

CapMan Plc Stock Exchange Release – 3 November 2011 at 9.00 a.m. EET

CapMan Plc Group's Interim Report, 1 January – 30 September 2011

Performance during the review period:

- Group turnover totalled MEUR 25.6 (January-September 2010: MEUR 29.7).
- The Group's operating profit was MEUR 11.0 (MEUR 6.0).
- The Management Company business recorded an operating profit of MEUR 1.2 (MEUR 4.6). The Fund Investment business recorded an operating profit of MEUR 9.8 (MEUR 1.3), of which exits accounted for approximately half.
- Profit before taxes was MEUR 14.0 (MEUR 8.6) and profit after taxes was MEUR 10.5 (MEUR 7.0).
- Profit attributable to the owners of the parent company was MEUR 10.3 (MEUR 6.8). Earnings per share were 10.1 cents (5.9 cents).
- Capital under management as of 30 September 2011 totalled MEUR 3,315.1 (30 September 2010: MEUR 3,578.3). A total of MEUR 30 of new capital was raised for the CapMan Mezzanine V fund after the review period, and the fund's size now stands at MEUR 90.
- Our guidance for 2011 remains unchanged. We expect CapMan's operating profit for 2011 to exceed the 2010 operating profit, mainly as a result of positive development in CapMan's own fund investments. CapMan recorded an operating profit of MEUR 6.3 excluding non-recurring items in 2010. Our guidance assumes that developments in the fair value of CapMan's own fund investments will be neutral during the fourth quarter.

CEO Lennart Simonsen:

"CapMan's performance and the development of our funds' portfolio companies and properties were good during the review period. The volume of deal flow continues to remain at a good level and our funds continue to have several exit processes ongoing both for portfolio companies and real estate properties. The unease affecting the financial markets has had only a limited effect on our operations so far. Following the exits made during the review period, CapMan has a good financial position supported by 59.9% equity ratio. The visibility for the remaining part of 2011 and early 2012 is weak at the moment and, if continued, the uncertain market situation could delay our exits and reduce the availability of bank financing for M&A transactions and funding the development of our portfolio companies. After the review period we have successfully raised MEUR 30 of new capital to the CapMan Mezzanine V fund. Our next significant fundraising rounds are scheduled for 2012."

Business operations

CapMan is a private equity fund manager operating in the Nordic countries and Russia, and it also makes investments in its own funds. The guiding principle for the investment activities of the funds managed by CapMan is to work actively and directly towards increasing the value of investments. The Group has two operating segments: a Management Company business and a Fund Investment business.

Income from the Management Company business is derived from management fees paid by funds and carried interest received from funds. Management fees normally cover the company's operating costs and generally represent a steady and highly predictable source of income.

Income from the Fund Investment business comes from changes in the fair value of investments and realised returns on CapMan's own fund investments. Depending on the development of funds' investments and the general market situation, these can have a significant positive or negative impact on the Group's result.

As there may be considerable quarterly fluctuations in carried interest and the fair value of fund investments, the Group's financial performance should be analysed over a longer time span than the quarterly cycle.

Group turnover and result in January – September 2011

The Group's turnover decreased during the first three quarters of 2011 compared to January-September 2010 and totalled MEUR 25.6 (MEUR 29.7). This was attributable to lower management fees compared to 2010. Operating expenses were MEUR 25.4 (MEUR 25.4).



The Group's operating profit rose to MEUR 11.0 (MEUR 6.0). Financial income and expenses amounted to MEUR 0.2 (MEUR 0.2). CapMan's share of the profit of its associated companies was MEUR 2.8 (MEUR 2.5). Profit before taxes was MEUR 14.0 (MEUR 8.6) and profit after taxes was MEUR 10.5 (MEUR 7.0).

Profit attributable to the owners of the parent company was MEUR 10.3 (MEUR 6.8). Earnings per share were 10.1 cents (5.9 cents).

A quarterly breakdown of turnover and profit, together with turnover, operating profit/loss, and profit/loss by segment for the review period, can be found in the Tables section of this report.

Management Company business

Turnover generated by the Management Company business during the review period totalled MEUR 25.6 (MEUR 29.7). Management fees decreased, as expected, compared to the same period last year and totalled MEUR 20.7 (MEUR 25.2). This was attributable to exits made after the comparable period in question and the decision made in the last quarter of 2010 to reduce the size of the CapMan Technology 2007 fund.

No income was generated from real estate consulting during the third quarter following the sale of the business. Consulting income during the review period as a whole totalled MEUR 1.0 (MEUR 1.2). The aggregate total of management fees and income from real estate consulting was MEUR 21.7 (MEUR 26.4).

Carried interest income totalled MEUR 3.0 and came mainly from the Finnventure V fund following the exit from Å&R Carton and from the Finnmezzanine III B fund following its transfer to carry after its exit from OneMed Group. Carried interest income during the review period totalled MEUR 2.6.

The Management Company business recorded an operating profit of MEUR 1.2 (MEUR 4.6) and a profit of MEUR 1.0 (MEUR 4.0). The status of the funds managed by CapMan is presented in more detail in Appendix 1.

Fund Investment business

Fair value changes related to fund investments during the first three quarters of 2011 were MEUR 10.2 (MEUR 1.7) and represented a 16.8% increase in value over the period (a 2.7% increase in value during the comparable period last year). Fair value development was good despite the negative development in the fair value of listed peer companies during the review period, which forms part of the valuation criteria applied to CapMan's portfolio companies. This positive development was the result of good financial progress in portfolio companies during 2011. Completed exits accounted for approximately half of fair value changes. The aggregate fair value of fund investments as of 30 September 2011 was MEUR 67.7 (30 September 2010: MEUR 62.7).

Operating profit for the Fund Investment business was MEUR 9.8 (MEUR 1.3) and profit for the period MEUR 9.5 (MEUR 3.0). CapMan's share of the result of its Maneq associated companies impacted profit performance. Changes in the fair value of investments made by Maneq funds impacted the performance of Maneq companies.

