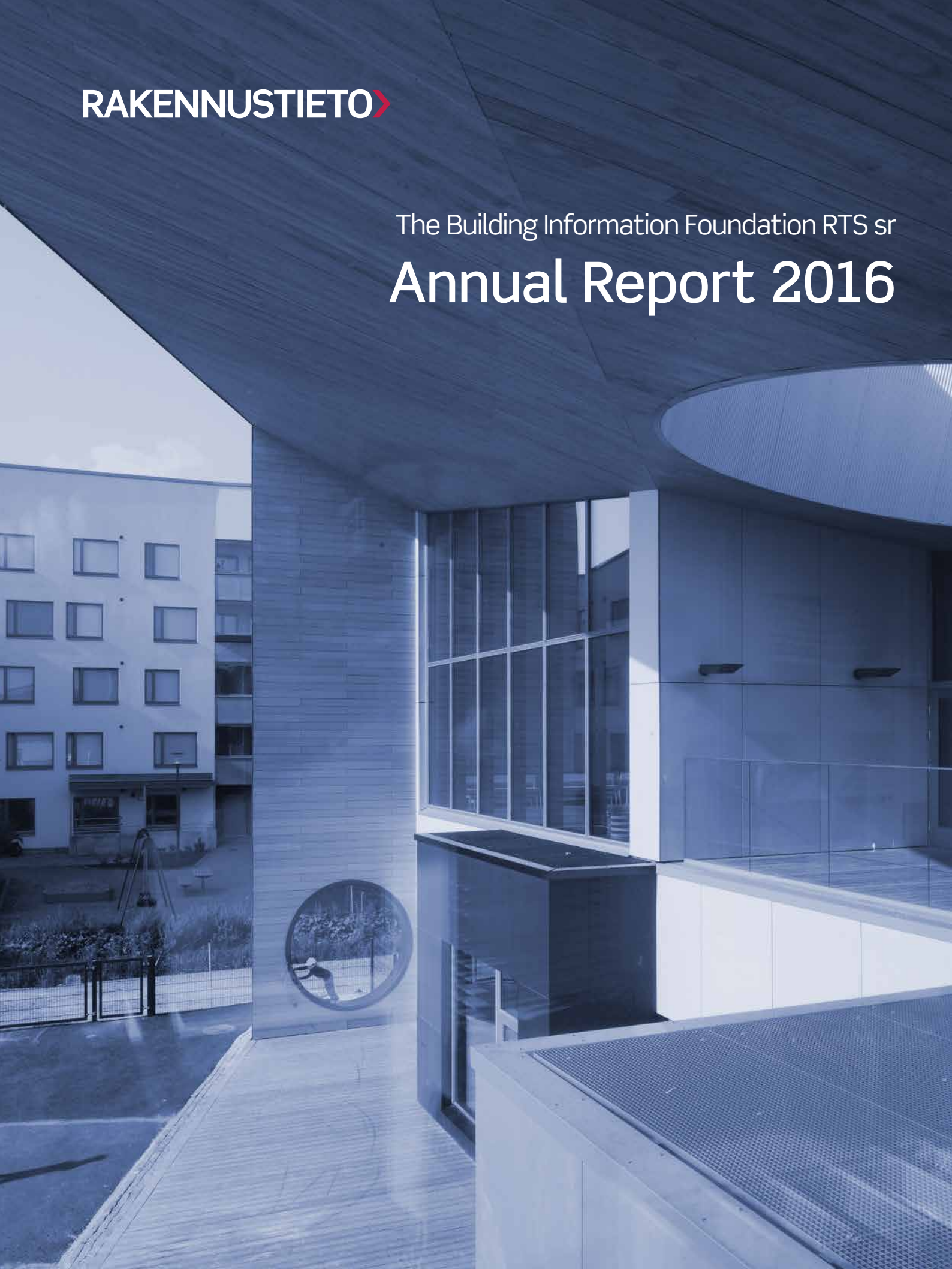


RAKENNUSTIETO >

The Building Information Foundation RTS sr
Annual Report 2016





The Building Information
Foundation RTS sr

Report Of The Board For
The Financial Period
1 Jan-31 Dec 2016

■ The Building Information Foundation RTS sr was founded in 1972 with the aim of promoting good zoning, construction and property management practices. ■

