

NOTICE TO ALL TENANTS

Dear tenant!

HOUSE REGULATIONS

The regulations for all of our properties are changing. The new rules can be found on our website www.pikipruukki.com and on the resident pages. Please read the revised house rules carefully and make sure to follow them. Please also ensure that everyone living with you complies with the new house rules. The new house rules have been approved by the resident democracy bodies in accordance with the Act on Joint Management of Rental Buildings. They have been established to maintain the safety and comfort of all residents.

The new house rules also apply, where applicable, to tenants living in condominium buildings

ACT ON RESIDENTIAL LEASES (AHVL)

In addition, the Act on Residential Leases will be amended as of 1 October 2026. The following legislative changes have been taken into account in the house rules:

Smoking is prohibited inside all apartments, on balconies belonging to the apartments, and in any other private indoor or outdoor area associated with the apartment. The smoking ban also applies to the common areas and yard areas of the property. Smoking will only be permitted in a designated smoking area specified by the landlord, located in the yard, provided that such an area can reasonably be designated on the property grounds. The smoking areas will be designated, where possible, by the end of the year.

- The smoking ban applies to all rental agreements and tenancy relationships.
- The smoking ban covers the use of all tobacco products intended to be smoked or otherwise heated, including the smoking of herbal products intended for smoking and the use of e-cigarettes, as well as any smoke, vapour and particles generated by them.
- The smoking ban applies to smoking in general and not only to smoking by the tenant. You are responsible for ensuring that other persons living in the apartment, your guests, and any other persons staying with your permission inside the apartment or in other areas covered by these rules comply with the smoking ban.
- **Violation of the smoking ban may result in the termination or cancellation of the rental agreement.**



Kiinteistö Oy / Fastighets Ab

Pikipruukki

The tenant is required to notify the landlord of all persons residing in the apartment:

- If you share the apartment with other persons, you must notify the landlord in writing of the number of residents and the basis of their right to reside in the apartment.
- You may provide the information in free-form, stating the basis on which each person has the right to reside in the apartment (e.g. spouse, child, subtenant).
- For adult residents, you must also provide their name, date of birth, and contact details (please remember to notify the landlord when a resident turns 18).
- If information about other residents was already provided when the rental agreement was signed (i.e. the information is currently up to date), any changes must be reported to the landlord without delay.
- If information about other residents was not provided when the rental agreement was signed, you must provide the information without delay after receiving notification from the landlord of your obligation to do so, and thereafter whenever there are any changes in the situation.

ACT ON RESIDENTIAL LEASES (AHVL)

In addition, the following changes, among others, will come into effect on 1 October 2026 due to the legislative amendment:

Changes to the notice periods:

- The landlord's longer notice period will be reduced from six months to four (4) months. In addition, the longer notice period will in future only apply if the tenancy of the apartment has lasted continuously for at least two years immediately prior to the termination notice.
- The landlord's shorter notice period will remain three (3) months. Going forward, it will apply to tenancies that have lasted less than two years.
- The tenant's notice period will remain unchanged at one (1 full calendar month) month.

The landlord's right to terminate the rental agreement with immediate effect will be expanded.

- In the future, the rental agreement may also be terminated with immediate effect on the basis of an "other exceptionally serious reason". Such an "other exceptionally serious reason" may include, for example, the tenant committing a serious violent offence in the immediate vicinity of the apartment, residential building, or property, in a manner that endangers the neighbours' right to domestic peace and their sense of security.

If necessary, we will provide information on any other possible changes at a later date.