CapMan made new investments in its funds totalling MEUR 10.6 (MEUR 7.8) during the review period. The majority of these were made in CapMan Buyout IX and CapMan Public Market funds. CapMan received distributions from funds totalling MEUR 18.3 (MEUR 5.9). The majority of this capital was received from the CapMan Buyout VIII fund following its exit from OneMed Group and Proxima. CapMan did not make any new commitments to funds during the review period.

The amount of remaining commitments totalled MEUR 23.9 as of 30 September 2011 (30 September 2010: MEUR 39.7). The aggregate fair value of existing investments and remaining commitments as of the same date was MEUR 91.6 (MEUR 102.4). CapMan's objective is to invest 1-5% of the original capital in the new funds that it manages, depending on fund size, fund demand, and CapMan's own investment capacity.

Investments in portfolio companies are valued at fair value in accordance with the International Private Equity and Venture Capital Valuation Guidelines (IPEVG), while real estate assets are valued in accordance with the value appraisals of external experts, as detailed in Appendix 1. Fair value changes have no impact on the Group's cash flows.

Investments at fair value and remaining investment capacity by investment area are presented in the Tables section.



Balance sheet and financial position as of 30 September 2011

CapMan's balance sheet totalled MEUR 150.6 as of 30 September 2011 (30 September 2010: MEUR 146.4). Non-current assets amounted to MEUR 109.2 (MEUR 117.4), of which the carrying amount of goodwill totalled MEUR 6.2 (MEUR 10.2). A goodwill write-down of approximately MEUR 0.2 was made as a result of the sale of the real estate consulting business. Goodwill was also lower compared to the comparable period last year as a result of the write-down related to the reorganisation of technology operations booked in the last quarter of 2010.

Fund investments booked at fair value totalled MEUR 67.7 (MEUR 62.7). Long-term receivables amounted to MEUR 19.4 (MEUR 26.1), of which MEUR 18.5 (MEUR 25.4) were loan receivables from Maneq funds. Both CapMan Plc and CapMan personnel are investors in Maneq funds. The expected returns from CapMan's Maneq investments are broadly in line with the return expectations for CapMan's other investments in its own funds, and Maneq funds pay market rate interest on loans they receive from CapMan Plc.

Current assets amounted to MEUR 37.9 (MEUR 29.0). Liquid assets (cash in hand and at banks, plus other financial assets at fair value through profit and loss) increased as a result of the OneMed and Proxima exists made during the review period, and amounted to MEUR 32.0 (MEUR 22.1).

The size of CapMan's hybrid bond stands at MEUR 29.0. Due to the dividends paid, the interest on the bond for the financial year is deducted from equity in line with the terms of the loan. The interest on the bond is payable semi-annually. CapMan Plc had a bank financing package totalling MEUR 44.4 (MEUR 50.6) available as of 30 September 2011, of which MEUR 34.4 (MEUR 40.6) was utilised. Trade and other payables totalled MEUR 24.1 (MEUR 21.4). The Group's interest-bearing net debts amounted to MEUR 3.1 (MEUR 19.8).

The Group's cash flow from operations totalled MEUR 1.0 (MEUR 12.3). Income from fund management fees is paid semi-annually, in January and July, and is shown under working capital in the cash flow statement. Cash flow from investments totalled MEUR 15.4 (MEUR -1.4) and is related to fund investments and repaid capital received by the company. Cash flow before financing totalled MEUR 16.4 (MEUR 10.9), while cash flow from financing was MEUR -18.8 (MEUR -7.7). Cash flow from financing includes the dividend paid to shareholders in April, which totalled MEUR 10.3.

Key figures as of 30 September 2011

CapMan's equity ratio as of 30 September 2011 was 59.9% (30 September 2010: 57.3%). Return on equity was 15.7% (11.9%) and return on investment was 15.9% (10.6%). The target level for the company's equity ratio is at least 60% and over 20% for return on equity.

Key figures

	30.9.11	30.9.10	31.12.10
Earnings per share, cents	10.1	5.9	17.7
Earnings per share, diluted, cents	9.9	5.9	17.7
Shareholders' equity / share, cents*	103.3	94.4	107.7
Share issue-adjusted number of shares	84,255,467	84,255,467	84,255,467
Number of shares as of 30.9	84,281,766	84,281,766	84,281,766
Number of shares outstanding	84,255,467	84,255,467	84,255,467
Number of company shares held by CapMan as of 30.9	26,299	26,299	26,299
Return on equity, % p.a.*	15.7	11.9	20.8
Return on investment, % p.a.	15.9	10.6	19.7
Equity ratio, %	59.9	57.3	58.5
Net gearing, %	3.6	24.8	7.3

* In line with IFRS standards, the MEUR 29.0 hybrid bond has been included in equity when calculating equity per share and return on equity. The net interest on the hybrid bond for the review period has been included when calculating earnings per share.



Fundraising during the review period and capital under management as of 30 September 2011

Capital under management refers to the remaining investment capacity of funds and capital already invested at acquisition cost. Capital increases as fundraising for new funds progresses and declines as exits are made.

Globally, the overall amount of capital raised for new funds has been at a significantly low level during 2011. The market is expected to continue to remain challenging.* CapMan continued fundraising for its CapMan Mezzanine V fund during the review period, and the size of the fund rose after the review period in October from MEUR 60 to MEUR 90. CapMan also initiated fundraising preparations for a Nordic real estate fund. CapMan's next significant new fundraising rounds will take place in 2012.

The operations of the Skandia II fund, part of the Fenno Programme, ended during the review period when it exited its last remaining investment, Å&R Carton. Capital under management decreased following the exits made after the comparable period last year and the decision made in the last quarter of 2010 to reduce the size of the CapMan Technology 2007 fund, and totalled MEUR 3,315.1 as of 30 September 2011 (30 September 2010: MEUR 3,578.3). Of this, MEUR 1,599.1 (MEUR 1,850.5) was held in funds making investments in portfolio companies and MEUR 1,716.0 (MEUR 1,727.8) in real estate funds.

