



1 JANUARY–30 JUNE 2024

Elo interim report

Elo interim report 1 January–30 June 2024: Return on investment was EUR 1.6 billion, or 5.2 per cent

The figures in brackets refer to the corresponding period in 2023 expect where otherwise noted.

January–June in brief

- The total result was EUR 563.4 (48.2) million.
- Net investment income was 5.2 (2.8) per cent, or EUR 1.6 billion. The market value of the investments was EUR 31.3 (30.0 at the end of 2023) billion. The average 10-year return on investment was 5.6 per cent. This corresponds to an average real return of 3.5 per cent.
- The operating expenses covered by the expense loading were EUR 37.8 (39.3) million.
- Premiums written amounted to EUR 2.2 (2.2) billion. A total of EUR 2.3 (2.2) billion was paid in pensions and other benefits.
- The solvency ratio was 122.8 (121.3 at the end of 2023) per cent and solvency capital was 1.4 (1.5 at the end of 2023) times the solvency limit.

Key figures

	1.1.–30.6.2024	1.1.–30.6.2023	1.1.–31.12.2023
Premiums written, EUR million	2,171.6	2,188.2	4,397.5
Net investment income at fair values, EUR million	1,560.6	799.3	1,707.9
Net investment income on capital employed, %	5.2%	2.8%	6.0%
	30.6.2024	30.6.2023	31.12.2023
Technical provisions, EUR million	26,141.6	24,959.5	25,733.7
Solvency capital, EUR million ¹⁾	5,987.0	5,153.2	5,426.2
Ratio to solvency limit	1.4	1.5	1.5
Pension assets, EUR million ²⁾	32,292.3	29,730.2	30,922.6
% of technical provisions ²⁾	122.8%	121.0%	121.3%
TyEL payroll, a million ³⁾	15,888.9	16,250.4	16,001.0
YEL earned income sum, EUR million ³⁾	2,004.2	1,866.4	1,878.7

1) Calculated in accordance with the regulations in force at each time (the same principle also applies to other solvency metrics)

2) Technical provisions pursuant to section 11, paragraph 10 of the Ministry of Social Affairs and Health's Decree (614/2008) + solvency capital.

3) Estimate of policyholders' salary and reported earnings for the full year

Review by CEO Carl Pettersson



Elo had a strong first half of the year. In January–June, the return on Elo’s investments was 5.2 per cent, or EUR 1.6 billion. The highest returns were generated by listed equity investments with a return of 10.5 per cent and hedge fund investments with a return of 7.7 per cent. The solvency ratio strengthened, and operating expenses decreased year-on-year.

Inflation gradually slowed in the main markets. The US economy grew faster than expected in the first half of the year, which laid down the foundation for positive development in the equity market. The most significant driver of the equity market was the AI theme, and therefore returns were concentrated on a narrow group of AI-utilising companies and large technology companies. Inflation remained a key concern for asset owners, and expectations of falling key interest rates in the interest rate markets curbed. After the review period, uncertainty increased in the financial market in August, and the situation is unlikely to ease in the near future.

This year is a year of important elections in the global economy. The results of the European elections and the upcoming presidential election in the United States are adding uncertainty to the economic, defence and trade policy outlook. Geopolitical tensions are creating uncertainty in the global operating environment of companies and the financial markets, and this could become the focus of the financial markets as the US presidential election approaches.

The Finnish economy is bottoming out. The decline in interest rates will support Finland’s recovery, and the picking up of international demand is forecast to boost Finland’s exports in the autumn. The improvement of purchasing power and the decline of interest rates on housing loans are prerequisites for better economic growth. As for investments, the turnaround is likely to be postponed to 2025. According to Statistics Finland, growth in the private sector in January–June was only 0.7 per cent year-on-year, and the situation in the construction sector in particular remains weak. At Elo, the amount of TyEL credit losses was at the same level as during the corresponding period in the previous year. The annual amount of credit losses is expected to increase slightly year-on-year.

We did a great job in selling new insurance policies at Elo during the review period! Our market share of new sales for YEL insurance policies was 39.3 per cent and the market share in TyEL was 36.7 per cent. Market share of new sales for insurance policies continued to grow after the review period. In June, we started reviewing the entrepreneurs’ YEL incomes, similarly to the previous

year. This year, the reviews concern YEL incomes of less than EUR 25,000, and during the review period, we reviewed the YEL incomes of approximately 5,900 entrepreneurs. In 2023, there were approximately 24,200 reviews of YEL incomes. The reviews began in 2023 and the amount of YEL income insured by Elo has increased by 10.6 per cent since the end of 2022.

Elo's improved cost-efficiency means lower premiums for customers. The basis for determining the management fee for TyEL insurance for 2025 has already been confirmed and the monthly management fee paid by customers will decrease by an average of 15 per cent from the beginning of 2025. Long-term customer relationships are also taken into account in the payments, and policyholders receive a constancy discount, which reduces the payment further.

