

Index	page
Major portfolio transactions, located in several cities	1-2
Major transactions, Helsinki	3
Major transactions, Espoo	4
Major transactions, Vantaa	5
Major transactions, other areas in Helsinki region	5
Major transactions, Tampere and Turku regions	6
Major transactions, Jyväskylä, Lahti, Kuopio and Oulu regions	7
Examples of major transactions in other cities	8

This list comprises 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 approximately 1,800 transactions since 2001. For more information, please contact: Olli-Pekka Virkola (olli-pekka.virkola(a)kti.fi, +358 50 330 5287) or *Mikko Soutamo* (mikko.soutamo(a)kti.fi, +358 50 548 0480).



Major portfolio transactions, located in several cities, 2016Q4-2017Q3

updated 4/8/2017

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
20 industrial properties	industrial	Q3 / 2017	many	58 000	30	AB Sagax	Jykes Kiinteistöt Oy
Four office properties	office	Q2 / 2017	Espoo, Helsinki, Oulu	n/a	30	Elite Kiinteistökehitysrahasto I Ky	Unnamed foreign property investment fund
Four residential properties (119 rental apartments)	residential	Q2 / 2017	many	6 648	22	Fund managed by AXA Investment Managers – Real Assets	LocalTapiola Mutual Life Insurance Company
10 retail properties	retail	Q2 / 2017	Many		160	Agore kiinteistöt Oy	Elo Mutual Pension Insurance Company
53 industrial properties	industrial	Q2 / 2017	Many		22	AB Sagax	Varma Mutual Pension Insurance Company
Two retail properties	retail	Q2 / 2017	Jyväskylä, Laukaa	12 500	20	Private investor	Lehto group Oyj
Three office properties	office	Q2 / 2017	Helsinki, Espoo	27 000		Nordika	Varma Mutual Pension Insurance Company, Tristan Capital Partners
Four care properties	care	Q2 / 2017	Helsinki region	12 000		Nordea Life Assurance Finland Ltd	Minerva Palveluasunnot II Ky
Care properties	care	Q2 / 2017	many		80	Erikoissijoitusrahasto Titanium Hoivakiinteistö	n/a
188 rental apartments	residential	Q1 / 2017	many			Erikoissijoitusrahasto Titanium Asunto	n/a
Portfolio of 25 retail parks in Germany, France, Poland, Sweden, Finland, Denmark, the Czech Republic and Switzerland	retail	Q1 / 2017	n/a			European Retail Parks SCSp (managed by Pradera)	IKEA Centres
Six retail properties	retail	Q1 / 2017	many		34	Sirius Fund II	Trevian Retail I KY Trevian Retail II KY
Five retail properties	retail	Q4 / 2016	many			Sirius Fund II	AKR Tuotto II (managed by Auratum Kiinteistöt)
Omega portfolio (22 properties)	office, industrial, retail	Q4 / 2016	many	109 000		Valad Europe Goldman Sachs	n/a
15 office properties	office	Q4 / 2016	many	124 000	130	European Property Investors Special Opportunities 4 fund (EPISO 4, managed by Tristan Capital Partners) Avant Capital Partners	Varma Mutual Pension Insurance Company
1344 rental apartments	residential	Q4 / 2016	many			Property company managed by Avant Capital Partners	VVO-yhtymä Oyj
11 care properties	care	Q4 / 2016	many		65	Fund managed by AXA Investment Managers – Real Assets	Trevian Care II Ky
Two care properties	care	Q4 / 2016	Espoo, Tampere	4 570	13	Hemsö Fastighets AB	YIT Oyj
113 rental apartments	residential	Q4 / 2016	Espoo, Vantaa, Tampere			SATO Oyj	Fund managed by PATRIZIA Immobilien AG
294 rental apartments	residential	Q4 / 2016	Oulu, Jyväskylä, Pirkkala			KAS-konserni	SATO Oyj
29 industrial properties	industrial	Q4 / 2016	many	103 000		CTV Properties AB	n/a
Two residential properties (110 rental apartments)	residential	Q4 / 2016	Vantaa, Järvenpää		20	Erikoissijoitusrahasto OP-Vuokratuotto	YIT Oyj
2000 rental apartments	residential	Q4 / 2016	many	110 000		Avant Capital Partners, Unnamed U.S. investor	n/a
1800 rental apartments	residential	Q4 / 2016	many			Elo Mutual Pension Insurance	YH Kodit Oy

Major portfolio transactions, located in several cities, 2016Q4-2017Q3**updated 4/8/2017**

