

## Sale prices

29.7.2024

Asunto Oy Piispanportin Aura, Espoo

Piispanportti 7, 02240 Espoo

Freehold



PROPERTY DETAILS			FLOOR AREA				SHARES			PRICES				ESTIMATED CHARGES FOR COMMON EXPENSES				
Unit	Floor	Unit type	Outdoor space	Floor area, m <sup>2</sup>	Workspac e m <sup>2</sup>	Total area, m <sup>2</sup>	Share numbers		Shares, qty	Allocated shares	Sale price, EUR	Share of the housing company's debt, EUR	Debt-free price, EUR	Debt-free price per m <sup>2</sup> , EUR	Maintenan ce charge	Charge I for common capital expenditures (interest) until 30.4.2025	Charge II for common capital expenditures (interest + repayment) starting from 1.5.2025	
															4,1	0,0028	0,0052	
A1	1	3h+kt+s+var	parveke	73,0		73,0	1	-	730	730	441650	154 578	287 073	441 650	6 050	299	1 237	2 297
A3 varattu	1	2h+k+var (+tt)	pihater.	46,0	23,0	69,0	1331	-	2020	690	393576	137 752	255 824	393 576	5 704	283	1 102	2 047
A4	1	3-4h+k+s+var	pihater.	91,0		91,0	2021	-	2930	910	536900	187 915	348 985	536 900	5 900	373	1 503	2 792
A5	1	1h+kt+a+var	pihater.	38,0		38,0	2931	-	3310	380	267140	93 499	173 641	267 140	7 030	156	748	1 389
A9	2	2h+k+var	parveke	47,5		47,5	5016	-	5490	475	313500	109 725	203 775	313 500	6 600	195	878	1 630
A12	2	1h+kt+a+var	parveke	38,0		38,0	6781	-	7160	380	267140	93 499	173 641	267 140	7 030	156	748	1 389
A18	3	3h+kt+s+var	parveke	77,0		77,0	10416	-	11185	770	497420	174 097	323 323	497 420	6 460	316	1 393	2 587
A19	3	1h+kt+a+var	parveke	36,5		36,5	11186	-	11550	365	256595	89 808	166 787	256 595	7 030	150	719	1 334
A20	4	4h+k+s+var	parveke	91,0		91,0	11551	-	12460	910	557830	195 241	362 590	557 830	6 130	373	1 562	2 901
A22	4	2h+k+var	parveke	47,5		47,5	13056	-	13530	475	325375	113 881	211 494	325 375	6 850	195	911	1 692
A25	4	1h+kt+a+var	parveke	36,5		36,5	15211	-	15575	365	261340	91 469	169 871	261 340	7 160	150	732	1 359
A28	5	2h+k+var	parveke	47,5		47,5	17076	-	17550	475	332500	116 375	216 125	332 500	7 000	195	931	1 729
A30	5	3h+kt+s+var	parveke	77,0		77,0	18461	-	19230	770	517440	181 104	336 336	517 440	6 720	316	1 449	2 691
A31	5	1h+kt+a+var	parveke	36,5		36,5	19231	-	19595	365	266815	93 385	173 430	266 815	7 310	150	747	1 387
A33	6	3h+k	parveke	59,5		59,5	20501		21095	595	409955	143 484	266 471	409 955	6 890	244	1 148	2 132
A34	6	2h+k+var	parveke	47,5		47,5	21096		21570	475	349125	122 194	226 931	349 125	7 350	195	978	1 815
B38	1	2h+kt	ransk.	46,5		46,5	23616	-	24080	465	290625	101 719	188 906	290 625	6 250	191	814	1 511
B39	2	2h+kt	ransk.	46,5		46,5	24081	-	24545	465	297600	104 160	193 440	297 600	6 400	191	833	1 548
B42	3	2h+kt	ransk.	46,0		46,0	25286		25745	460	303600	106 260	197 340	303 600	6 600	189	850	1 579
B43	3	3-5h+k+s+var	parveke	100,0		100,0	25746		26745	1000	643000	225 050	417 950	643 000	6 430	410	1 801	3 344
B44	3	3h+k+s+var	parveke	79,0		79,0	26746		27535	790	499280	174 748	324 532	499 280	6 320	324	1 398	2 596
B45	4	1h+kt	ransk.	28,0		28,0	27536		27815	280	207760	72 716	135 044	207 760	7 420	115	582	1 080