At Elo, we issued more pension decisions than during the corresponding period the previous year. In particular, the number of decisions on partial early old-age pension increased significantly, by 85.1 per cent, year-on-year. There are several reasons behind the increase in pension decisions. For example, due to the index increase in 2022, many people applied for a pension already in 2022, which resulted in fewer decisions on old-age pensions than normal being made in early 2023. Underlying the growth is also the increased awareness among applicants of the possibility of applying for partial old-age pension, and people have also applied for early old-age pension to ease their personal financial situation. The number of applications for vocational rehabilitation also increased and the declining trend in applications, which lasted for a few years, reversed. Of the rehabilitees, 79 per cent returned to work, and 86 per cent of those who applied for rehabilitation themselves returned to work among those whose rehabilitation ended during the first half of the year.

The priorities outlined in Elo's responsibility programme – We insure responsibly, We build a humane work life and We invest in the future – are the most important themes of our business and strongly grounded in our strategy. We develop our operations and keep learning more about the selected focus areas. This is demonstrated by the rapid rise to the Gold rating from last year's Silver rating in the EcoVadis sustainability rating. With our score, we are among the top five per cent of all companies assessed by EcoVadis.

I started my tour of growth companies in the spring, and I will be meeting with several Finnish growth companies during the year. My goal is to learn what it takes to succeed in growth and hear about challenges and, in particular, solutions. After all, the role of growth companies is significant for Finland. We need innovative companies, investments and sustainable economic growth. It has been rewarding to talk with representatives from different operational fields and companies of different sizes and to hear great stories. It is also great to see the many different ways in which growth is built. A big thank you to everyone with whom I was able to exchange ideas! After all, we have a common goal – to create well-being in Finland!

Economic operating environment

Inflation gradually slowed and, at the same time, economies grew. The continued growth in employment maintained confidence and the willingness to consume, albeit more in the United States than in Europe. The decline in the economic cycle after the tightening cycle of monetary policy fuelled the appetite for

risk in the financial market and boosted share prices. The strengthening of household purchasing power in the wake of slowing inflation and wages rising faster than before was essential for the continuation of economic growth. In particular, this helped private service sectors. The recovery of the industrial cycle remained modest, which was particularly reflected in Finland and Germany, which are dependent on the industrial cycle.

The US economy and financial markets remained stronger than Europe. The reasons for this were the strong increase in demand in the United States and the continued rise of technology companies. The euro zone and Finland were particularly weighed down by the softness of Chinese imports. Although the Chinese industrial economy recovered thanks to exports, there was less demand in the euro zone than before. This explained the weak relative performance of the Finnish equity market in the second quarter. Developed markets saw a turnaround in monetary policy as central banks in Switzerland, Sweden, Canada and the euro zone cut their key rates in the second quarter. Long-term interest rates rose moderately in the main markets, but the increase levelled off in the summer.

Earnings-related pension system

According to the pension barometer published by the Finnish Centre for Pensions, confidence in pension security amongst Finns has remained at a good level. According to the barometer, 60 per cent of the Finns consider labour immigration to be a good way of strengthening the financing of pensions. According to one-third, the second preferred option is to increase pension premiums. The aim to increase the return on pension assets by increasing risk-taking in investment activities was the third-most popular option. Nearly 30 per cent of the respondents thought that this method is good or fairly good, but roughly as many rated the option as at least fairly poor. There was a negative attitude towards cutting pensions.

The pension legislation for self-employed persons was amended at the beginning of 2023, and employment pension companies are required to check the entrepreneur's confirmed earned income every three years. During the review period, Elo continued to statutory YEL earned incomes, similarly to the previous year. This year, the YEL earned incomes of entrepreneurs whose earned income is less than EUR 25,000 and whose earned income has not been updated or adjusted for three years will be reviewed.

The negotiations on the development of the earnings-related pension system in accordance with the Government Programme have continued in a tripartite manner and the result of the negotiations should be ready by January 2025. The long-term goals of the reform are to stabilise the public finances by 0.4 percentage points in relation to GDP, the economic sustainability of the earnings-related pension system and an adequate level of benefits. The Ministry of Social Affairs and Health appointed a working group to investigate the reform of the earnings-related pension system in autumn 2023.