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
18 retail properties	retail	Q4 / 2016	many	87 000		n/a	Mount Street Loan Solutions LLP
Three retail properties	retail	Q4 / 2016	Espoo, Vantaa, Oulu	16 300		Nordea Life Assurance Finland Ltd	LocalTapiola Mutual Life Insurance Company
Two logistics properties	logistics	Q4 / 2016	Seinäjoki, Lappeenranta			Private investors	Posti Kiinteistöt Oy

KTI Property Information Ltd**2**

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Two office properties (Elimäenkatu 9 and 15)	office	Q2 / 2017	Helsinki			AREIM Fund III	CapMan RE I & II
Office property (Salmisaarenaukio 1)	office	Q2 / 2017	Helsinki			Skandia Fastigheter	TRIUVA
Office property (HQ of VR Group)	office	Q2 / 2017	Helsinki		55	Exilion Asemahotellit Ky	VR-Yhtymä Oy
Office property (Ratakatu 3)	office	Q2 / 2017	Helsinki	6 700	14	Mikju Oy	Senaatti-kiinteistöt
Kasarmitori car park (400 parking spaces)	other	Q2 / 2017	Helsinki		28	Bouwfonds European Real Estate Parking Fund III	OP Group
Office property (Itämerenkatu 3)	office	Q2 / 2017	Helsinki	9 900	28,7	Antilooppi Ky	Yleisradio Pension foundation
Educational property (Töölönkatu)	other	Q2 / 2017	Helsinki			FIM Asuntotuotto Erikoissijoitusrahasto	JMB Kiinteistöt Oy
Hotel property (Tripla, 430 rooms)	hotel	Q2 / 2017	Helsinki	17 800	88	Exilion Pasilan Asemahotelli Ky	YIT Oyj
Hotel property Holiday Inn Helsinki - West Ruoholahti (256 rooms)	hotel	Q2 / 2017	Helsinki		39	Fastighets AB Balder	Tradeka-sijoitus Oy
Two residential properties (135 rental apartments)	residential	Q1 / 2017	Helsinki			Erikoissijoitusrahasto OP-Vuokratuotto	Etera Mutual Pension Insurance Company
Office property (Vernissakatu 1)	office	Q1 / 2017	Helsinki	4 960		Elite Vuokratuotto	Aberdeen European Balanced Property Fund
Office property (Atomitie 5)	retail	Q1 / 2017	Helsinki	26 000		AREIM Fund III	Genesta Nordic Baltic Real Estate Fund I (GNBRE)
Shopping centre Kamppi (50 %)	retail	Q1 / 2017	Helsinki		> 250	European Cities Fund (managed by TH Real Estate)	Nordic Retail Fund (managed by Barings Real Estate Advisers)
Two residential properties (Herttoniemen Petteri & Puotilan Klaatuntorni; 135 rental apartments)	residential	Q1 / 2017	Helsinki	6 000		Lease Deal Oyj ST Capital Oy	Nuorisosäätiö
Two office properties (Korkeavuorenkatu 30 and majority share of Erottajankatu 9-11)	office	Q1 / 2017	Helsinki			AP Nordic Investment I (managed by Aberdeen Asset Management)	Finnish Cultural Foundation
Office property (Hämeentie 11)	office	Q1 / 2017	Helsinki	11 200		Genesta Nordic Real Estate II (GNRE II)	Fund owned by JP Morgan Asset Management
Aitio Business Park (Vivaldi & Verdi office properties)	office	Q1 / 2017	Helsinki	11 000	45	Erikoissijoitusrahasto OP-Vuokratuotto	NCC
Office and educational property (Arkadiankatu 28)	office, other	Q4 / 2016	Helsinki			n/a	The Foundation for Business students in Aalto University (KY Foundation)
Merikortteli office block	other	Q4 / 2016	Helsinki	27 700	100	Antilooppi Ky	CBRE Global Investors
House of Arts (Kaikukatu 4)	other	Q4 / 2016	Helsinki		19	n/a	Helsingin Yliopistokiinteistöt Oy
Office and laboratory property (Topeliuksenkatu 41 b)	office, other	Q4 / 2016	Helsinki	12 000	39,1	Erikoissijoitusrahasto OP-Vuokratuotto, REFF III Ky (managed by OP Kiinteistösijoitus Oy)	Senaatti-kiinteistöt
Office property (Rikhardinkatu 2 / Kasarmikatu 42)	office	Q4 / 2016	Helsinki		11	Spoletto Oy (managed by Auratum Kiinteistöt Oy)	Senaatti-kiinteistöt