Funds under management and their investment activities are presented in more detail in Appendices 1 and 2.

Board authorisations

The AGM authorised the Board to purchase CapMan B shares and accept them as pledges, to decide on a share issue, as well as the issuance of special rights entitling holders to shares. These authorisations will remain in force until 30 September 2012 and their content is covered in more detail in the stock exchange release related to the decisions adopted by the AGM issued on 30 March 2011.

Personnel

CapMan employed a total of 127 people as of 30 September 2011 (30 September 2010: 149), of whom 82 (102) worked in Finland and the remainder in the other Nordic countries, Russia, and Luxembourg. Personnel numbers dropped in the period under review mainly as a result of the sale of the real estate consulting business. A breakdown of personnel by country and team is presented in the Tables section.

Shares and share capital

There were no changes in either CapMan Plc's share capital or the number of shares during the review period. Share capital as of 30 September 2011 totalled EUR 771,586.98. The number of B shares totalled 78,281,766 and the number of A shares 6,000,000.

B shares entitle holders to one vote per share and A shares to 10 votes per share.

Shareholders

The number of CapMan Plc shareholders increased by over 10% from the comparable period last year and totalled 5,512 as of 30 September 2011 (30 September 2010: 4,928). No flagging notices were issued during the review period.

Company shares

As of 30 September 2011, CapMan Plc held a total of 26,299 CapMan Plc B shares. There were no changes in the number of shares held by CapMan Plc during the review period.



Stock option programmes

As of 30 September 2011, CapMan Plc had one stock option programme in place – Option Programme 2008 – as part of incentive and commitment arrangements for personnel. The maximum number of stock options issued under Option Programme 2008 will be 4,270,000, which will carry an entitlement to subscribe to a maximum of 4,270,000 new B shares. The programme is divided into A and B series, both of which cover a maximum of 2,135,000 option entitlements. The share subscription price of the 2008A options is EUR 2.53 and of the 2008B option EUR 0.96. The subscription period for 2008A options started on 1 May 2011 and for 2008B options will start on 1 May 2012. Receivables from shares subscribed to using these options will be entered in the company's invested unrestricted shareholders' equity. As of the end of September 2011, 1,811,500 2008A stock option entitlements and 1,630,000 2008B stock option entitlements were allocated.

Trading and market capitalisation

CapMan Plc's B shares closed at EUR 1.07 on 30 September 2011 (30 September 2010: EUR 1.42). The average price during the review period was EUR 1.52 (EUR 1.60). The highest price paid was EUR 1.84 (EUR 1.98) and the lowest EUR 0.90 (EUR 1.28). The number of CapMan Plc B shares traded during the first half of 2011 was clearly higher than in the comparable period last year, with a total of 13.3 million (9.0 million) shares traded, valued at MEUR 20.5 (MEUR 14.4).

The market capitalisation of CapMan Plc B shares as of 30 September 2011 was MEUR 83.8 (MEUR 111.2). The market capitalisation of all company shares, including A shares valued at the closing price of B shares, was MEUR 90.2 (MEUR 119.7).

Other events during the review period

CapMan sold its real estate consulting business to the business' management at the end of June. The transaction will not have a substantive impact on CapMan's 2011 result. Following the divestment, CapMan Real Estate will focus on managing the company's real estate funds. CapMan Partner Mika Matikainen was appointed Head of the CapMan Real Estate team as of 1 July 2011.

CapMan acquired Corintium Oy's 20% stake in the managing companies of CapMan's current real estate funds at the end of June and now owns these companies in full. These transactions will not have a substantive impact on CapMan's result for 2011 or the administration and carried interest agreements related to existing real estate funds.

CapMan signed a partnership agreement in September with NEP Partners, a real estate investment and management company founded in 2005 that operates mainly on the Swedish market. The aim of the new partnership agreement is to extend CapMan Real Estate's operations to the broader Nordic market, and consequently CapMan has initiated fundraising preparations for establishing a Nordic real estate private equity fund.

Events after the end of the review period

As a result of share transactions by shareholders of CapMan Plc's A shares on 6 October 2011, the Ilmarinen Mutual Pension Insurance Company's share of the total number of shares and voting rights in CapMan Plc has exceeded 5%, Ari Tolppanen's and Oy Aristo-Invest Ab's combined share of the total number of shares in CapMan Plc has fallen below 10% and their combined share of voting rights in CapMan Plc has exceeded 20%, Heikki Westerlund's and Heiwees Oy's combined share of the voting rights in CapMan Plc has exceeded 10%, and CapMan Partners B.V.'s share of the total number of shares and voting rights in CapMan Plc has fallen below 5%. The flagging announcements associated with these changes in ownership were published on 6 October 2011.

Significant risks and short-term uncertainties

CapMan's Management Company business is generally profitable on an annual basis, but a major element of uncertainty is associated with forecasting the company's overall financial performance because of the timing of revenue generated from possible carried interest and the development of the fair value of fund investments. Should the current uncertainty surrounding general economic developments continue and the negative development affecting



the stock market prove long-lasting, they will impact CapMan's operations through a weakening of the exit market and a decline in the fair value of CapMan's own fund investments.

If prolonged, the uncertainty in the market is also likely to impact fundraising by reducing fund investors' willingness to make new commitments as a result of postponed distributions and the denominator affecting allocations between different asset classes. The fundraising environment is expected to remain challenging for at least the next 12 months, which could impact the outcome of fundraising during this period. The EU's Basel III and Solvency II legislative initiatives may limit the ability of European banks and insurance companies to invest in private equity funds. This could also impact CapMan's fundraising and the amount of capital that it has under management, as well as any new management fees that CapMan might receive.