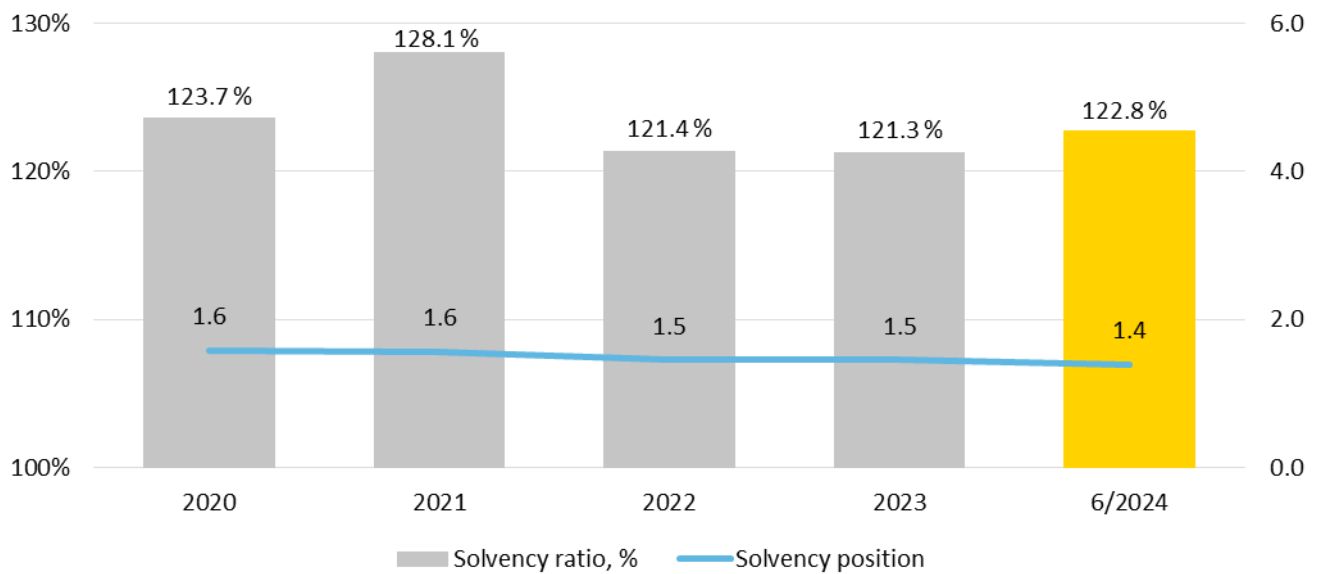
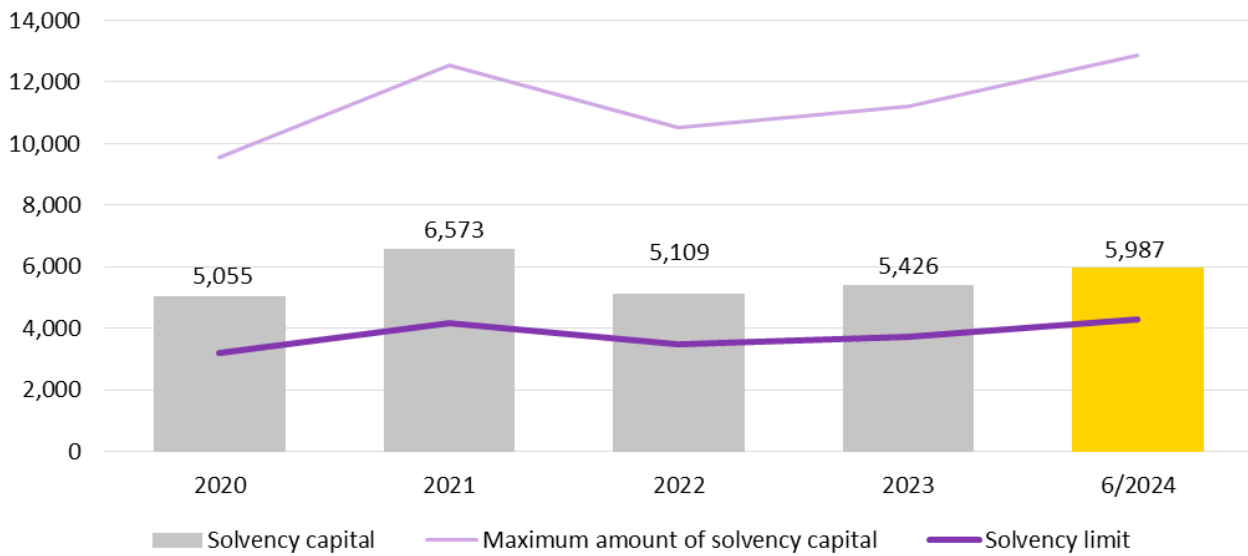
Elo's financial performance

Elo's combined total result at fair values was EUR 563.4 (48.2) million. The result of investment operations at fair values was EUR 560.1 (34.1) million, the insurance business surplus was EUR -1.3 (7.7) million, and other income EUR 2.6 (2.9) million. The operating expenses covered by the expense loading component were EUR 37.8 (39.3) million and the loading profit was EUR 2.1 (3.5) million.

The amount of solvency capital increased from the end of 2023 by EUR 560.8 million, amounting to EUR 5,987.0 (5,426.2 at the end of 2023) million at the end of June. The ratio of pension assets to technical provisions, i.e. the solvency ratio, was 122.8 per cent (121.3 per cent at the end of 2023). The solvency capital was 1.4 (1.5 at the end of 2023) times the solvency limit.

The net return on investment operations at fair values was EUR 1,560.6 (799.3) million. EUR 475.2 (470.4) million of interest was credited on technical provisions and the provision linked to equity income was increased by EUR 525.2 (294.8) million.

