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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).



## Major portfolio transactions, located in several cities, 2017Q4-2018Q3

updated 13/9/2018

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Six care properties	care	Q3 / 2018	many		16,4	Erikoissijoitusrahasto eQ Hoivakiinteistöt	Suomen Hoivatilat Oyj
Three office properties	office	Q3 / 2018	Espoo, Helsinki, Vantaa	53 000		Kielo AB	Niam
Six care properties	care	Q3 / 2018	many		24	Evli Healthcare I Ky	Siklatilat Oy
Eight office properties	office	Q3 / 2018	Helsinki, Espoo, Vantaa	66 500		AREIM Fund III	European Property Investors Special Opportunities 4 fund (EPISO 4, managed by Tristan Capital Partners) Avant Capital Partners
24 office properties (Henry portfolio)	office	Q2 / 2018	Helsinki, Espoo, Vantaa	132 000	108,5	Goldman Sachs Cromwell Property Group	IVG Polar Oy
Four residential properties (180 rental apartments)	residential	Q2 / 2018	many		25	Erikoissijoitusrahasto OP-Vuokratuotto	YIT
Two office properties (Stella Terra and Kumpulantie 5)	office	Q2 / 2018	Helsinki, Espoo	17 700	43	Antilooppi Ky	Cromwell Property Group unnamed investmentpartner
465 rental apartments	residential	Q2 / 2018	many			NREP	Avara Probus Holding
Eight care properties	care	Q2 / 2018	many		34	Evli Healthcare I Ky	n/a
Five residential properties (158 rental apartments)	residential	Q2 / 2018	Lahti, Hollola, Riihimäki, Oulu			Kunta-asunnot Oy	OP-Vuokratuotto -erikoissijoitusrahasto (managed by OP Kiinteistösijoitus Oy)
3263 rental apartments	residential	Q2 / 2018	many			Round Hill Capital	Avant Capital Partners Unnamed U.S. investor
Five residential properties (340 rental apartments)	residential	Q2 / 2018	Helsinki, Kirkkonummi, Oulu, Hämeenlinna, Kuopio		53	Avara Oy	Lehto Asunnot Oy
Two shopping centres	retail	Q2 / 2018	Lappeenranta, Rovaniemi	33 500		Agore Kiinteistöt Ky	Fund managed by Barings Real Estate Advisers
Three retail properties	retail	Q2 / 2018	Espoo, Porvoo, Vaasa	13 500		Ragde Eiendom	Oslo Pensjonforsikring (OPF)
Four retail properties	retail	Q2 / 2018	Vaasa, Rovaniemi			Partners Group	Nordika
Three residential properties (89 rental apartments)	residential	Q2 / 2018	Helsinki, Espoo	5 632		Fund managed by AXA Investment Managers – Real Assets	Tapiola KR IV Ky
Four office properties Office property (Keilaranta 5) Office property (Keilaranta 7) Office property (Korkeavuorenkatu 32) Office property (Korkeavuorenkatu 34)	office	Q1 / 2018	Helsinki, Espoo	15 800		Sirius Capital Partners	NIAM

