

Index

	page
Major portfolio transactions, located in several cities	1
Major transactions, Helsinki metropolitan area	2
Major transactions, other cities	3

This list comprises only the largest recently published transactions in the Finnish property market. More detailed information and analyses on property transactions in Finland can be obtained in the KTI Transactions information service. The service includes information on over 3,300 transactions since 2001. For more information, please contact: *Mikko Soutamo* (mikko.soutamo(a)kti.fi, +358 50 548 0480).



Major portfolio transactions, located in several cities, 2023Q1-2023Q4

updated 15/01/2024

Property Company / Portfolio	Type of use	Time	Location	Price [M€]	Purchaser	Seller
Five logistics properties	logistics	Q4 / 2023	many		Goldman Sachs	n/a
Three retail properties	retail	Q4 / 2023	Espoo, Tampere, Ylöjärvi		LähiTapiola Aluekiinteistöt Ky	Erikoissijoitusrahasto eQ Liikekiinteistöt
17 care properties	public use	Q4 / 2023	many	100	Nrep	Erikoissijoitusrahasto eQ Yhteiskuntakiinteistöt
Five residential properties (350 rental apartments)	residential	Q4 / 2023	Espoo, Kerava, Tampere, Turku		Fund managed by Catella Residential Investment Management GmbH	S-Pankki Asunto Erikoissijoitusrahasto
15 care properties	public use	Q4 / 2023	many	75,4	Aged Care Fund IV (managed by Northern Horizon Capital)	Erikoissijoitusrahasto eQ Yhteiskuntakiinteistöt
190 apartments and 63 parking lots	residential	Q2 / 2023	many		Joint Venture by YIT and unnamed partner	YIT
200 rental apartments	residential	Q2 / 2023	Espoo, Vantaa, Hyvinkää		ICECAPITAL Housing Fund VI Ky	Varte Oy
Two residential properties (138 rental apartments)	residential	Q2 / 2023	Espoo, Tampere	35	Erikoissijoitusrahasto eQ Asunnot II	SRV
Six warehouse and industrial properties	residential	Q2 / 2023	Helsinki, Vantaa	36,5	AB Sagax	MEKO AB
1200 rental apartments	residential	Q2 / 2023	Helsinki, Tampere, Turku, many		KKR European Real Estate Core Plus strategy fund Avant Capital Partners	Kruunuasunnot Oy
226 rental apartments	residential	Q2 / 2023	Espoo, Vantaa		Nrep	Erikoissijoitusrahasto S-Pankki Asunto
31 public use properties	public use	Q2 / 2023	many	70,4	Kinland AS (Whitehelm Capital portfolio company)	Erikoissijoitusrahasto OP-Palvelukiinteistöt Hoivatilat Oyj Hoivarakentajat Oy

Major transactions, 2023Q1-2023Q4, Helsinki metropolitan area

updated 15/01/2024

Asset	Type of use	Time	Location	Price [M€]	Purchaser	Seller
Office and industrial property (HQ of Tapiolan Lämpö Oy)	office, industrial	Q4 / 2023	Espoo	22	JM Suomi Oy LähiTapiola Tontit II Ky	Tapiolan Lämpö Oy
Three day care and school properties	public use	Q4 / 2023	Helsinki		CapMan Social Real Estate	HGR Property Partners Oy
Tennispalatsi	retail, public use	Q4 / 2023	Helsinki	30	Niam	City of Helsinki
Maistraatinportti	office	Q3 / 2023	Helsinki		Fennia Mutual Insurance Company	YIT Oyj
Voimatalo	office	Q3 / 2023	Helsinki		Genesta Nordic Real Estate Fund III (GNRE Fund III)	Schroder Nordic Real Estate Fund
Lyyra office property	office	Q3 / 2023	Helsinki		Niam	Joint venture by Ylva and Varma Mutual Pension Insurance Company
190 residential apartments	residential	Q2 / 2023	Espoo		Nrep	Erikoissijoitusrahasto OP-Vuokratuotto
Residential property (146 rental apartments)	residential	Q2 / 2023	Espoo		AXA IM Alts	Pohjola Rakennus Oy
Office property (Keilalahdentie 2-4 FG)	office	Q2 / 2023	Espoo		NREP	Fund managed by AXA Investment Managers – Real Assets
Logistics property (PostNord)	logistics	Q2 / 2023	Vantaa		Blackstone	Fund managed by abrdn
Kalasadaman Horisontti	office	Q1 / 2023	Helsinki		Niam	SRV

Asset	Type of use	Time	Location	Price [M€]	Purchaser	Seller
Industrial property	industrial	Q4 / 2023	Turku		Nordisk Renting	n/a
Public use property	public use	Q4 / 2023	Seinäjäki		Etelä-Pohjanmaan hyvinvointialue	Erikoissijoitusrahasto eQ Yhteiskuntakiinteistöt
Logistics property	logistics	Q3 / 2023	Tuusula		VVT Property Fund II Ky	Fund managed by OP Kiinteistösijoitus Oy
Sampotalo	office	Q3 / 2023	Turku		Niam	Schroder Nordic Real Estate Fund
Hospital property Jalmari	public use	Q2 / 2023	Lahti	35,7	Swiss Life Asset Managers Transactions AS	City of Lahti
K-Market Jounin Kauppa	retail	Q2 / 2023	Kolari	19	Kesko Oyj	Jounin Kauppa Oy
Logistics property	logistics	Q2 / 2023	Hämeenlinna		Joint Venture by EPISO 6 (fund managed by Tristan Capital Partners) and Catella AM	AKR Tuotto Ky (managed by Auratum kiinteistöt)
Logistics property	logistics	Q1 / 2023	Tuusula		NREP Logicensers Finland	Alfaroc Logistics Oy
Hospital properties	public use	Q1 / 2023	Iisalmi	22,1	City of Iisalmi	Ylä-Savon SOTE kuntayhtymä