Business environment

Long-term growth prospects in the demand for private equity funds continue to remain good, but the financial recession and its impact have clearly slowed growth in the private equity industry. It is unclear how the current market uncertainty will affect investors' willingness to make new commitments in the coming months. International investor interest is currently focused primarily on small and mid-cap buyout funds.*

Private equity has consolidated its position in financing M&A activities and growth, and continues to focus typically on sector consolidation, family successions, and the privatisation of public services and functions. Real estate funds, for their part, have gained an established share of institutional investors' investment allocations.

CapMan funds investing in portfolio companies will continue to implement their investment strategies. Bank financing for M&A and real estate investments has been at a good level in the Nordic countries, and the volume of deal flow has remained good across all CapMan's investment areas. Continued financial turmoil may decrease the visibility of both deal flow and bank financing during the latter part of the year. The portfolios of our funds contain a number of investments that CapMan is now ready to exit from.

The development of our portfolio companies during the review period was largely good, and profit and growth projections for 2011 are mainly positive. In accordance with IPEVG criteria, the fair value development of portfolio companies will also be impacted by how the profit projections and market valuations of listed companies develop and by how the currencies used in our areas of operations perform against the euro. We plan to keep sufficient reserves in our funds to support the growth and financing of our companies. Long-term cooperation with the Nordic banks is particularly important for us, and has worked well.

In the real estate market, a significant proportion of transactions in recent years have taken place between Finnish, mainly institutional investors. International investor interest in the Finnish real estate market is clearly increasing, although to date it has mainly focused on prime properties with a lower risk ratio. Demand for the prime properties remained good during the third quarter. The total number of real estate transactions has remained relatively low, however, because of the small number of prime properties on offer and the caution shown by investors towards non-prime locations. We expect the number of real estate transactions, including those in the latter category, to increase somewhat during the last quarter of 2011 and during 2012, particularly as a result of the imbalance between supply and demand in lower-risk properties and the attractive returns offered by non-prime properties. Occupancy rates for office premises have generally continued to be satisfactory. Growth in the retail sector continued to be strong during the third quarter, which was positively reflected in shopper numbers and sales at large shopping centres.

CapMan funds investing in portfolio companies have some MEUR 545 available for making new and add-on investments, while real estate funds have an investment capacity of approximately MEUR 300, mainly for developing their existing portfolios.

The European Directive on Alternative Investment Fund Managers (AIFM directive) came into force on 21 July 2011, after which member states will have 24 months to integrate it into national legislation. The directive stipulates an operating license for participants, as well as other significant requirements, including fund investor and authority reporting. Thanks to its organisation and operating model, CapMan is in a good position to operate within the requirements of these new regulations.

Future outlook

Management fees are expected to fall behind 2010 levels in 2011 as a result of exits reducing the management fee base and significant new fundraising rounds taking place primarily in 2012. Following restructuring carried out in 2010, operating expenses will decrease, but proportionally to a lesser extent than management fees. CapMan will



continue to develop its organisation to ensure growth in its key investment partnerships. Management fees will not fully cover our operating expenses in 2011.

Exit negotiations are under way in respect of a number of companies and properties in the portfolios of CapMan funds. We expect the CapMan Equity VII A, B, and Sweden funds, as well as the Finnmezzanine III A fund, to transfer to carry during 2011-2012. The development of the fair value of fund investments will depend on the development of portfolio companies and the general market situation.

Our guidance remains unchanged and we expect our operating profit for 2011 to exceed our 2010 operating profit, mainly as a result of positive development in CapMan's own fund investments. CapMan recorded an operating profit of MEUR 6.3 excluding non-recurring items in 2010.

Our guidance assumes that developments in the fair value of CapMan's own fund investments will be neutral during the last quarter of this year.

The CapMan Plc Group will publish its Financial Statements Bulletin for 2011 on Friday, 3 February 2012.

Helsinki, 3 November 2011

CAPMAN PLC

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* The Preqin Private Equity Quarterly, Q3 2011

Appendices (after the Tables section):

Appendix 1: CapMan Plc Group's funds under management as of 30 September 2011, MEUR

Appendix 2: Operations of CapMan's funds under management, 1 January – 30 September 2011

The logo for CapMan, featuring the word "CapMan" in a serif font. The "C" is significantly larger and more stylized than the other letters, and the "a" is lowercase. The text is white and set against a dark grey rectangular background.

Accounting principles

The Interim Report has been prepared in accordance with the International Financial Standards (IFRS) and is in conformity with the accounting policies published in the 2010 financial statements. The revised and amended standards that came into force on 1 January had no impact on this report. The information presented in the Interim Report is un-audited.

GROUP STATEMENT OF COMPREHENSIVE INCOME (IFRS)

€ ('000)	1-9/11	1-9/10	1-12/10
Turnover	25,608	29,662	38,150
Other operating income	641	65	22,963
Personnel expenses	-16,374	-15,644	-25,241
Depreciation and amortisation	-633	-661	-884
Impairment of goodwill	0	0	-3,839
Other operating expenses	-8,418	-9,096	-12,835
Fair value gains / losses of investments	10,220	1,652	2,707
Operating profit	11,044	5,978	21,021
Financial income and expenses	213	163	560
Share of associated companies' result	2,753	2,480	2,358
Profit before taxes	14,010	8,621	23,939
Income taxes	-3,499	-1,593	-6,383
Profit for the period	10,511	7,028	17,556
Other comprehensive income:			
Translation differences	1	313	461
Total comprehensive income	10,512	7,341	18,017
Profit attributable to:			
Equity holders of the company	10,323	6,790	17,328
Non-controlling interests	188	238	228
Total comprehensive income attributable to:			
Equity holders of the company	10,324	7,103	17,789
Non-controlling interests	188	238	228
Earnings per share for profit attributable to the equity holders of the Company:			
Earnings per share, cents	10.1	5.9	17.7
Diluted, cents	9.9	5.9	17.7

Accrued interest payable on the hybrid loan for the review period has been taken into account when calculating earnings per share.



