tax	-3 985	-6 546
Adjustments to internal financing	-35 339	-40 522
	151 239	196 549
<b>Cash flow from investments</b>		
Investment expenses	-365 782	-348 747
Allotments for capital expenditure	5 271	4 859
Proceeds from sale of non-current assets	52 067	56 679
	-308 444	-287 209
Operating and investment cash flow	-157 205	-90 660
<b>Cash flow from financing</b>		
Change in long-term receivables		
Increase in granted loans	-1 112	-791
Decrease in granted loans	1 416	900
	304	109
Change in loans		
Increase in long-term loans	282 123	169 611
Repayments of long-term loans	-221 446	-103 589
Change in short-term loans	-53 855	15 385
	6 822	81 407
Change in operating capital		
Change in operating capital	1 784	2 312
Changes in minority share	1 312	1 683
	3 096	3 996
Other changes in liquidity		
Change in funds and capital from assignments	132	92
Change in current assets	-1 706	758
Change in receivables	1 771	-60 076
Change in interest-free liabilities	145 544	69 011
	145 740	9 784
Net cash flow from financing	155 962	95 295
<b>Change in liquid assets</b>	<b>-1 243</b>	<b>4 636</b>
<b>Change in liquid assets</b>	<b>-1 243</b>	<b>4 636</b>
Liquid assets, 31 Dec	263 249	264 492
Liquid assets, 1 Jan	264 492	259 856
<b>Consolidated cash flow statement ratios</b>	<b>2022</b>	<b>2021</b>
Cash flow financing of investments, %	52,9	70,8
Deferred loan servicing margin	1,0	1,3
Loan servicing margin	0,9	2,1
Sufficiency of funds, days	33	37
Cash flow accumulation of operations and investments 5 yr., 1,000€	-483 153	-408 839