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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 almost 2,000 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).



Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
14 care properties	care	Q4 / 2017	many			Nordic Aged Care fund (managed by Northern Horizon Capital)	Lehto Group Oyj
Four retail properties	retail	Q4 / 2017	Raahe, Kauhava, Loviisa, Orivesi			Corum AM	Fastighets AB Balder
Three residential properties (200 rental apartments)	residential	Q4 / 2017	many		35	ICECAPITAL Housing Fund IV Ky	YIT Rakennus Oy
22 residential properties (909 rental apartments)	residential	Q4 / 2017	Helsinki, Tampere, Jyväskylä	44 198	130	Fund managed by AXA Investment Managers – Real Assets	n/a
Five care properties	care	Q4 / 2017	many	4 500		Erikoissijoitusrahasto eQ Hoivakiinteistöt	FinCap
Logicor	industrial, office	Q4 / 2017	many			China Investment Corporation	Real estate funds managed by Blackstone
Nine office properties	office	Q4 / 2017	Helsinki region	52 750	150	Schroder Nordic Real Estate Fund	NIAM
Industrial property portfolio (3 postal centres, 1 warehouse, 1 logistics centre)	industrial	Q3 / 2017	Tampere, Kuopio, Oulu, Tuusula, Pirkkala	135 000		Unnamed Korean investors managed by GLL Real Estate Partners	Ness, Risan & Partners (NRP)
Four residential properties (300 rental apartments)	residential	Q3 / 2017	Espoo, Kerava, Turku	n/a	60	LähiTapiola Asuntosijoitus Suomi Ky	SRV Rakennus Oy
Five residential properties (150 rental apartments)	residential	Q3 / 2017	Espoo, Vantaa, Turku			SATO Oyj	Veritas Pension Insurance
Sponda Oyj	office, retail, industrial	Q3 / 2017	many	approx. 1 100 000	approx. 3 700 (market value of Finnish properties)	Polar Bidco S.à r.l. (owned by funds advised by Blackstone Group)	Shareholders of Sponda Oyj
Five Shopping centres (Espoontori, Tikkuri, Myllypuron Ostari, Martinlaakson Ostari and Jyväskylän Forum)	retail	Q3 / 2017	Helsinki, Espoo, Vantaa, Jyväskylä	61 000	167	Cerberus Capital Management, L.P.	Citycon Oyj
Seven residential properties (301 rental apartments)	residential	Q3 / 2017	Espoo, Tampere, Turku, Lahti	18 770	43	Unnamed German fund managed by Barings Real Estate Advisers	Varma Mutual Pension Insurance Company
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	Helsinki region, Tampere	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 Ky	Elo Mutual Pension Insurance Company
53 industrial properties	industrial	Q2 / 2017	many		22	AB Sagax	Varma Mutual Pension Insurance Company

Major portfolio transactions, located in several cities, 2017

updated 15/1/2018

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Local service centre Hertsi	retail	Q4 / 2017	Helsinki	18 500		Fennia Life Aktia Life Insurance Yleisradio Pension Fund	Hartela Oy YIT Rakennus Oy
Residential property (Satamakatu 11)	Residential property (Satamakatu)	Q3 / 2017	Helsinki			Asunto Oy Kasinonranta	The Evangelical Lutheran Church of Finland
Asunto Oy Helsingin Reporterit (56 rental apartments)	residential	Q4 / 2017	Helsinki	2 250		Erikoissijoitusrahasto OP-Vuokratuotto	Jatke Uusimaa Oy
Kiinteistö Oy Kanavaranta 3-7	retail, office, residential	Q4 / 2017	Helsinki	6 900		TRIUVA Kapitalverwaltungsgesellschaft	Kanavaranta Helsinki Oy
Office property (Malminkatu 30)	office	Q4 / 2017	Helsinki	4 800		Fund managed by Aberdeen Standard Investment	Sigrid Jusélius Foundation
Industrial and retail property	industrial, retail	Q4 / 2017	Helsinki	9 400		Ahlström Capital	Lehto group Oyj
Four office properties	office	Q4 / 2017	Helsinki	9 147		ICON Real Estate	Senaatti-kiinteistöt
Office property (Ludviginkatu 2-10)	office	Q4 / 2017	Helsinki	13 900		Fund managed by Aberdeen Standard Investment	Sanoma Oyj
Tilkka hospital	care, office	Q4 / 2017	Helsinki	10 000		Erikoissijoitusrahasto eQ Hoivakiinteistöt	Etera Mutual Pension Insurance Company
Office property (Eteläesplanadi 8)	office	Q4 / 2017	Helsinki	6 700	41	Varma Mutual Pension Insurance Company	Fennia Life Insurance Company
Two office properties	office	Q4 / 2017	Helsinki	17 500		YIT Oyj	Otavamedia Oy
Four residential properties	residential	Q4 / 2017	Helsinki	9 147		Nordea Life Assurance Finland Ltd	Kansallis-yhtiöt
Office property (Kalevankatu 9)	office	Q4 / 2017	Helsinki			n/a	Erikoissijoitusrahasto Fennica Toimitilat I
Seven educational properties	educational	Q4 / 2017	Helsinki		80,9	Lumo Kodit Oy	City of Helsinki, Merasco Oy
Office property	office	Q4 / 2017	Helsinki	11 000	28	Fund managed by M&G Real Estate	Nordic Strategies Fund II (managed by NREP)
Two office properties (Elimäenkatu 5 & Hermannin rantatie 10)	office	Q4 / 2017	Helsinki	15 858	38,6	Antilooppi Ky	OP Group
Educational property (Arkadiankatu 24)	educational	Q4 / 2017	Helsinki	6 200	12,5	Hemsö Fastighets AB	Aalto-yliopistokiinteistöt Oy
Office property (part A, former HQ of Kesko Oyj)	office	Q3 / 2017	Helsinki	n/a		NREP	Varma Mutual Pension Insurance Company
Office property (part C, former HQ of Kesko Oyj)	office	Q3 / 2017	Helsinki	7 500		Fund managed by AXA Investment Managers – Real Assets	Varma Mutual Pension Insurance Company