GROUP BALANCE SHEET (IFRS)

€ ('000)	30.9.11	30.9.10	31.12.10
ASSETS			
Non-current assets			
Tangible assets	467	609	602
Goodwill	6,204	10,245	6,406
Other intangible assets	1,995	2,514	2,42
Investments in associated companies	9,068	8,003	6,400
Investments at fair value through profit and loss			
Investments in funds	67,671	62,679	66,504
Other financial assets	597	618	619
Receivables	19,392	26,050	24,778
Deferred income tax assets	3,800	6,712	4,923
	109,194	117,430	112,656
Current assets			
Trade and other receivables	5,837	6,907	4,619
Other financial assets at fair value through profit and loss	378	972	980
Cash and bank	31,664	21,125	34,049
	37,879	29,004	39,648
Non-current assets held for sale	3,501	0	3,501
Total assets	150,574	146,434	155,805
EQUITY AND LIABILITIES			
Capital attributable the Company's equity holders			
Share capital	772	772	772
Share premium account	38,968	38,968	38,968
Other reserves	38,679	38,678	38,679
Translation difference	70	-79	69
Retained earnings	8,582	1,210	12,241
	87,071	79,549	90,729
Non-controlling interests	0	342	273
Total equity	87,071	79,891	91,002
Non-current liabilities			
Deferred income tax liabilities	3,019	1,921	3,078
Interest-bearing loans and borrowings	28,905	35,638	35,371
Other liabilities	1,238	1,303	1,331
	33,162	38,862	39,780

Current liabilities

Trade and other payables	24,091	21,431	17,395
Interest-bearing loans and borrowings	6,250	6,250	6,250
Current income tax liabilities	0	0	1,378
	30,341	27,681	25,023
Total liabilities	63,503	66,543	64,803
Total equity and liabilities	150,574	146,434	155,805

GROUP STATEMENT OF CHANGES IN EQUITY**Attributable to the equity holders of the Company**

EUR ('000)	Share capital	Share premium account	Other reserves	Translation differences	Retained earnings	Total	Non-controlling interest	Total equity
Equity on 31 Dec 2009	772	38,968	37,347	-392	1,097	77,792	413	78,205
Options			1,331		-893	438		438
Dividends					-3,370	-3,370	-309	-3,679
Hybrid bond, interest (net of tax)					-2,414	-2,414		-2,414
Comprehensive profit				313	6,790	7,103	238	7,341
Equity on 30 Sep 2010	772	38,968	38,678	-79	1,210	79,549	342	79,891
Equity on 31 Dec 2010	772	38,968	38,679	69	12,241	90,729	273	91,002
Options					317	317		317
Dividends					-10,114	-10,114	-222	-10,336
Hybrid bond, interest (net of tax)					-2,414	-2,414		-2,414
Comprehensive profit				1	10,323	10,324	188	10,512
Acquisition of non-controlling interests					-1,771	-1,771	-239	-2,010
Equity on 30 Sep 2011	772	38,968	38,679	70	8,582	87,071	0	87,071



STATEMENT OF CASH FLOW (IFRS)

€ ('000)	1-9/11	1-9/10	1-12/10
Cash flow from operations			
Profit for the financial year	10,511	7,028	17,556
Adjustments	-7,453	-1,289	-15,958
Cash flow before change in working capital	3,058	5,739	1,598
Change in working capital	2,276	10,115	9,003
Financing items and taxes	-4,310	-3,587	-4,580
Cash flow from operations	1,024	12,267	6,021
Cash flow from investments	15,407	-1,379	19,979
Cash flow before financing	16,431	10,888	26,000
Dividends paid	-10,336	-3,679	-3,679
Other net cash flow	-8,480	-4,062	-6,250
Financial cash flow	-18,816	-7,741	-9,929
Change in cash funds	-2,385	3,147	16,071
Cash funds at start of the period	34,049	17,978	17,978
Cash funds at end of the period	31,664	21,125	34,049

Segment information

The Group reports two segments: Management Company business and Fund Investment business.

1-9/2011	Management Company business			Fund Investment business	Total
	CapMan Private Equity	CapMan Real Estate	Total		
€ ('000)					
Turnover	19,206	6,402	25,608	0	25,608
Operating profit/loss	1,557	-339	1,218	9,826	11,044
Profit/loss for the financial year	1,382	-339	1,043	9,468	10,511
Assets	8,687	577	9,264	99,930	109,194
Total assets includes:					
Investments in associated companies	0	0	0	9,068	9,068
Non-current assets held for sale	3,501	0	3,501	0	3,501
1-9/2010	Management Company business			Fund	Total
	CapMan	CapMan	Total	Investment	
€ ('000)	Private Equity	Real Estate		business	
Turnover	23,319	6,343	29,662	0	29,662
Operating profit/loss	4,560	85	4,645	1,333	5,978
Profit/loss for the financial year	3,931	102	4,033	2,995	7,028
Assets	14,910	1,469	16,379	101,061	117,440
Total assets includes:					
Investments in associated companies	1,688	0	1,688	6,315	8,003
1-12/2010	Management Company business			Fund	Total
	CapMan	CapMan	Total	Investment	
€ ('000)	Private Equity	Real Estate		business	
Turnover	29,745	8,405	38,150	0	38,150
Operating profit/loss	19,844	-908	18,936	2,085	21,021
Profit/loss for the financial year	15,326	-1,235	14,091	3,465	17,556
Assets	9,272	1,519	10,791	101,865	112,656
Total assets includes:					
Investments in associated companies	0	0	0	6,400	6,400
Non-current assets held for sale	3,501	0	3,501	0	3,501



Income taxes

The Group's income taxes in the Income Statements are calculated on the basis of current taxes on taxable income and deferred taxes. Deferred taxes are calculated on the basis of all temporary differences between book value and fiscal value.

Dividend

A dividend of EUR 0.12 per share, totalling MEUR 10.1 in all, was paid for 2010. The dividend was paid to shareholders on 11 April 2011. (A dividend of EUR 0.04 per share, totalling MEUR 3.4 in all, was paid for 2009.)