The Building Information Foundation RTS sr and its wholly and partly owned subsidiaries form a foundation-oriented group referred to as the Building Information Group. The Building Information Foundation RTS is the Group's parent organisation. It is responsible for strategic management and community relations. The foundation manages the research and development activities of the entire organisation and, through its committee system, content production to promote best practice in zoning, construction and property management. The foundation's activities include issuing classifications and awarding scholarships, prizes, subsidies and recognitions. The foundation implements its mission with a long-term view for the benefit of the entire industry, continuously investing in development with a service-based approach.

Management

The foundation's board convened seven times during the review period. The board contains 12 people. The chairman was Juha Lemström and the vice-chairman was Ari Autio. The foundation's director general was Matti Rautiola. The director general is a regulatory member of the board and acts as the chairman of Building Information Ltd's board. The business of the company was reported as usual to the board of the foundation. The Building Information Foundation employed six people during the reporting year.

The board is responsible for approving the action plan, financial plan, annual report and financial statements. At year-end, there were 52 background organisations in the assembly, which had a total of 55 nominated representa-

tives. The chairman of the assembly was Gunnar Åström and the deputy chairmen were Ben Grass and Pasi Heiskanen.

Strategy

The boards of RTS and Building Information Ltd hold a joint annual seminar to prepare the strategy. The seminar was also attended by representatives of ET-INFOkeskuse AS. This time, the seminar was held in Madrid in October and lasted for three days. The seminar assessed the relevance of the current strategy, the future of the operating environment and the need for updates.

The foundation's strategy complies with the obligations and limits set out in its rules. The company's strategy was specified. Significant changes in the operating environment that concern Building Information include building classification systems, new growth areas, globalisation, digital economy and the related revenue model, the development of search services, environmental issues and non-toxic buildings.

R&D activities

The majority of the information content for Building Information's services is created by voluntary committees consisting of experts. There were 54 committees, including the main committees, with a total of 600 members. Most of the efforts were focused on the InfraRYL, TalotekniikkaRYL and KorjausRYL projects – these committees engaged about 150 people.

Committee chairmen are paid a meeting fee of EUR 60, while members receive EUR 40. Parking expenses are reimbursed and travel expenses are paid against a valid receipt for people arriving from other localities. Committee members are given access to a free copy of an online product in their area of expertise for the duration of their membership. Related parties are also involved in committee work. Related party committee members are paid a meeting fee and compensation for expenses under the same principles as committee members who are not related parties.

The foundation is a partner in R&D projects. Due to the

prevailing financial climate, caution was exercised in launching new R&D projects, but their number was higher than in previous years. The most significant projects were related to urban policies and housing, the development of city modelling, infrastructure modelling, environmental classification of buildings and the development of building classification systems. The KIRA-digi project, which is in line with a key project of the Finnish Government, was launched. Its operational office was placed within the Building Information Foundation.

Classification

The foundation's indoor climate classification work was actively continued. At the end of the year, there were almost 3,900 classified products. Classification was expanded to cover non-upholstered furniture. In the future, classification will expand further to cover upholstered furniture.

The RT environmental tool and the related RTS environmental classification were completed. Work began to determine the suitability of the tool for the infrastructure sector.

Public relations

In order to promote its community relations, the foundation and its representatives were involved in several Finnish and international collaboration schemes, organisations and projects in the course of the year. The popularity of building forums – public discussion events arranged by the foundation – continued to grow. Building forums are open to all participants and are free of charge.

Scholarships, awards, recognitions, support and benefits

The foundation granted golden badges of honour, awarded the Pietilä Prize, the Building Information Prize and scholarships.