Solvency



Solvency	1.1.–30.6.2024	1.1.–30.6.2023	1.1.–31.12.2023
Solvency limit, EUR million	4,287.2	3,441.3	3,739.1
Maximum amount of solvency capital, EUR million	12,861.7	10,323.8	11,217.4
Solvency capital, EUR million	5,987.0	5,153.2	5,426.2
Solvency ratio, % ¹⁾	122.8	121.0	121.3
Solvency position ²⁾	1.4	1.5	1.5

¹⁾ Pension assets in relation to technical provisions as referred to in section 11, subsection 10 of the Ministry of Social Affairs and Health decree 614/2008.

²⁾ Solvency capital in relation to the solvency limit

Insurance business

Elo has retained its market leadership in YEL pension insurance, and approximately one in three employer companies use Elo to insure their employees. At the end of June, Elo administered 45,000 (46,400 at the end of 2023) TyEL and 83,400 (83,500 at the end of 2023) YEL insurance policies. The total number of insured employees and self-employed persons was 508,200 (493,200 at the end of 2023). The customer acquisition of TyEL insurance amounted to a net of EUR -2 (+27) million, measured in terms of premiums written. The net result of YEL insurance customer acquisition was +3,162 (+2,281) customers.

In January–June, the increase in the total YEL earned income amounted to 6.7 per cent, due to reviews of YEL incomes, among other reasons. During the six-month period, the increase in the TyEL payroll was 0.3 per cent higher than in the comparison period in 2023. However, growth in the payroll is expected to wane and amount to -0.7 per cent for the full year. Premiums written for the review period changed by -0.8 per cent.

The amount of TyEL credit losses for the review period was EUR 10 million, which is at the same level as the corresponding period the previous year. The financial situation of many companies continues to be challenging, especially in the construction sector. The amount of credit losses is expected to increase slightly year-on-year.

Pension and rehabilitation

Approximately 251,200 (249,800 at the end of 2023) pensioners were paid their pensions by Elo at the end of June. A total of EUR 2,261.3 (2,088.3) million was paid in pensions in January–June. The number of pension decisions issued on the basis of an application was 14,838 (13,739). The number of applications for partial early old-age pension continued to increase. The number of decisions on partial early old-age pension was 2,780 (1,502) and the number of decisions increased by 85.1 per cent from the same period last year. A total of 3,174 (2,960) old-age pension decisions and 1,349 (1,543) partial early old-age pension decisions were issued.

The number of applications for vocational rehabilitation increased, and the downward trend of a few years was reversed. A total of 938 (886) decisions on rehabilitation were issued on the basis of an application and 522 (588) rehabilitation decisions were issued in conjunction with disability pension. Of the rehabilitees, 79 per cent returned to work, and 86 per cent of those who applied for rehabilitation themselves returned to work among those whose rehabilitation ended during the first half of the year. The number of disability pension applications is at the same level as in 2023, but the number of positive decisions on disability pension decreased. A total of 1,650 (2,040) new disability pension decisions were issued, representing a year-on-year decrease of 19 per cent. The number of disability pension decisions issued in 2023 was the highest in Elo's history.

Investments

The US economy grew faster than expected in the first half of the year, which laid down the foundation for positive development in the equity market. Inflation remained a key concern for asset owners, and expectations of falling key interest rates in the interest rate markets curbed. In the big picture, however, the trend of declining inflation was enough for the equity market.

Elo's investments generated a return of 5.2 (2.8) per cent, or EUR 1.6 billion, in the first half of the year. In the second quarter, return on investment was 1.8 (1.2) per cent. At the end of June, the average 10-year nominal return of Elo's investments was 5.6 per cent and the average 10-year real return was 3.5 per cent. The average 5-year nominal return was 6.0 per cent and the average 5-year real return was 2.5 per cent.

Equity investments returned 8.0 (4.3) per cent. The best performing asset class was listed equities, with a return of 10.5 (6.7) per cent. Elo's private equity investments generated a return of 4.5 (1.7) per cent. The AI theme was the most significant driver of the equity market, and the returns were concentrated on a narrow group of AI-utilising companies and large technology companies. Large companies generated higher returns than small companies thanks to their stronger financial position. In the US, the equity market performed very strongly in the first half of the year, while returns in Europe stabilised after a good first quarter. In Europe, uncertainty about the outcome of the French parliamentary election caused considerable volatility in the financial market. In Asia, returns were good due to Japan, AI-focused Taiwan and the Chinese equity market, which picked up in the second quarter.