Non-current assets

€ ('000)	30.9.11	30.9.10	31.12.10
Investments in funds at fair value through profit and loss at Jan 1	66,504	59,421	59,421
Additions	10,619	7,827	11,822
Distributions	-18,313	-5,909	-6,759
Fair value gains/losses on investments	8,861	1,340	2,020
Investments in funds at fair value through profit and loss at end of the period	67,671	62,679	66,504

Investments in funds at fair value through profit and loss at the end of period

	30.9.11	30.9.10	31.12.10
Buyout	35,567	37,083	36,933
Mezzanine	4,625	3,862	4,238
Russia	2,459	1,351	1,488
Public Market	3,069	2,027	3,610
Real Estate	5,716	4,780	5,302
Other	11,840	8,385	10,307
Access	4,395	5,191	4,626
In total	67,671	62,679	66,504

Transactions with related parties (associated companies)

€ ('000)	30.9.11	30.9.10	31.12.10
Receivables - non-current at end of review period	18,512	24,371	23,126
Receivables - current at end of review period	702	1,032	765

Non-current liabilities

€ ('000)	30.9.11	30.9.10	31.12.10
Interest bearing loans at end of review period	28,905	35,638	35,371

Seasonal nature of CapMan's business

Carried interest income is accrued on an irregular basis depending on the timing of exits. An exit may have an appreciable impact on CapMan Plc's result for the financial year.



Personnel

By country	30.9.11	30.9.10	31.12.10
Finland	82	102	103
Denmark	3	3	3
Sweden	19	22	22
Norway	8	7	7
Russia	14	14	14
Luxembourg	1	1	1
In total	127	149	150

By team

CapMan Private Equity	57	64	64
CapMan Real Estate	23	40	43
CapMan Platform	47	45	43
In total	127	149	150

Contingent liabilities

€ ('000)	30.9.11	30.9.10	31.12.10
Leasing agreements	7,699	9,786	9,191
Securities and other contingent liabilities	68,292	65,896	68,146
Remaining commitments to funds	23,852	39,727	36,299

Remaining commitments by investment area

Buyout	9,808	16,294	15,910
Mezzanine	4,281	5,904	5,069
Russia	2,247	3,339	3,225
Public Market	315	2,417	1,443
Real Estate	1,078	1,292	1,215
Other	4,214	8,449	7,414
Access	1,909	2,032	2,023
In total	23,852	39,727	36,299

Turnover and profit quarterly**2011**

MEUR	1-3/11	4-6/11	7-9/11	1-9/11
Turnover	8.2	7.6	9.8	25.6
Management fees	7.1	6.8	6.8	20.7
Carried interest	0.4	0.0	2.6	3.0
Real Estate consulting	0.5	0.5	0.0	1.0
Other income	0.2	0.3	0.4	0.9
Other operating income	0.0	0.6	0.0	0.6
Operating expenses	-8.3	-9.2	-7.9	-25.4
Fair value gains of investments	4.1	6.2	-0.1	10.2
Operating profit	4.0	5.2	1.8	11.0
Financial income and expenses	0.4	0.0	-0.2	0.2
Share of associated companies' result	0.5	1.9	0.4	2.8
Profit before taxes	4.8	7.2	2.0	14.0
Profit for the period	3.7	5.2	1.6	10.5

2010

MEUR	1-3/10	4-6/10	7-9/10	1-9/10	10-12/10	1-12/10
Turnover	11.4	9.6	8.7	29.7	8.5	38.2
Management fees	8.4	8.9	7.9	25.2	7.7	32.9
Carried interest	2.4	0.1	0.1	2.6	0.0	2.6
Real Estate consulting	0.4	0.4	0.4	1.2	0.4	1.6
Other income	0.2	0.2	0.3	0.7	0.4	1.1
Other operating income	0.1	0.0	0.0	0.1	22.9	23.0
Operating expenses	-8.3	-8.6	-8.5	-25.4	-17.4	-42.8
Fair value gains / losses of investments	1.1	-0.7	1.3	1.7	1.0	2.7
Operating profit	4.3	0.2	1.5	6.0	15.0	21.0
Financial income and expenses	-0.1	0.1	0.2	0.2	0.4	0.6
Share of associated companies' result	0.8	1.1	0.6	2.5	-0.1	2.4
Profit after financial items	5.0	1.4	2.2	8.6	15.3	23.9
Profit for the period	3.5	1.7	1.8	7.0	10.6	17.6



APPENDIX 1: CAPMAN PLC GROUP'S FUNDS UNDER MANAGEMENT AS OF 30 SEPTEMBER 2011, MEUR

The tables below show the status of funds managed by CapMan as of 30 September 2011. When analysing the timetable according to which funds should start generating carried interest, the relationship between the cumulative cash flows already distributed to investors and paid-in capital should be compared. When a fund starts generating carried interest the capital must be returned and an annual preferential return paid on it. The fair value of a portfolio, including any of the fund's net cash assets, represents the capital distributable to investors at the end of the review period.

When assessing the level of cash flow a fund needs to start generating carried interest, it should be noted that the capital of some funds has not yet been called and paid in. The percentage figures in the last column on the right of the tables below show CapMan's share of cash flows if a fund is generating carried interest. After the previous distribution of profits, any new capital paid in, as well as the preferential annual return on it, must be returned to investors before further carried interest income can be paid.

The definitions of column headings are presented below the tables.