PROPERTY DETAILS			FLOOR AREA				SHARES			PRICES			COMMON EXPENSES					
Unit	Floor	Unit type	Outdoor space	Floor area, m <sup>2</sup>	Workspac e m <sup>2</sup>	Total area, m <sup>2</sup>	Share numbers		Shares, qty	Allocated shares	Sale price, EUR	Share of the housing company's debt, EUR	Debt-free price, EUR	Debt-free price per m <sup>2</sup> , EUR	Maintenan ce charge	Charge I for common capital expenditures (interest) until 30.4.2025	Charge II for common capital expenditures (interest + repayment) starting from 1.5.2025	
B46	4	2h+kt	ransk.	46,0		46,0	27816		28275	460	309580	201 227	309 580	6 730	189	867	1 610	
B47	4	3-5h+k+s+var	parveke	100,0		100,0	28276	-	29275	1000	655000	229 250	655 000	6 550	410	1 834	3 406	
B49	5	1h+kt	ransk.	28,0		28,0	30066	-	30345	280	213780	74 823	138 957	213 780	7 635	115	599	1 112
B50	5	2h+kt	ransk.	45,5		45,5	30346	-	30800	455	311448	109 007	202 441	311 448	6 845	187	872	1 620
B53	6	1h+kt	ransk.	28,0		28,0	32591		32870	280	222600	77 910	144 690	222 600	7 950	115	623	1 158
B54	6	2h+kt	ransk.	45,5		45,5	32871		33325	455	324870	113 705	211 166	324 870	7 140	187	910	1 689
B56	6	3h+k+s+var	parveke	79,0		79,0	34326		35115	790	534830	187 191	347 640	534 830	6 770	324	1 498	2 781
B58	7	3-4h+k+s+var	parveke	90,0		90,0	36006		36905	900	612000	218 200	397 800	616 000	6 844	369	1 714	3 182
B60	8	3-4h+k+s+var	parveke	89,0		89,0	37366		38255	890	657710	230 199	427 512	657 710	7 390	365	1 842	3 420
B61	8	3-4h+k+s+var	parveke	90,0		90,0	38256		39155	900	634500	227 075	412 425	639 500	7 106	369	1 777	3 299
C63	2	5h+k+s+var	parveke	125,0		125,0	39616	-	40865	1250	794000	281 900	516 100	798 000	6 384	513	2 223	4 129

Some of the units come with a seasonal storage area located on the balcony. The location of the storage area is shown in the floor plan.

**Property:** Freehold

**Sale price:** 1. payment (100% of the sale price) is taken at the time of the transaction.

**Estimated charges for common expenses:** Maintenance charge 4,1 €/m<sup>2</sup>/month.

Charge I for common capital expenditures is payable up to until 30.4.2025 and only covers interest on the housing company's debt. The interest rate is always at least equal to the spread.

The estimated amount of charge I is EUR 0,0028 €/allocated share (interest only, based on the rate on 4.9.2023 / 4,055 %).

The estimated amount of charge II is EUR 0,0052 €/allocated share (once repayments begin, based on the rate on 4.9.2023 / 4,055 %).

The collection of housing company loan repayments from shareholders will begin on 1.5.2025. All charges are estimates.

**Housing company debt:** The estimated total loan term is 25 years, of which the first two years at most will be interest only. The interest rate on the loan is 12-month Euribor + 1.00% spread.

Changes in the reference interest rate affect the amount of the financing charge. The debt can be paid upon transaction.

Each shareholder is responsible for the housing company loan. If capital charges related to the loan cannot be otherwise collected for some apartments, the payment obligation may ultimately fall on other shareholders.

**Water charge:** EUR 20/person/month in advance; adjusted to consumption.

**Parking:** 45 spaces available to buy as separate shares. The price of an indoor parking space share is EUR 25,000, a parking space with an electric vehicle charging port costs EUR 27,000, and a motorcycle parking space share EUR 5,000.

Estimated maintenance fee for a parking space is 38 €/ parking space/ month and for a motorcycle parking space 19 €/parking space /month.

**Completion date:** 26.10.2023

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Information subject to change.