The Pietilä Prize, EUR 7,000, went to Uusi Kaupunki ("New Urban Collective"), as recognition for its new type of participatory design based on collaboration between various parties.

Uusi Kaupunki is formed by the following offices: Architects Rudanko + Kankkunen, Futudesign, Studio Puisto, Jada, Hukkatila, Pro Toto, AOR, Kaleidoscope, Avarrus, MUUAN, LUO and Virkkala de Vocht Architects.

The Building Information Prize was established in 2016, and the first prize was awarded to Emeritus Professor Ralf Lindberg. The sculpture awarded to the winner was made by sculptor Pertti Kukkonen.

The board of Building Information Foundation RTS grants scholarships for Master's theses or theses by students of universities of applied sciences covering various areas of building. The scholarships are also intended for students in the fields of productisation, service business, e-business and IT. There were 19 scholarship applications in 2016, and the board decided to grant scholarships worth EUR 7,000 to the following:

Juho Oikarinen, University of Lapland / Faculty of Law

Anssi Savisaari, Tampere University of Technology / Architecture

Olli Koskinen, Aalto University / Civil and Environmental Engineering

To the best of the board's knowledge, none of the prize winners or scholarship recipients belonged to the foundation's limited group of related parties.

The foundation's major project is a jubilee publication in honour of Finland's centenary as an independent nation. It has a working title of Rakennettu Suomi 100 (Built Finland 100) and it will be completed in 2017. In addition to the Building Information Foundation and Building Information Ltd, the project involves several other parties operating in the sector. The Building Information Foundation has a publication agreement with Finnish Construction Managers and Engineers RKL for the Builders' Yearbook, which is published by Building Information Ltd. Building Information Ltd operates as a retailer of the Rakennustaito magazine published by RKL and it receives two free pages of advertising space in every issue.

The members of Building Information's boards and the company's personnel receive a discount of 40 per cent on Building Information Ltd's own products. People belonging to the foundation's limited group of related parties have been able to make purchases from Building Information Ltd's shop and product selections. Information on purchases by related parties is not actively collected. Board members are entitled to a free licence to access an online product of their choosing for the duration of their board membership. The average value of such a licence is EUR 1,000 per year. Members of the company's board and the chairman of the foundation's board also receive free copies of books published by Building Information Ltd. A total of 43 books were published in 2016, and the market value of the free copies received totalled EUR 1,113 per recipient. Other related parties were offered Building Information Group's products at normal prices.

Property

The foundation group includes Building Information Ltd (wholly owned by RTS); a majority interest in ET-INFOkeskuse AS (with RTS holding 54 per cent); and a majority interest in St. Petersburg Construction Centre Ltd, owned jointly by RTS and Building Information Ltd (RTS holding 42 per cent and Building Information Ltd 42 per cent). The previously established companies, Moscow Construction Centre Ltd (RTS 41 per cent, PCC 10 per cent), Latvia Building Centre Ltd (RTS 60 per cent) and Suomen Määrälaskenta Oy, are not currently active. The foundation is a shareholder of Haahtela-kehitys Oy (RTS 2.5 per cent) and FISE Oy (7.4 per cent). Additionally, the foundation is a founding member of the FINEDU Foundation (Rakennus-, kiinteistö- ja ympäristöalan Venäjä-koulutus- ja kehittämisyhteistyön tukisäätiö) and a founding member of the Bryggman Foundation.

The foundation's capital investments in subsidiaries totalled EUR 384,295 on 31 December 2016, while investments in other equities amounted to EUR 268,293.

The content produced by the committees is owned by the foundation or, in a few cases, jointly owned by the foundation with a partner. Building Information Ltd pays for the content it uses in accordance with the relevant agreement.

The foundation's liquid assets are in bank accounts and investment funds in accordance with an asset management plan. During the reporting year, a decision was made to transfer a minor share of the assets from bank accounts to funds.

The foundation has a small amount of art, which has been listed and valued.