FUNDS INVESTING DIRECTLY IN PORTFOLIO COMPANIES

	Size	Paid-in capital	Fund's current portfolio		Net cash assets	Distributed cash flow		CapMan's share of cash flow, if fund generates carried interest
			at cost	at fair value		to investors	to management company (carried interest)	
Funds generating carried interest								
Fenno Program ¹⁾ , FM II B, FM III B and FV V								
Total	258.0	252.2	18.1	13.0	2.1	406.6	17.4	10-20%
Funds that are expected to transfer to carry during 2011-2012								
CME VII A	156.7	152.9	72.4	73.3	4.3	148.0		20 %
CME VII B	56.5	56.5	26.3	29.9	2.3	69.1		20 %
CME SWE	67.0	66.4	31.0	31.4	1.8	63.6		20 %
FM III A	101.4	100.6	22.6	21.2	2.9	120.3		20 %
Total	381.6	376.4	152.3	155.8	11.3	401.0		
Other funds not yet in carry								
CMB VIII ²⁾	440.0	372.7	245.0	242.7	5.5	153.1		14 %
CM LS IV	54.1	47.1	29.9	32.9	3.1	12.1		10 %
CMT 2007 ²⁾	99.6	66.4	45.4	51.8	0.5	0.5		10 %
CMR	118.1	70.5	43.9	51.3	3.3			3.4 %
CMPM	138.0	128.9	100.9	82.5	0.8	53.4		10 %
CMB IX	294.6	198.5	178.4	197.6	3.2			10 %
CMM V	60.0	19.1	18.0	19.5	1.4			10 %
Total	1,204.4	903.2	661.5	678.3	17.8	219.1		
Funds with no carried interest potential to CapMan								
FM III C, FV IV, FV V ET, SWE LS ³⁾ , SWE Tech ²⁾ , ³⁾ CME VII C ja FM II A, C, D ²⁾ , CMM IV ⁴⁾								
Total	574.4	547.6	184.4	163.4	21.9	350.4		
Funds investing in portfolio companies, total								
	2,418.4	2,079.4	1,016.3	1,010.5	53.1	1,377.1	17.4	



REAL ESTATE FUNDS

	Original investment capacity	Paid-in capital	Fund's current portfolio		Net cash assets	Distributed cash flow		CapMan's share of cash flow, if fund generates carried interest
			at cost	at fair value		to investors	to management company (carried interest)	
Funds not yet in carry								
CMRE I ⁵⁾								
equity and bonds	200.0	188.5	62.1	49.2		201.8	27.4	26 %
debt financing	300.0	277.2	78.2	78.2				
total	500.0	465.7	140.3	127.4	1.1	201.8	27.4	
CMRE II								
equity	150.0	106.2	109.9	98.0		0.5		12 %
debt financing	450.0	269.0	254.6	254.6				
total	600.0	375.2	364.5	352.6	3.0	0.5		
CMHRE								
equity	332.5	309.3	353.9	285.7		21.1		12 %
debt financing	617.5	534.7	510.7	510.7				
total	950.0	844.0	864.6	796.4	-1.7	21.1		
PSH Fund								
equity	5.0	3.5	3.4	5.6		0.5		10 %
debt financing	8.0	8.0	7.9	7.9				
total	13.0	11.5	11.3	13.5	0.1	0.5		
Real estate funds, total	2,063.0	1,696.4	1,380.7	1,289.9	2.5	223.9	27.4	
All funds, total	4,481.4	3,775.8	2,397.0	2,300.4	55.6	1,601.0	44.8	

Rahastojen lyhenteet:

CMB	= CapMan Buyout	CMRE	= CapMan Real Estate
CME	= CapMan Equity	CMT 2007	= CapMan Technology 2007
CMLS	= CapMan Life Science	FM	= Finnmezzanine Fund
CMM	= CapMan Mezzanine	FV	= Finnventure Fund
CMHRE	= CapMan Hotels RE	PSH Fund	= Project Specific Hotel Fund
CMPM	= CapMan Public Market Fund	SWE LS	= Swedestart Life Science
CMR	= CapMan Russia Fund	SWE Tech	= Swedestart Tech



Explanation of the terminology used in the fund tables

Size/Original investment capacity:

Total capital committed to a fund by investors, i.e. the original size of a fund. For real estate funds, investment capacity also includes the share of debt financing used by a fund.

Paid-in capital:

Total capital paid into a fund by investors as of the end of the review period.

Fund's current portfolio at fair value:

Fund investments in portfolio companies are valued at fair value in accordance with the International Private Equity and Venture Capital Valuation Guidelines (IPEVG, www.privateequityvaluation.com), and investments in real estate assets are valued in accordance with the appraisals of external experts.

Fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction. Due to the nature of private equity investment activities, fund portfolios contain investments with a fair value that exceeds their acquisition cost, as well as investments with a fair value less than the acquisition cost.

Net cash assets:

When calculating the investors' share, a fund's net cash assets must be taken into account in addition to the portfolio at fair value. The proportion of debt financing in real estate funds is presented separately in the table.

CapMan's share of cash flow if a fund generates carried interest:

When a fund has generated the cumulative preferential return for investors specified in the fund agreements, the management company is entitled to an agreed share of future cash flows from the fund, known as carried interest.

Cash flow, in this context, includes both profit distributed by funds and repayments of capital. After the previous distribution of profits, any new capital called in, as well as any annual preferential returns on it, must be returned to investors before any new distribution of profits can be paid.

Footnotes to the tables

- 1) Fenno Fund (established in 1997, transferred to carry in 2005) and Skandia I (established in 1997, transferred to carry in 2005) together form the Fenno Program, which is jointly managed with Fenno Management Oy.
- 2) The fund comprises two or more legal entities (parallel funds are presented separately only if the focuses of their investment or portfolios differ significantly).
- 3) Currency items are valued at the average exchange rates quoted on 30 September 2011.
- 4) CapMan Mezzanine IV: The paid-in commitment includes a MEUR 192 bond issued by Leverator Plc. Distributed cash flow includes payments to both bond subscribers and to the fund's partners.
- 5) CapMan Real Estate I: Distributed cash flow includes repayment of the bonds and cash flow to the fund's partners. Following the previous payment of carried interest, a total of MEUR 47.4 in paid-in capital had not yet been returned to investors. This capital, together with the annual income entitlement payable on it, must be paid to investors before further carried interest can be distributed.