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Educational and office property (Chydenia)	educational, office	Q3 / 2017	Helsinki	8 100		Erikoissijoitusrahasto eQ Hoivakiinteistöt	Aalto-yliopistokiinteistöt Oy
Office property (Kasarmikatu 21)	office	Q3 / 2017	Helsinki	16 000		CNP Assurances Hines	YIT, Ahlström Capital, HGR Property Partners
Office property (Unioninkatu)	office	Q3 / 2017	Helsinki	4 300	16,3	Barings Real Estate Advisers	The Confederation of Finnish Construction Industries RT
Two office properties (Elimäenkatu 9 and 15)	office	Q2 / 2017	Helsinki	25 200		AREIM Fund III	CapMan RE I & II
Office property (Salmisaarenaukio 1)	office	Q2 / 2017	Helsinki	14 433		Skandia Fastigheter	TRIUVA
Office property (HQ of VR Group)	office	Q2 / 2017	Helsinki	25 000	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 Kampi (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 Klaavuntorni; 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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Apartment hotel (133 rooms)	hotel	Q4 / 2017	Espoo			CapMan Nordic Property Income Fund (non-UCITS)	VVT Property Fund I Ky
Residential property (45 rental apartments)	residential	Q4 / 2017	Espoo			Nordic Business Investments Oy Diretor Oy	Asuntosäätiön Asunnot Oy
Office property (Kiinteistö Oy Espoon Keilalahden ABCD-talot)	office	Q4 / 2017	Espoo	31 000	164	Fund managed by Deutsche Asset Management	Exilion Real Estate I Ky
Office property (HQ of Fortum)	office	Q4 / 2017	Espoo		74	Regenero (HGR Property Partners Oy & YIT Oyj)	Fortum Oyj
Office property (Quartetto Cello)	office	Q3 / 2017	Espoo	5 200		n/a	Jenny & Antti Wihuri Foundation
Asunto Oy Espoon Liinajarja (119 rental apartments)	residential	Q3 / 2017	Espoo			Erikoissijoitusrahasto OP-Vuokratuotto	Bonava Oy
Asunto Oy Tuomarilan Ratalaaksonkuja	residential	Q3 / 2017	Espoo			ICECAPITAL Housing Fund IV Ky	Bonava Oy
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.

Major transactions, 2017, Vantaa

updated 15/1/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property (75 rental apartments)	residential	Q4 / 2017	Vantaa			ICECAPITAL Housing Fund IV Ky	Bonava Oy
Vantaanportti Retail Park	retail	Q4 / 2017	Vantaa	24 000		Erikoissijoitusrahasto eQ Liikekiinteistöt	n/a
Office property Plaza Loiste	office	Q4 / 2017	Vantaa	6 800		Erikoissijoitusrahasto eQ Liikekiinteistöt	OP Group
Asunto Oy Kivistön Zeus	residential	Q3 / 2017	Vantaa			Unnamed residential property fund	Lujatalo Oy
Industrial property (Myllykivenkuja 6)	industrial	Q3 / 2017	Vantaa	23 500		Murata Electronics Oy	Antilooppi Ky
Residential property (Ainonkuja 2)	residential	Q2 / 2017	Vantaa			Diretor 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