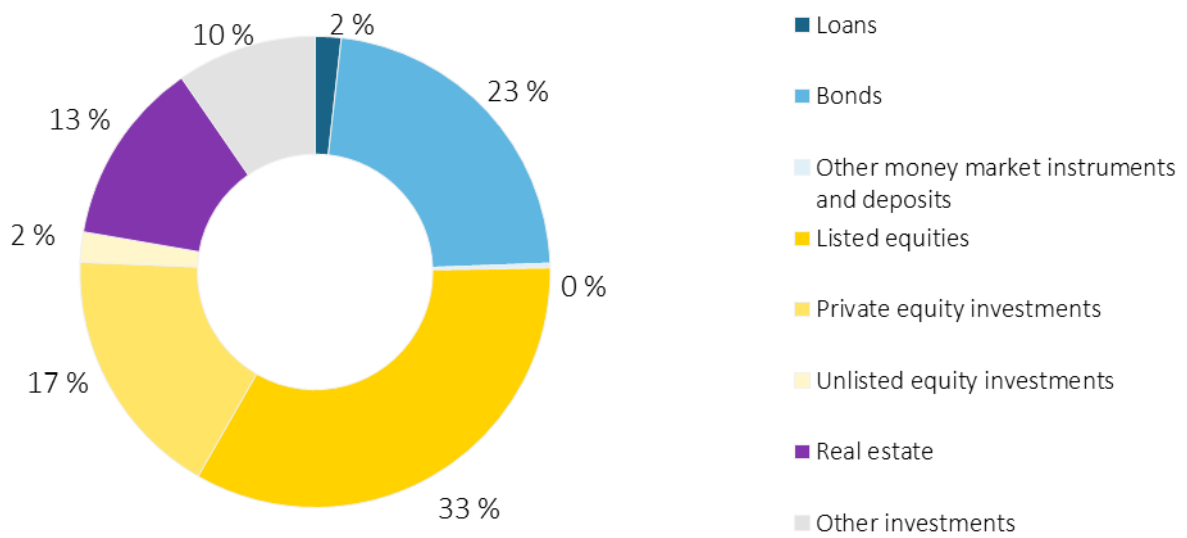
Changes in expectations of a decrease in central bank policy rates increased market interest rates and burdened returns on government bond investments to negative figures during the first half of the year. However, the rate of rise in interest rates slowed down in the second quarter. As expected, the European Central Bank lowered its key interest rate in June but refrained from committing to future interest rate cuts until further notice. Despite the positive return on emerging market bonds, Elo's government bond investments had a negative overall return.

Credit spreads narrowed during the first half of the year, especially in Europe, although margins widened suddenly in mid-June due to uncertainty surrounding the French parliamentary elections. The debt service capacity of companies remained at a satisfactory level and the amount of credit losses remained low. Elo's credit investments generated positive returns from high yield corporate bonds and loan investments. In total, Elo's fixed income investments generated a return of 1.5 (2.2) per cent.

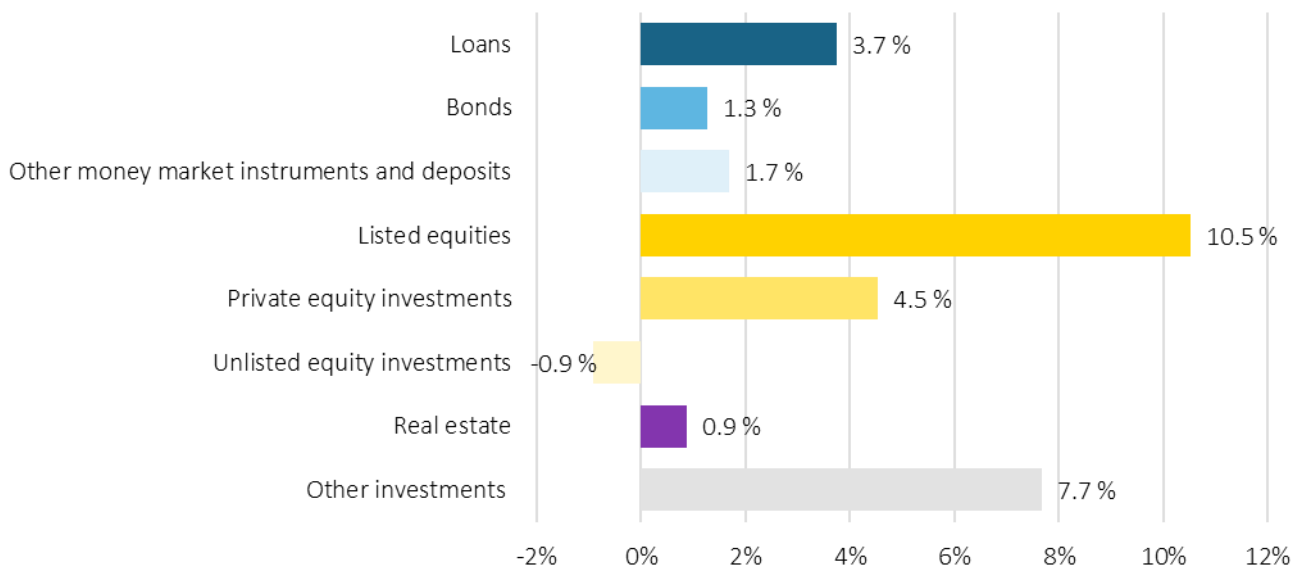
Transaction volume continued to be soft in the real estate market during the first half of the year. The fall in interest rates is expected to increase investor demand, and small signs of market recovery were already visible in the early summer. The occupancy rates of real estate remained at a good level. The return on real estate investments was 0.9 (0.2) per cent.

Elo's other investments generated a return of 7.7 (2.0) per cent. Other investments consisted mainly of hedge fund investments, which generated an excellent return of 7.7 (2.6) per cent. This result was achieved due to a good fund and strategy selection.