Finances

The foundation's finances depend on the company's turnover and related licence fees. As the company's turnover increased, the foundation's turnover grew slightly.

The company's turnover is also expected to grow slightly in 2017 and have a positive effect on the foundation.

The foundation makes an annual agreement to purchase finance and administration services from Building Information Ltd and it is also a subtenant of the company. In 2016, a total of EUR 130,388 was paid to Building Information Ltd to purchase services and lease premises. The subsidiaries did not purchase goods or services from the foundation during the period under review. The foundation has

no loan arrangements, guarantees or other commitments with companies belonging to the group. The foundation has not collected a dividend from the company.

As far as the foundation's board is aware, the foundation has no loan arrangements or other commitments to or agreements with individual related parties or companies owned by them other than the aforementioned.

Members of the boards of the foundation and Building Information Ltd have been paid a reasonable fee for attending meetings and the chairman of the foundation's board receives an annual emolument. The director general has been paid a monthly salary based on an overall sum of remuneration. In total, EUR 163,856 was paid in salaries and fees to the members of the boards of the foundation and Building Information Ltd, the director general and the auditors. This sum includes the meeting fees paid to the director general, who acts as the chairman of the company's board. The auditors were paid in accordance with their invoice.

To clarify the related party activities carried out in 2016, the foundation has enquired whether the members of its board, the director general, the members of Building Information Ltd's board and Building Information's managing directors are aware of any related party activities within the foundation group.

Helsinki, 19 April 2017

THE BUILDING INFORMATION FOUNDATION RTS SR

Juha Lemström, chairman

Ari Autio, vice-chairman

Markku Hedman

Paula Huotelin

Kim Kaskiaro

Mari Matomäki

Jari Mäkimattila

Paumo Narjus

Ilpo Peltonen

Matti Pentti

Matti Rautiola

Harri Tanska

BUILDING INFORMATION FOUNDATION RTS SR GROUP

CONSOLIDATED PROFIT AND LOSS ACCOUNT 1 JAN-31 DEC 2016

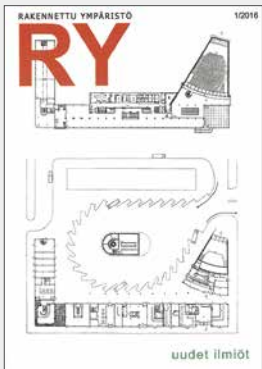
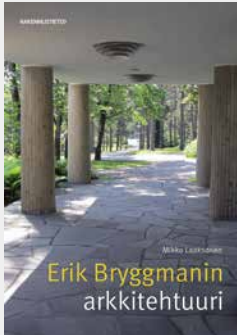
	1.1.-31.12.2016	1.1.-31.12.2015
ORDINARY OPERATIONS		
R&D activities		
Income	456 562,50	343 959,71
Administrative expenses		
Personnel expenses	-509 472,42	-420 615,17
Depreciation	-8 936,16	-5 426,47
Rent paid	-747,00	-14 120,88
Other	<u>-285 466,13</u>	<u>-310 822,42</u>
	-804 621,71	-750 984,94
Surplus/trading deficit	-348 059,21	-407 025,23
BUSINESS		
Turnover	8 872 705,18	8 290 480,00
Other operating income	19 343,19	32 657,52
Materials and services		
Materials, equipment and goods		
Purchases during the period	-1 032 695,45	-1 160 234,70
Change in inventory	-87 535,43	-108 032,05
External services	<u>-756 909,72</u>	<u>-662 739,61</u>
	-1 877 140,60	-1 931 006,36
Administrative expenses		
Personnel expenses	-3 676 699,24	-3 435 424,26
Depreciation and impairment	-220 399,10	-155 688,00
Other operating expenses	<u>-2 567 363,24</u>	<u>-2 350 552,50</u>
	-6 464 461,58	-5 941 664,76
Operating profit	550 446,19	450 466,40
Financial income and expenses		
Dividend income	2 120,41	1 905,56
Other interest and financial income	1 830,55	2 268,49
Financial expenses	-1 333,73	-
Interest expenses	-16 057,22	-8 497,22
Extraordinary expenses		-98 982,99
Income taxes	<u>-1 700,22</u>	<u>-502,38</u>
NET OPERATING PROFIT	535 305,98	346 657,86
FUND-RAISING		
Income		
Publishing contracts	-	<u>246,99</u>
Surplus/trading deficit	-	246,99
INVESTMENT AND FINANCING ACTIVITIES		
Income		
Rental income	10 962,00	10 962,00
Interest income -		96,16
Dividend income	10 500,00	10 500,00
Other financial income	<u>6 680,00</u>	<u>4 600,00</u>
	28 142,00	26 158,16
Expenses		
Financial expenses	-2 060,38	-10 312,19
Rental expenses	-1 675,20	-1 612,80
Other expenses	-	<u>-368,01</u>
	-3 735,58	-12 293,00
Surplus/trading deficit	24 406,42	13 865,16
Transfers to funds	-116 165,72	613,94
Surplus/deficit for the period	95 487,47	-45 641,28
Minority holding	-6 620,80	-8 045,47
CONSOLIDATED SURPLUS/DEFICIT	88 866,67	-53 686,75