Major transactions, 2017, other areas in Helsinki region

Asset	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

Major transactions, 2017, Tampere region

updated 15/1/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Asunto Oy Tampereen Pikkuniemi (106 rental apartments)	residential	Q4 / 2017	Tampere	4 702		Erikoissijoitusrahasto OP-Vuokratuotto	YIT Rakennus Oy
Nekalan pussitehdas (Viinikankatu 49)	warehouse, retail, office	Q4 / 2017	Tampere	10 000		Samla Toimitilat Ky (managed by Samla Capital Oy)	CapMan RE II Ky
Office property Ratinankaari (Hatanpään valtatie 11)	office	Q4 / 2017	Tampere	12 550		VVT Property Fund I Ky	Real Estate Fund Finland III Ky (managed by OP Kiinteistösjointus Oy)
Office property (Valtatie 30)	office	Q3 / 2017	Tampere	40 000		Kielo AB	Aberdeen Standard Investment
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 Oy) 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

Major transactions, 2017, Turku region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Two residential property	residential	Q4 / 2017	Turku	4 584	21	Fund managed by AXA Investment Managers – Real Assets	Auratum Kiinteistöt Oy
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

Major transactions, 2017, Jyväskylä region

updated 15/1/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Two office properties (Mattilanniemi 6-8)	office	Q4 / 2017	Jyväskylä	17 000		Kielo AB	Aberdeen Standard Investment
As Oy Jyväskylä Syke	residential	Q4 / 2017	Jyväskylä	2 118		Erikoissijoitusrahasto OP-Vuokratuotto	Järvi-Suomen Asunto Oy
Nine office properties	office	Q4 / 2017	Jyväskylä	49 000	104,5	Kielo AB	Technopolis Oyj
Office property (Yrjönkatu 42)	office	Q3 / 2017	Jyväskylä	2 400		Elite Vuokratuotto	Royal House Oy Sisä-Suomen Kiinteistöt Oy Finanssineliö Oy
Vitapolis Asunnot Oy	care	Q3 / 2017	Muurame	5 531	10	Avain Palvelukodit Oy	KOY Kinkomaan Vitapolis
Shopping centre Jyväskeskus (50 %)	retail	Q3 / 2017	Jyväskylä			West Capital Oy	Citycon Oyj
20 industrial properties	industrial	Q3 / 2017	Jyväskylä region	58 000	30	AB Sagax	Jykes Kiinteistöt Oy
Two retail properties	retail	Q2 / 2017	Jyväskylä, Laukaa	12 500	20	Private investor	Lehto group Oyj

Major transactions, 2017, Lahti region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Retail property (Old bus station)	retail	Q4 / 2017	Lahti	2 000		Corum AM	SSR Group
Retail property (Apilakatu 1)	retail	Q3 / 2017	Lahti	7 200	10	VVT Property Fund I Ky	K/S Lahti
Retail property (Paussi 1)	retail	Q1 / 2017	Lahti	5 667		Aberdeen Property Fund Finland I Ky (APFF)	Salpausselän Rakentajat Oy

Major transactions, 2017, Kuopio region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Care property (Koy Männistön Kalevalankatu 31-33)		Q4 / 2017	Kuopio	2 630		Erikoissijoitusrahasto OP-Vuokratuotto	Lujatalo Oy
Retail and hotel property (Atlas)	retail, hotel	Q3 / 2017	Kuopio			Erikoissijoitusrahasto eQ Liikekiinteistöt	Oy Carlson

Major transactions, 2017, Oulu region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Office property (majority share of Alasintie 10)	Office	Q4 / 2017	Oulu	11 000		Pharmacy Pension Fund Yleisradio Pension foundation	n/a
Educational property (Uusikatu 44-46)	educational	Q3 / 2017	Oulu	3 754	5,9	Oulun Diakonissalaitoksen Säätiö	Varma Mutual Pension Insurance Company

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
10 educational ja office properties	educational	Q4 / 2017	Kajaani			Rakennusteho Group Oy	Suomen Yliopistokiinteistöt Oy
Retail property (Horninkatu 1)	retail	Q4 / 2017	Pori		9	Corum AM	SSR Group
Educational property (Oppipoika)	educational	Q2 / 2017	Rovaniemi	10 000	6,8	Hansaman Oy	Rovaniemen koulutuskuntayhtymä
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