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Four office properties (Keilaranta 4, 6, 8 and Miestentie 1)	office	Q2 / 2017	Espoo	24 500		Alma Property Partners I AB	Fund managed by JP Morgan
Shopping centre Entresse	retail	Q2 / 2017	Espoo	9 750	30,4	Fund managed by Barings Real Estate Advisers	CapMan Real Estate I Ky
Shopping centre Liila	retail	Q1 / 2017	Espoo	23 600		Erikoissijoitusrahasto eQ Liikekiinteistöt	Genesta Nordic Baltic Real Estate Fund I (GNBRE)
Office property (Tietotie 6)	office	Q1 / 2017	Espoo	23 000		Regenero (HGR Property Partners Oy & YIT Oyj)	W. P. Carey Inc.
Residential property (126 rental apartments)	residential	Q4 / 2016	Espoo			ICECAPITAL Housing Fund IV Ky	Bonava Oy
Quartetto Basso	office	Q4 / 2016	Espoo	4 900		Erikoissijoitusrahasto Fennica Toimitilat I	Finnish Cultural Foundation
New headquarter of Ramboll Finland Oy	office	Q4 / 2016	Espoo	19 000		Keva	Rakennusosakeyhtiö Hartela
Life Science Center Keilaniemi	office	Q4 / 2016	Espoo	32 000		NIAM	Commerz Real Investmentgesellschaft MBH
Quartetto Fuuga	office	Q4 / 2016	Espoo	7 200		Antilooppi Ky	The Church Pension Fund, The Parish Union of Helsinki
Two office properties	office	Q4 / 2016	Espoo	40 000	42	Hemfosa Finland Oy	LocalTapiola Mutual Life Insurance Company Elo Mutual Pension Insurance

Major transactions, 2016Q4-2017Q3, Vantaa

updated 4/8/2017

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Industrial property	industrial	Q3 / 2017	Vantaa			Murata Electronics Oy	Antilooppi Ky
Residential property (Ainonkuja 2)	residential	Q2 / 2017	Vantaa			Director Oy Nordic Business Investments Oy	VAV Asunnot Oy
Retail park Fresko	retail	Q2 / 2017	Vantaa	15 500	16,7	Erikoissijoitusrahasto eQ Liikekiinteistöt	Cromwell Property Group
Office property Presto (Gate8 Business Park)	office	Q2 / 2017	Vantaa	6 000		Erikoissijoitusrahasto eQ Liikekiinteistöt	CapMan Nordic Real Estate
KOy Vantaan Kauppaportti	retail	Q1 / 2017	Vantaa	15 400		Erikoissijoitusrahasto Fennica Toimitilat I	Kauppakeskuskiinteistöt FEA Ky (managed by Aberdeen Asset Management)
Aviabilevardi I	office	Q1 / 2017	Vantaa	9 000	36	Niam	Skanska Commercial Development Finland Oy
Logistics property (Wihuri Oy Aarnio)	logistics	Q1 / 2017	Vantaa	25 000	35	Aberdeen European Balanced Property Fund	YIT Oyj
Residential property (91 rental apartments)	residential	Q4 / 2016	Vantaa			ICECAPITAL Housing Fund IV Ky	Bonava Oy
Office property Piano (Gate8 Business Park)	office	Q4 / 2016	Vantaa	5 900		Nordic Strategies Fund II (managed by NREP)	Aberdeen Property Nordic Fund I

Major transactions, 2016Q4-2017Q3, other areas in Helsinki region

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property	residential	Q2 / 2017	Kirkkonummi			Kirkkonummen Vuokra-asunnot Oy	YIT Oyj
Retail property (Uudenmaankatu 106)	retail	Q2 / 2017	Hyvinkää			HOK-Elanto	Kauppahuone Pyrhönen Ky
Aleksintori block (shopping centre Karuselli, 140 rental apartments, parking centre)	retail, residential	Q4 / 2016	Kerava		50	Etera Mutual Pension Insurance Company	SRV Yhtiöt Oyj
As Oy Keravan Solina (89 rental apartments)	residential	Q4 / 2016	Kerava			Elo Mutual Pension Insurance	Skanska Oy