CONSOLIDATED BALANCE SHEET

	31.12.2016	31.12.2015
ASSETS		
Fixed assets		
Intangible assets	1 194 213,68	1 010 795,43
Tangible assets	33 751,32	43 367,48
Investments	<u>489 786,30</u>	<u>514 453,50</u>
Total fixed assets	1 717 751,30	1 568 616,41
Current assets		
Inventories	445 208,05	565 797,41
Accounts receivable	550 457,23	472 785,14
Pre-payments and accrued income	170 038,09	138 571,12
Financial securities	238 149,73	236 520,00
Cash and bank deposits	<u>1 221 811,70</u>	<u>1 132 098,97</u>
Total current assets	2 625 664,80	2 545 772,64
Assets	4 343 416,10	4 114 389,05
Liabilities and shareholders' equity		
Capital and reserves		
Share or cooperative capital		
Basic capital	-8 409,40	-8 409,40
Other funds		
Contingency reserve	-1 284 558,44	-1 189 392,72
Contingency fund for profile publications	-10 000,00	-10 000,00
Reima Pietilä Fund	-9 818,79	-16 818,79
Profit/loss brought forward	-509 708,49	-563 395,23
Surplus/deficit for the period	<u>-88 866,67</u>	<u>53 686,75</u>
Total capital and reserves	-1 911 361,79	-1 734 329,39
Minority holding	-69 713,84	-63 093,05
Liabilities		
Long-term liabilities		
Loans from financial institutions	-163 781,00	-
Total long-term liabilities	-163 781,00	-
Short-term liabilities		
Advances received	-403 596,31	-441 221,65
Accounts payable	-398 078,90	-370 076,85
Other liabilities	-525 082,32	-659 028,18
Accruals and deferred income	<u>-871 801,94</u>	<u>-846 639,93</u>
Total short-term liabilities	-2 198 559,47	-2 316 966,61
Total liabilities	-2 362 340,47	-2 316 966,61
Liabilities and shareholders' equity	-4 343 416,10	-4 114 389,05