Distribution of investments 30 June 2024



Return on investment 1 January–30 June 2024



Return-risk table 30 June 2024

	Basic allocation		Risk allocation		Return	Volatility
	EURm	%	EURm	%	%	%
Fixed-income investments	8,086.0	25.8	8,695.9	27.8	1.5	
Loans	560.0	1.8	560.0	1.8	3.7	
Bonds	6,471.5	20.7	7,081.3	22.6	1.3	3.9
Public bonds	2,094.7	6.7	2,703.6	8.6	-1.1	
Other bonds	4,376.7	14.0	4,377.7	14.0	2.5	
Other money market instruments and deposits incl. any receivables and liabilities related to investments	1,054.6	3.4	1,054.6	3.4	1.7	
Equity investments	16,246.2	51.9	16,589.9	53.0	8.0	
Listed equities	10,162.4	32.5	10,506.1	33.6	10.5	12.0
Private equity investments	5,439.8	17.4	5,439.8	17.4	4.5	
Unlisted equity investments	644.0	2.1	644.0	2.1	-0.9	
Real estate investments	3,967.0	12.7	3,967.0	12.7	0.9	
Direct real estate investments	2,645.8	8.5	2,645.8	8.5	2.0	
Real estate funds and joint investment companies	1,321.2	4.2	1,321.2	4.2	-1.3	
Other investments	3,007.5	9.6	3,007.5	9.6	7.7	
Hedge fund investments	3,004.2	9.6	3,004.2	9.6	7.7	4.1
Commodity investments	0.0	0.0	0.0	0.0	-	
Other investments	3.4	0.0	3.4	0.0	-	
Total investments	31,306.8	100.0	32,260.4	103.0	5.2	3.9
Effect of derivatives			-953.5	-3.0		
Total	31,306.8	100.0	31,306.8	100.0		

The return on foreign currency derivatives is estimated for asset classes in proportion to the average foreign currency-denominated assets during the reporting period.

The overall return includes returns, expenses and operating expenses not allocated to investment classes. The modified duration of bonds is 4.6.

The open currency exposure is 30.9% of market value.

Personnel

During the period under review, Elo had an average of 471 employees (469 at the end of 2023) and the average amount of work performed was 437 (434 at the end of 2023) person-years. Personnel expenses amounted to EUR 20.5 (20.8) million.

Elo is a member in the Responsible Employer community and committed to the principles of a responsible workplace and summer job. Elo employees' perception of employer responsibility in the Responsible Workplace survey improved compared to the previous survey and received a score of 4.03 (on a scale of 1 to 5). The overall index of the Pulse survey measuring the personnel experience was 3.28 on a scale of 1 to 4. Elo's personnel experience score is the same as the Finnish norm for specialist companies. The willingness to recommend Elo as an employer (eNPS) is one of the metrics for the

implementation of Elo's strategy. The positive trend that began in 2023 continued and eNPS was 24 (14 at the end of 2023).

Corporate governance

Elo's Board of Directors elected the Chair and Deputy Chairs of the Board for 2024. Antti Aho, Managing Director of Aava Terveyspalvelut Oy, will continue as the Chair of the Board of Directors. Maria Löfgren, Chair of Akava, will continue as the first Deputy Chair and Minna Helle, Vice President of the Finnish Technology Industries, will continue as the second Deputy Chair. The Appointment and Remuneration Committee is comprised of the presiding officers of Elo's Board of Directors, and it is chaired by the Chair of the Board of Directors. Minna Alitalo chairs the Audit and Risk Committee, with Janne Makkula, Sinikka Näätsaari and Timo Viherkenttä as members. An up-to-date list on positions of trust in Elo's administrative bodies and a Corporate Governance Statement based on the recommendations of the Finnish Corporate Governance Code are available on Elo's website.

Elo's Annual General Meeting was held on 22 April 2024. The Annual General Meeting adopted the financial statements and consolidated financial statements, resolved on the use of profits in accordance with the proposal of the Board of Directors and discharged the members of the Supervisory Board and Board of Directors and the CEO from liability. It was decided to keep the number of members of the Supervisory Board at 36.

The elected new members of the Supervisory Board for the term of office 2024–2027 were Heimo J. Aho (Chair of the Board of Directors, CEO, TWP Group Oy), Jenni Karsio (Chair, Talentia Union of Professional Social Workers, Akava), Minna Vanhala-Harmanen (CEO, Perheyrittäjien liitto), Antti Vuonokari (Managing Director, Pihla Group Oy). With regard to those members of the Supervisory Board whose term ended, the following were re-elected for the term 2024–2027: Ilkka Brotherus, Antti Hakala, Veli-Matti Kuntonen, Antti Määttä, Antti Rantalainen, Mikko Salo, Olli Sarekoski and Jaana Ylitalo.

The Annual General Meeting decided that the remuneration of the members of the Supervisory Board will remain unchanged.

The Annual General Meeting elected the firm of authorised public accountants Ernst & Young Oy as Elo's auditor for the financial year 2024, with Heikki Ilkka, APA, as the auditor with principal responsibility. The firm of authorised public accountants Ernst & Young Oy was appointed as the validator of sustainability reporting. The validator with principal responsibility for sustainability reporting is Heikki Ilkka, APA.