## Major portfolio transactions, located in several cities, 2017Q4-2018Q3

updated 13/9/2018

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
1594 residential apartments	residential	Q1 / 2018	many		97	Real estate fund managed by Morgan Stanley Real Estate Investing	Kojamo Oyj
12 Retail properties (part of Forte portfolio)	retail	Q1 / 2018	many	23 000		Elite Kiinteistökehitysrachasto I Ky	Forte portfolio (Managed by Trevian asset management)
Portfolio of 123 retail properties	retail	Q1 / 2018	many	437 860	767	Cibus Nordic Real Estate AB	Sirius Fund I Grocery and Sirius Fund II
22 residential properties (981 rental apartments)	residential	Q1 / 2018	many			Kojamo Oyj	OP Group's property funds
30 care properties	care	Q1 / 2018	many		141	Evli Healthcare I Ky	Northern Horizon
Two Retail Centers -Suurpelto Retail Center -Laajasalo Retail Center	retail	Q1 / 2018	Helsinki, Espoo	12 900	54	Niam	NCC
Eight retail properties	retail	Q4 / 2017	many	12 000		Trophii Fastighets AB	Osuuskauppa Keskimaa
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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Office property (Vuorikatu 20)	office	Q3 / 2018	Helsinki	5900		Conficap Oy	Unnamed international investor
Office property (HQ of Telia)	office	Q3 / 2018	Helsinki	50000		YIT Oyj	Telia Finland Oyj
Residential property (Suvilahdenkatu 9)	residential	Q3 / 2018	Helsinki			Asunto Oy Helsingin Suvilahdenkatu 9	Nuorisosäätiö
Office property (HQ of Skanska)	office	Q3 / 2018	Helsinki	9100		Corum AM	Union Investment Real Estate GmbH
Office property (Porkkalankatu 3)	office	Q2 / 2018	Helsinki	15 200		Genesta Nordic Real Estate II (GNRE II)	Niam
Hotel property (Siltasaarenkatu 14)	hotel	Q2 / 2018	Helsinki			Erikoissijoitusrahasto eQ Liikekiinteistöt	VVT Property Fund I Ky
Two residential properties (136 rental apartments)	residential	Q2 / 2018	Helsinki		20	ICECAPITAL Housing Fund IV Ky	YIT
Office property (Salmisaarenaukio 1)	office	Q2 / 2018	Helsinki	14 433	81	Castellum	Skandia Fastigheter
K6 office property	office	Q2 / 2018	Helsinki	12 000	53	Senaatti-kiinteistöt	Skanska
Care property (60 serviced apartments)	care	Q2 / 2018	Helsinki			Erikoissijoitusrahasto eQ Hoivakiinteistöt	YIT Oyj Hartela Oy
Nursing home, children's day-care property and 81 rental apartments	care, residential	Q2 / 2018	Helsinki	14 500		Erikoissijoitusrahasto OP-Vuokratuotto OP-Palvelukiinteistöt	Sampo Group
Office property (Mannerheimintie 164 a)	office	Q2 / 2018	Helsinki	4 671		Erikoissijoitusrahasto eQ Hoivakiinteistöt	Ilmarinen Mutual Pension Insurance Company
Office and retail property (Kaisaniemenkatu 13)	office	Q2 / 2018	Helsinki	4 800	28	Corpus Sireo Real Estate (Fund managed by Swiss Life Asset Managers)	Cromwell Property Group
Office property (Kansakoulunkatu 3)	office	Q2 / 2018	Helsinki		19,5	Capman Nordic Real Estate II Fund	City of Helsinki
Vallila konepaja	industrial	Q2 / 2018	Helsinki		11	Private investor (Bruce Oreck)	VR-Yhtymä Oy
Office and retail property (Book House)	office, retail	Q2 / 2018	Helsinki	8 861	108,6	AEW Europe City Retail Fund	Stockmann plc
Office property (HQ of Supercell)	office	Q2 / 2018	Helsinki			Supercell	SRV Rakennus Oy