CapMan's management considers it unlikely that further carried interest will be provided by the CapMan Real Estate I fund. As a result, the fund is no longer included in the category of funds in carry. A total of some MEUR 6 of carried interest was not entered in CapMan's profit in 2007 but held in reserve in case some carried interest might have to be returned to investors in the future.

APPENDIX 2: OPERATIONS OF CAPMAN'S FUNDS UNDER MANAGEMENT, 1 JAN – 30 SEP 2011

During the review period, the operations of private equity funds managed by CapMan comprised direct investments in portfolio companies in the Nordic countries and Russia (CapMan Private Equity), as well as real estate investments (CapMan Real Estate). Investments by CapMan funds investing in portfolio companies focus on two key investment areas in the Nordic countries and on one in Russia. These investment areas are mid-size buyouts (CapMan Buyout), investments in mid-sized companies operating in Russia (CapMan Russia), and significant minority shareholdings in listed small and mid-cap companies (CapMan Public Market). The investment focus of CapMan's real estate funds is on real estate properties, principally in Finland. CapMan also has two other investment areas (CapMan Technology and CapMan Life Science), which do not make new investments, but concentrate instead on developing the value of their existing portfolio companies. These two latter investments areas are reported under "Other" in Private Equity.

CAPMAN PRIVATE EQUITY

Investments in portfolio companies in January-September 2011

During the review period, CapMan funds made eight new investments, together with a number of add-on investments investing MEUR 160.3 in all. Add-on investments accounted for under a third of the total. New investments were made in B&B Tools AB, Design-Talo Oy, Eastway Oy, Expert Photo, Siberian Networks, Solera AS, and Virial, as well as an investment by CapMan's Public Market fund that has not yet been disclosed. Major add-on investments were made in Esperri Care Oy, Nice Entertainment Oy, and Walki Group Oy. During the comparable period last year, CapMan funds made seven new investments and several add-on investments totalling MEUR 144.6.

Exits from portfolio companies in January-September 2011

CapMan funds exited completely from 13 companies during the review period. Final exits were made from Aerocrine AB, Affecto Plc, EM4 Inc, Fastrax Oy, Jolife AB, Mirasys Oy, Moventas Oy, OneMed Group, Proxima Intressenter AB, Region Avia, SaaSplaza B.V, SMEF Group A/S, and Å&R Carton AB. Partial exits were made from Cardinal Foods Oy and Ordyhna Holding. Exits had a combined acquisition cost of MEUR 200.0. During the comparable period last year, complete exits were made from 10 companies and partial exits from two, with a combined acquisition cost of MEUR 99.7.

Events after the close of the review period

The CapMan Russia fund made an investment in Russian-based Lumex Instruments in October after the close of the review period. The CapMan Technology 2007 fund exited Movial Applications Oy in October after the close of the review period.

CAPMAN REAL ESTATE

Investments in and commitments to real estate acquisitions and projects in January-September 2011

The CapMan RE II fund invested in an office property in Helsinki in May. A number of add-on investments were also made by the company's real estate funds, the most significant of which were linked to a shopping centre site in Hyvinkää and a business property in Turku. New and add-on investments totalled MEUR 42.4, with the majority focused on developing existing properties. In addition, funds were committed to finance real estate acquisitions and projects valued at MEUR 38.0 as of 30 September 2011. During the comparable period last year, funds made one new investment and a number of add-on investments totalling MEUR 18.2. Commitments to finance new projects totalled MEUR 35.0 as of 30 September 2010.

Exits from real estate investments in January-September 2011

The CapMan Real Estate I fund exited two properties – Kiinteistö Oy Munkkiniemen puistotie 25 and Kiinteistö Oy Tuusulan Pysäkkikuja 1 – during the review period, with a combined acquisition cost of MEUR 24.8. During the comparable period last year, one exit was made, with an acquisition cost of MEUR 8.7.



FUND INVESTMENT ACTIVITIES IN FIGURES

Investments and exits made by funds at acquisition cost, MEUR

	1-9/2011	1-9/2010	1-12/2010
New and add-on investments			
Funds investing in portfolio companies	160.3	144.6	196.2
Buyout	108.9	102.5	118.0
Russia	15.7	13.0	14.4
Public Market	31.1	9.6	35.6
Other	4.6	19.5	28.2
Real estate funds	42.4	18.2	45.6
Total	202.7	162.8	241.8
Exits*			
Funds investing in portfolio companies	200.0	99.7	114.4
Buyout	159,3	58.5	66.3
Russia	10,0	-	-
Public Market	6,5	19.1	19.1
Other	24,2	22.1	29.0
Real estate funds	24.8	8.7	8.7
Total	224.8	108.4	123.1

* including partial exits and repayments of mezzanine loans.

In addition, real estate funds had commitments to finance real estate acquisitions and projects totalling MEUR 38.0 as of 30 September 2011.

Funds' combined portfolio* as of 30 September 2011, MEUR

	Portfolio at acquisition cost	Portfolio at fair value	Share of portfolio (fair value) %
Funds investing in portfolio companies	1,016.3	1,010.5	43.9
Real estate funds	1,380.7	1,289.9	56.1
Total	2,397.0	2,300.4	100.0
Funds investing in portfolio companies			
Buyout	717.9	738.0	73.0
Russia	43.9	51.3	5.1
Public Market	100.9	82.5	8.2
Other	153.6	138.7	13.7
Total	1,016.3	1,010.5	100.0

* Total of all investments of funds under management.

Remaining investment capacity

After deducting actual and estimated expenses, funds investing in portfolio companies had a remaining investment capacity amounting to some MEUR 545 for new and add-on investments as of 30 September 2011. Of their remaining capital, approx. MEUR 360 was earmarked for buyout investments (incl. mezzanine investments), approx. MEUR 73 for technology investments, some MEUR 17 for life science investments, approx. MEUR 65 for investments by the CapMan Russia team, and approx. MEUR 30 for investments by the CapMan Public Market team. Real estate funds had a remaining investment capacity of approx. MEUR 300, which has been reserved primarily for developing funds' existing investments.