Major transactions, 2016Q4-2017Q3, Tampere region

updated 4/8/2017

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property	residential	Q2 / 2017	Tampere	1 922		Asunto Oy Tampereen Viivinkatu 17	Lumo Kodit Oy
Shopping centre Veska	retail	Q2 / 2017	Pirkkala			Local investors	I/S Ejendomsinvest
Retail property	retail	Q1 / 2017	Lempäälä	5 700		VVT Property Fund I Ky	Rakennusliike Koivukoski Oy (Lehto Group Oyj) UM Kiinteistöt Oy
As Oy Tampereen Ratinan Arvo (44 rental apartments & 4 office and retail premises)	residential, office, retail	Q1 / 2017	Tampere			Erikoissijoitusrahasto OP-Vuokratuotto	Pohjola Rakennus Oy Häme
As Oy Tampereen Tuiskunkatu 2 (97 rental apartments)	residential	Q4 / 2016	Tampere			Avara Asuinkiinteistörahasto I Ky	Skanska Oy
Finmedi campus	care, office	Q4 / 2016	Tampere	14 200		Erikoissijoitusrahasto eQ Hoivakiinteistöt, Erikoissijoitusrahasto eQ Liikekiinteistöt	Technopolis Oyj
Office and industrial property (Patamäenkatu 7)	office, industrial	Q4 / 2016	Tampere	18 500	14,5	Alma Media Oyj	DNB Bank ASA

Major transactions, 2016Q4-2017Q3, Turku region

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Office and retail property Sampotalo	office, retail	Q2 / 2017	Turku	9 700		Schroder Nordic Real Estate Fund	n/a
Shopping centre Skanssi	retail, other	Q2 / 2017	Turku	37 230		CBRE European Shopping Centre Fund II	CapMan RE II Ky
Eskelin Pysäköintilaitos Oy	office	Q4 / 2016	Turku	6 863	16	Hemfosa Finland Oy	Turun TeknologiaKiinteistöt Oy
Retail property Centrum	retail	Q4 / 2016	Turku	9 280		Nordea Henkivakuutus Suomi Oy	CapMan RE II Ky
Four residential properties (200 rental apartments)	residential	Q4 / 2016	Turku		27,1	FinCap Fund I Ky-asuntorahasto	NCC

Major transactions, 2016Q4-2017Q3, Jyväskylä region

updated 4/8/2017

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Kiinteistö Oy Jyväskylän Kauppakatu 21	industrial	Q3 / 2017	Jyväskylä			West Capital Oy	Citycon Finland Oy
As Oy Jyväskylän Paperitehtaankatu 16	residential	Q4 / 2016	Jyväskylä	1 802		Erikoissijoitusrahasto OP-Vuokratuotto	YIT Rakennus Oy

Major transactions, 2016Q4-2017Q3, Lahti region

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Retail property (Paussi 1)	retail	Q1 / 2017	Lahti	5 667		Aberdeen Property Fund Finland I Ky (APFF)	Salpausselän Rakentajat Oy
114 rental apartments	residential	Q4 / 2016	Lahti			Private investor	Mandatum Life Insurance Company
KOy Lahden Konserttitalo Oy	other	Q4 / 2016	Lahti			Yleisradio pension foundation	Lahden Konsertti Holding Oy

Major transactions, 2016Q4-2017Q3, Kuopio region

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
----------	-------------	------	----------	------------	------------	-----------	--------

No major transactions

Major transactions, 2016Q4-2017Q3, Oulu region

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
----------	-------------	------	----------	------------	------------	-----------	--------

No major transactions

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Original Sokos Hotel Seurahuone	hotel	Q1 / 2017	Kotka			Kymen Seudun Osuuskauppa Oy	CapMan Hotels RE Ky
Care property Equity	care	Q1 / 2017	Luoto	2 440		City of Luoto Rönnliden Invest	WasaGroup Fund II
Industrial property	industrial	Q4 / 2016	Hämeenlinna			Erikoissijoitusrahasto eQ Liikekiinteistöt	n/a
Care property Komiakulma	care, residential	Q4 / 2016	Seinäjoki		13	Nordic Aged Care fund (managed by Northern Horizon Capital)	YIT Oyj
Skinnarila campus	office	Q4 / 2016	Lappeenranta	24 100		Kampus Skinnarila Oy	Technopolis Oyj
University property Academill	other	Q4 / 2016	Vaasa	18 500	35,5	Hemsö Fastighets AB	Åbo Academi, Harry Schauman foundation
Retail property (Raatekankaantie 4)	retail	Q4 / 2016	Joensuu	24 000		Joensuun Kauppa ja Kone Oy (Kakkonen-Yhtiöt Oy)	Schaumann Retail Finland 2 Oy