Sustainability

Elo participated in the EcoVadis sustainability assessment for the second time and received the Gold rating for its responsibility work. With its score, Elo is among the top five per cent of all companies assessed by EcoVadis. Sustainability activities were improved, for example, by supplementing the principles, taking measures and validating them. This was particularly evident in the sharp increase in the score for procurement. Elo is committed to the operation of WWF's Green Office environmental system. Elo passed the audit included in the system in June and renewed its Green Office certificate. The certificate proves that Elo's operations meet externally set criteria and that it is committed to continuous improvement.

Ownership steering is a key part of Elo's responsible investment approaches. Elo is a shareholder in approximately 100 Finnish listed companies and, as a rule, attends the general meetings of all the companies in Finland in which it is a shareholder. By the end of June, Elo participated in 96 general meetings and the participation rate was 99 per cent. At nine general meetings, Elo voted against at least one of the proposals on the agenda. Seven of the proposals related to remuneration, one to the election of the Board of Directors and one to an amendment to the Articles of Association.

As in previous years, Elo is taking part in the CDP's Non-Disclosure Campaign encouraging businesses to disclose their climate, forest and water impact.

Summer trainees play an important societal role. Young people bring fresh views and practices to the workplace. Elo again hired almost 30 summer workers. As part of the responsibility programme, Elo organised a Job Shadow Day, during which young people learned about working life in practice. Experiences from the Job Shadow programme organised with Junior Achievement Finland were used in building the day.

Risk management and compliance

In an employment pension company, the most significant risk in terms of impact concerns a considerable impairment of solvency. The overall risk of Elo's investments is proportioned to the risk-bearing capacity, and thus the solvency position and ratio have remained at a secure level. The Board of Directors reviews the key analyses of the own risk and solvency assessment (ORSA) on a quarterly basis. In the estimate for the second quarter, the Board of Directors confirmed that there have been no significant changes in Elo's risk situation in relation to the own risk and solvency assessment (ORSA). In May, the Executive Group practised solvency management in a crisis continuity exercise. Business functions and support services assess their operational risks in six-monthly risk surveys. Investments in the development of information security continues, and preparations for increased cyber threats are active.

Outlook

The United States was still the driving force behind the growth in demand in the global economy in the first half of the year, while Europe and China were still underperformers. In the US, the risk of weaker consumer demand and weaker labour market development has increased. If the signs of recession materialise in the US economy, support from monetary policy may be needed more quickly.

The increase in household consumption in Europe and Finland requires greater confidence in the economic outlook. According to economic forecasts, the recovery in international demand will start to stimulate Finland's exports in the autumn, and the Finnish economy is expected to grow moderately in 2025. Improving purchasing power and the gradual decrease in mortgage interest rates are prerequisites for better economic growth. Regarding investments, the turnaround is likely to be postponed to next year. Unemployment will continue to increase in Finland this year. The confidence of households and businesses must improve and the boost from abroad must increase for Finland's economic growth of about 1.5 percent to materialize next year.

Elo will continue the efficient implementation of the employment pension system, and in accordance with the strategy, wants to increase its market share in TyEL insurance and maintain its position as the market leader in YEL insurance. Elo will continue to invest in the development of work ability services and create added value for customers to reduce work ability risks. As per the strategy, Elo ensures adequate solvency and aims to achieve good returns on its investments in the long term.

