


Rating the National Market -

Results as of November 15th, 2003

Country: Finland

PaM
Property and Market Rating for Completed Properties



Valuer / Date:	Valuation dated:	
Address:	Original rating on:	Rating updated on:
Property Type: Office	Country:	Region:

Criteria Class 1
Market

	1	2	3	4	5	6	7	8	9	10	Weight (appx)
national											20%
Acts of God											5%
Socio-demographic development											10%
Overall economic development and international attractiveness											30%
Political, legal, taxation and monetary conditions											15%
Property market: residential											40%
Region											0%
Acts of God											5%
Socio-demographic development											15%
Economic situation and attractiveness											35%
Property market: residential											45%
Rating for Criteria Class 1:											20%

Criteria Class 2
Location

	1	2	3	4	5	6	7	8	9	10	Weight (appx)
Suitability of the micro location for property type and target occupiers		2									45%
Image of the quarter and the location			3								5%
Quality of transportation infrastructure of the plot and quarter		2									23%
Quality of local supply facilities of the plot and quarter for target occupiers		2									23%
Acts of God			3								5%
Rating for Criteria Class 2:		2									30%

Criteria Class 3
Objekt

	1	2	3	4	5	6	7	8	9	10	Weight (appx)
Architecture / type of construction					5						7%
Fitout				4							9%
Structural condition		2									30%
Plot situation		2									50%
Ecological sustainability				4							9%
Profitability of the building concept					5						7%
Rating for Criteria Class 3:			3								20%

Criteria Class 4
Quality of the Property Cash Flow

	1	2	3	4	5	6	7	8	9	10	Weight (appx)
Tenant / occupier situation			3								10%
Rental growth potential / value growth potential							7				15%
Letting prospects /fungibility		2									60%
Vacancy / letting situation					5						5%
Recoverable and non-recoverable operation expenses				3							5%
Usability by third parties				3							5%
Rating for Criteria Class 4:				3							30%

Definition property and market rating for completed properties:
Property and market rating is a standardized procedure aiming to display the sustainable quality of a property in its relevant market. The quality of a property is judged by the medium-term sales prospects at an adequate price between professionals who have access to all property and market information. The credit standing of the tenant and the borrower, as well as the default risk of the loan are not subjects of the property and market rating.

Finland

The overall national rating

PaM

Property and Market Rating for Completed Properties



Property Type:	Office
Country:	Finland

Criteria Class 1

Market	1	2	3	4	5	6	7	8	9	10	weight
national											20%
Acts of God		x									5%
Socio-demographic development						x					10%
Overall economic development and international attractiveness		x									30%
Political, legal, taxation and monetary conditions			x								15%
Property market: office				x							40%
Overall rating			x								



Finland

Acts of God

Criterion	Indicator / Comments	Sources	Finland	OECD-Average ¹	Rating ²	Weight
Natural disasters	Index of natural disasters	Munich Re	1	5	1	70%
Emissions	CO2 Emissions per capita	OECD	10,6	9,7	7	20%
Man-made disasters	Number of man-made disasters per 10 mio inhabitants	Swiss Re, Centre for Research on the Epidemiology of Disasters (Université Catholique de Louvain)	0	15564	1	10%
Overall Score					2	100%

1: Arithmetic average of the 19 OECD countries under consideration

2: on a scale from 1 (excellent) to 10 (disastrous)



Finland

Socio- economic development

Criterion	Comments	Sources	Finland	OECD-Average ¹	Rating ²	Weight
Population Growth	forecasted av. growth rate, 2004-07	OECD, United Nations	0,20%	0,26%	6	1/3
GDP per capita	forecast f. 2004, in purchasing power parities	OECD	27.554	25.256	4	1/3
Unemployment rate	forecast, av. 2003-04	OECD	9,1%	7,6%	7	1/3
Overall Score					6	1

1: Arithmetic average of the 19 OECD countries under consideration

2: on a scale from 1 (excellent) to 10 (disastrous)



Finland

Overall economic development

Criterion	Indicator/ Comments	Sources	Finland	OECD-Average ¹	Rating ²	Weight
GDP growth	forecasted av. ann. growth rate, 2003-04	OECD	2,78%	2,32%	3	20%
Inflation	forecast f. 2004	OECD	1,91%	2,06%	1	20%
Exchange rate volatility	forecast, based on historic volatility or Euro-zone membership	OECD	0,0	4,2	1	10%
Economic structure	Share of services in GDP	OECD	63,9%	67,7%	8	10%
Infrastructure	Index, ranging from 0 (worst) to 100.000 (best infrastructure)	IMD Business School	86.029	60.182	1	20%
International competitiveness	Ranking on scale from 1 (best) to 51 (worst)	World Economic Forum	2	21	1	20%
Overall Score					2	100%

1: Arithmetic average of the 19 OECD countries under consideration

2: on a scale from 1 (excellent) to 10 (disastrous)