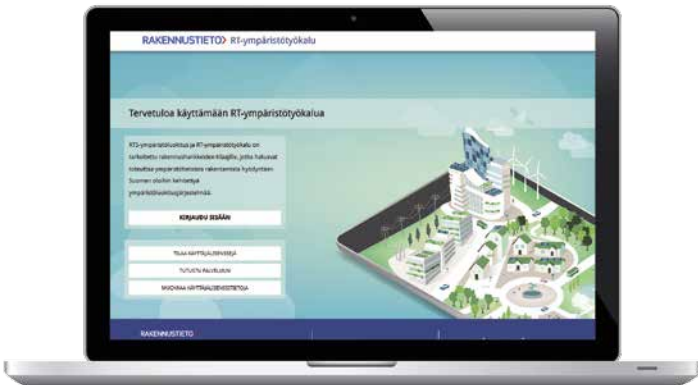
THE BUILDING INFORMATION FOUNDATION RTS SR

PROFIT AND LOSS ACCOUNT 1.1.-31.12.2016			1.1.-31.12.2015			BALANCE SHEET			31.12.2016			31.12.2015											
ORDINARY OPERATIONS						ASSETS																	
R&D activities						FIXED ASSETS																	
Income						Intangible assets																	
461 381,05						Renovations																	
343 959,71						13 344,24						16 863,78											
Administrative expenses						Tangible assets																	
Personnel expenses						Machinery and equipment																	
-509 472,42						11 964,16						14 906,98											
-8 936,16						Investments																	
-61 909,80						Shares and holdings																	
-70 707,60						652 588,27						652 588,27											
Other						Works of art																	
-367 546,58						16 900,00						17 180,00											
-947 864,96						TOTAL FIXED ASSETS						694 796,67						701 539,03					
-874 807,66						CURRENT ASSETS																	
Trading deficit						Receivables																	
-486 483,91						Short-term receivables																	
-530 847,95						Accounts receivable																	
						88 112,35						26 169,80											
Fund-raising						Pre-payments and accrued income																	
Income						81,78						5 218,19											
Licenses						88 194,13						31 387,99											
530 609,72						Short-term receivables from group companies																	
492 820,83						Accounts receivable																	
Publishing contracts						22 723,60						30 397,70											
48 434,49						Pre-payments and accrued income																	
579 044,21						50 868,32						15 807,74											
516 368,85						73 591,92						46 205,44											
Other income						Financial securities																	
0,00						209 490,29						207 810,29											
579 044,21						Cash and bank deposits																	
516 368,85						425 725,08						416 938,79											
Surplus/trading deficit						TOTAL CURRENT ASSETS						797 001,42						702 342,51					
92 560,30						1 491 798,09						1 403 881,54											
-14 479,10						LIABILITIES AND SHAREHOLDERS' EQUITY																	
Investment and financing activities						CAPITAL AND RESERVES																	
Income						Share or cooperative capital																	
Rental income						Basic capital																	
10 962,00						8 409,40						8 409,40											
Interest income						Other funds																	
0,00						Contingency reserve																	
96,16						1 284 558,44						1 189 392,72											
Dividend income						Contingency fund for profile publications																	
10 500,00						10 000,00						10 000,00											
Other financial income						Reima Pietilä Fund																	
6 680,00						9 818,79						16 818,79											
4 600,00						GA fund																	
28 142,00						0,00						0,00											
26 158,16						1 304 377,23						1 216 211,51											
Expenses						TOTAL CAPITAL AND RESERVES						1 312 786,63						1 224 620,91					
Financial expenses						LIABILITIES																	
-2 060,38						Short-term liabilities																	
-10 312,19						Accounts payable																	
Rental expenses						22 078,90						12 654,91											
-1 675,20						Other liabilities																	
-1 612,80						28 175,55						35 288,98											
Other expenses						Accruals and deferred income																	
-801,00						124 069,96						114 513,84											
-4 536,58						174 324,41						162 457,73											
-12 293,00						Short-term liabilities to group companies																	
Total investment and financing activities						Accounts payable																	
23 605,42						1 557,05						15 490,90											
13 865,16						Accruals and deferred income																	
3 130,00						4 687,05						16 802,90											
Extraordinary items						TOTAL LIABILITIES						179 011,46						179 260,63					
Extraordinary income						1 491 798,09						1 403 881,54											
0,00																							
Transfers to funds																							
-116 165,72																							
613,94																							
Surplus for the period																							
0,00																							
0,00																							





RAKENNUKSEN TUOTESELOSTE



RAKENNUSTIETO

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