Asset allocation at market value

	Basic allocation by market value						Risk allocation ⁸⁾					
	30.6.2024		30.6.2023		31.12.2023		30.6.2024		30.6.2023		31.12.2023	
	EURm	%	EURm	%	EURm	%	EURm	% ¹⁰⁾	EURm	% ¹⁰⁾	EURm	% ¹⁰⁾
Fixed-income investments	8,086.0	25.8	8,537.2	29.5	8,642.3	28.8	8,695.9	27.8	8,672.3	29.9	9,607.2	32.0
Loans ¹⁾	560.0	1.8	531.8	1.8	546.3	1.8	560.0	1.8	531.8	1.8	546.3	1.8
Bonds	6,471.5	20.7	6,634.0	22.9	6,958.9	23.2	7,081.3	22.6	6,718.6	23.2	8,616.0	28.7
Other money market instruments and deposits ^{1) 2)} incl. any receivables and liabilities related to investments	1,054.6	3.4	1,371.4	4.7	1,137.1	3.8	1,054.6	3.4	1,421.8	4.9	444.9	1.5
Equity investments	16,246.2	51.9	13,773.4	47.5	14,855.5	49.4	16,589.9	53.0	13,403.3	46.2	14,982.9	49.9
Listed equities ³⁾	10,162.4	32.5	8,208.1	28.3	9,114.4	30.3	10,506.1	33.6	7,838.1	27.0	9,241.9	30.8
Private equity investments ⁴⁾	5,439.8	17.4	4,942.4	17.1	5,110.1	17.0	5,439.8	17.4	4,942.4	17.1	5,110.1	17.0
Unlisted equity investments ⁵⁾	644.0	2.1	622.8	2.1	631.0	2.1	644.0	2.1	622.8	2.1	631.0	2.1
Real estate investments	3,967.0	12.7	3,927.3	13.5	3,922.4	13.1	3,967.0	12.7	3,927.3	13.5	3,922.4	13.1
Direct real estate investments	2,645.8	8.5	2,677.5	9.2	2,581.3	8.6	2,645.8	8.5	2,677.5	9.2	2,581.3	8.6
Real estate funds and joint investment companies	1,321.2	4.2	1,249.8	4.3	1,341.1	4.5	1,321.2	4.2	1,249.8	4.3	1,341.1	4.5
Other investments	3,007.5	9.6	2,749.1	9.5	2,626.5	8.7	3,007.5	9.6	2,749.1	9.5	2,626.5	8.7
Hedge fund investments ⁶⁾	3,004.2	9.6	2,754.9	9.5	2,623.7	8.7	3,004.2	9.6	2,754.9	9.5	2,623.7	8.7
Commodity investments	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other investments ⁷⁾	3.4	0.0	-5.8	0.0	2.9	0.0	3.4	0.0	-5.8	0.0	2.9	0.0
Total investments	31,306.8	100.0	28,987.0	100.0	30,046.7	100.0	32,260.4	103.0	28,752.1	99.2	31,139.1	103.6
Effect of derivatives ⁹⁾							-953.5	-3.0	234.9	0.8	-1,092.4	-3.6
Total at fair values	31,306.8	100.0	28,987.0	100.0	30,046.7	100.0	31,306.8	100.0	28,987.0	100.0	30,046.7	100.0

Modified duration of bond portfolio

4.6

1) Includes accrued interest

2)) Includes cash at bank and in hand and purchase money claims and purchase money obligations

3)) Includes also mixed funds if these cannot be allocated elsewhere

4) Includes private equity funds, mezzanine funds and also infrastructure investments

5) Includes also unlisted real estate investment companies

6)) Includes all types of hedge fund investments regardless of the strategy of the fund

7) Includes items that cannot be included in other investment classes

8) Risk breakdown can be shown from reference periods as the knowledge accumulates (not with retroactive effect).

If the numbers are shown from reference periods and the periods are not completely comparable, it must be informed.

9) Includes the effect of derivatives on the difference between the risk distribution and the basic distribution. The effect of derivatives can be +/-.

After the adjustment, the final sum of the risk distribution will equal that of the basic distribution.

10) The proportion is calculated by using the total amount of the line "Total investments at current value" as the divisor

Net return on investment operations for capital employed

	Net return on investments at current value, EUR million ⁸⁾	Invested capital ⁹⁾ EURm	Return on invested capital, %	Return on invested capital, %	Return on invested capital, %
	1.1.–30.6.2024	1.1.–30.6.2024	1.1.–30.6.2024	1.1.–30.6.2023	1.1.–31.12.2023
Fixed-income investments	123.8	8,356.5	1.5	2.2	6.7
Loans ¹⁾	20.9	557.7	3.7	3.3	6.9
Bonds	85.2	6,756.9	1.3	2.3	7.4
Other money market instruments and deposits ^{1) 2)}	17.7	1,042.0	1.7	1.4	3.3
Equity investments	1,201.5	15,085.7	8.0	4.3	8.6
Listed equities ³⁾	972.1	9,238.7	10.5	6.7	12.4
Private equity investments ⁴⁾	235.4	5,196.6	4.5	1.7	3.8
Unlisted equity investments ⁵⁾	-6.0	650.5	-0.9	-5.1	-1.2
Real estate investments	34.1	3,942.0	0.9	0.2	-2.4
Direct real estate investments	51.6	2,601.0	2.0	1.7	-1.9
Real estate funds and joint investment companies	-17.5	1,341.0	-1.3	-3.0	-3.4
Other investments	210.9	2,749.8	7.7	2.0	4.4
Hedge fund investments ⁶⁾	211.8	2,746.4	7.7	2.6	4.8
Commodity investments	0.0	0.0	-	-	-
Other investments ⁷⁾	-0.9	3.4	-	-	-
Total investments	1,570.4	30,134.1	5.2	2.9	6.1
Unallocated income, costs and operating expenses from investment operations	-9.8		0.0	0.0	-0.1
Net investment income at current value	1,560.6	30,134.1	5.2	2.8	6.0

1) Includes accrued interest

2) Includes cash at bank and in hand and purchase money claims and purchase money obligations

3) Includes also mixed funds if these cannot be allocated elsewhere

4) Includes private equity funds, mezzanine funds and also infrastructure investments

5) Includes also unlisted real estate investment companies

6) Includes all types of hedge fund investments regardless of the strategy of the fund

7) Includes items that cannot be included in other investment classes

8) Change in market value between the beginning and end of the reporting period less cash flows during the period

Cash flow means the difference between purchases/costs and sales/revenues

9) Capital employed = market value at the beginning of the reporting period + daily / monthly time-weighted cash flows