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Shopping Centre Malmin Nova	retail, office	Q2 / 2018	Helsinki	12 400		Erikoissijoitusrahasto eQ Liikekiinteistöt	Fund managed by Savills Investment Management
Retail and office property (KLUUVI)	retail, office	Q1 / 2018	Helsinki	18 600		Fund managed by AXA Investment Managers – Real Assets	CBRE Global Investors
Kasarmitori car park (part of the Bouwfonds European Real Estate Parking Fund III)	other	Q1 / 2018	Helsinki			Commonwealth Investment B.V.	Bouwfonds Investment Management
Bunkkeri (Jätkäsaari)	warehouse, other	Q1 / 2018	Helsinki	38 800	22,7	SRV Rakennus Oy	City of Helsinki
Two residential properties (211 rental apartments; Towers B and C)	residential	Q1 / 2018	Helsinki		65	LocalTapiola	SRV Rakennus Oy
Three educational properties	other	Q1 / 2018	Helsinki	25 000		Hemsö Fastighets AB	Helsingin Yliopistokiinteistöt Oy
Office property (Töölönlahdenkatu 3)	office	Q1 / 2018	Helsinki	15 800	190	Deka Immobilien Investment GmbH	Ilmarinen Mutual Pension Insurance Company
Local service centre Hertsi	retail	Q4 / 2017	Helsinki	18 500		Fennia Life Aktia Life Insurance Yleisradio Pension Fund	Hartela Oy YIT Rakennus Oy
Kiinteistö Oy Kanavaranta 3-7	retail, office, residential	Q4 / 2017	Helsinki	6 900		TRIUVA Kapitalverwaltungsgesellschaft	Kanavaranta Helsinki Oy
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
Seven educational properties	educational	Q4 / 2017	Helsinki		80,9	Lumo Kodit Oy	City of Helsinki, MRE Real Estate Oy

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Educational property (Puustellinmäki 4-6)	other	Q2 / 2018	Espoo		23	JM Suomi Oy	n/a
Alberga Business Park (Phase E)	office	Q2 / 2018	Espoo	5 600	23,6	Erikoissijoitusrahasto OP-Vuokratuotto	NCC
Residential property (70 rental apartments)	residential	Q2 / 2018	Espoo		10	OP-Vuokratuotto-erikoissijoitusrahasto	YIT Oyj
Residential property (52 rental apartments)	residential	Q2 / 2018	Espoo			TA-Yhtymä Oy	Skanska
Logistic property	industrial	Q1 / 2018	Espoo	18 400		AB Sagax	Oy Hedengren Ab
Logistic property (Juvan teollisuuskatu 25)	industrial	Q1 / 2018	Espoo	66 680		Genesta Nordic Real Estate II (GNRE II)	Fund owned by JP Morgan Asset Management
Data Center (Sinimäentie 12)	industrial	Q4 / 2017	Espoo	7 792		n/a	BüroInvest EU I Fund (Managed by PATRIZIA GewerbeInvest KVG)
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

## Major transactions, 2017Q4-2018Q3, Vantaa

updated 13/9/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property (110 rental apartments)	residential	Q3 / 2018	Vantaa			ICECAPITAL Housing Fund IV Ky	Bonava Oy
Retail property	retail	Q3 / 2018	Vantaa	12 200		Erindale Investment Limited	IKEA Centres
Logistics property (HQ of DSV)	warehouse, office	Q2 / 2018	Vantaa	64 000		Savills IM (on behalf of Vestas Investment Management and a club of Korean investors)	DSV
Commercial property	industrial	Q2 / 2018	Vantaa	6 300	11,2	AB Sagax	Saka Hallikiinteistöt Oy (managed by Sampo Group)
KOy Avian Elämäntuotantokodit	care	Q4 / 2017	Vantaa		21	Hemsö Fastighets AB	YIT
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

## Major transactions, 2017Q4-2018Q3, other areas in Helsinki region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property (47 rental apartments)	residential	Q3 / 2018	Järvenpää			ICECAPITAL Housing Fund IV Ky	Skanska
Industrial property	industrial	Q1 / 2018	Järvenpää	35 000	25	Lujabetoni Oy	n/a
Logistics property	logistics	Q3 / 2018	Kerava	19 000		Broman Group Oy	Kesko

## Major transactions, 2017Q4-2018Q3, Tampere region

updated 13/9/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Healthcare and office property	care, office	Q3 / 2018	Tampere	9 400		Erikoissijoitusrahasto eQ Hoivakiinteistöt	OP Toimitilakiinteistöt
Two residential properties (111 rental apartments)	residential	Q3 / 2018	Tampere	4 587		Kruunuasunnot Oy	Pohjola Rakennus Oy
Office and industrial property (Patamäenkatu 7)	office, industrial	Q3 / 2018	Tampere	18 500	10,3	AB Sagax	Alma Media Oyj
Care property	care	Q2 / 2018	Tampere		15	Erikoissijoitusrahasto OP-Palvelukiinteistöt	YIT
Asunto Oy Lempi (106 rental apartments)	residential	Q2 / 2018	Tampere			LähiTapiola Core Kiinteistöt Ky	Bonava Oy
Office property and 200 parking lots	office	Q2 / 2018	Tampere			Finnpark	VR-Yhtymä Oy
Office and retail property (PMKtalo)	office, retail, warehouse	Q2 / 2018	Tampere	15 000		Erikoissijoitusrahasto Trevian Suomi Kiinteistöt I	Renor Oy
Pyynikin Trikkoo	office, retail, warehouse	Q1 / 2018	Tampere	34 000		Fund managed by Aberdeen Standard Investment	Varma Mutual Pension Insurance Company
Three care properties	care	Q1 / 2018	Tampere	11 000	7,4	SBB i Norden AB	n/a
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 Kiinteistösijoitus Oy)

## Major transactions, 2017Q4-2018Q3, Turku region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Two office properties	office	Q3 / 2018	Turku	10 100		Kielo AB	Turun TeknologiaKiinteistöt Oy
Hotel property (Michailowinkatu 1)	hotel	Q2 / 2018	Turku			Erikoissijoitusrahasto OP-Palvelukiinteistöt	n/a
Original Sokos Hotel Kupittaa	hotel	Q2 / 2018	Turku		30	Rausanne Oy	YIT
Two care properties	care	Q2 / 2018	Turku, Kaarina		12	Hemsö Fastighets AB	Hartela
Retail and office property (Yliopistonkatu 31)	retail, office	Q2 / 2018	Turku	10 000		Kansallis-yhtiöt	Turun Seudun Osuuspankki , Jenny & Antti Wihuri Foundation
Two residential properties	residential	Q4 / 2017	Turku	4 584	21	Fund managed by AXA Investment Managers – Real Assets	Auratum Kiinteistöt Oy



## Major transactions, 2017Q4-2018Q3, Jyväskylä region

updated 13/9/2018

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Shopping centre Muurame	retail	Q3 / 2018	Muurame			Erikoissijoitusrahasto Evli vuokratuotto	Apteekkien Eläkekassa
Shopping centre (Muuramekeskus)	retail	Q3 / 2018	Muurame	11 000		Special investment fund Trevian Finland Properties I	Finanssineliö Oy
Retail property	retail	Q2 / 2018	Jyväskylä	10 000		Nordea Life Assurance Finland Ltd	Callardo Capital Oy
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

## Major transactions, 2017Q4-2018Q3, Lahti region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Office property (Vapaudenkatu 22)	office	Q3 / 2018	Lahti	6 100		Kielo AB	Royal House Oy
BW Tower	office	Q2 / 2018	Lahti	7 800		CORUM Origin SCPI (fund managed by CORUM AM)	Keskinäinen Vakuutusyhtiö Fennia Aktia Henkivakuutus Oy
Warehouse property	retail	Q1 / 2018	Lahti		7,2	Ferguson Property (Finland) Oy	DT Finland Oy
Retail property (Old bus station)	retail	Q4 / 2017	Lahti	2 000		Corum AM	SSR Group

## Major transactions, 2017Q4-2018Q3, Kuopio region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Nursing home (65 serviced apartments)	care	Q2 / 2018	Kuopio		10	Suomen Hoivatilat Oyj	Rakennusliike Lapti Oy
Two residential properties	residential	Q2 / 2018	Kuopio			Diretor Oy Nordic Business Investments Oy	Kuopion Opiskelija-asunnot Oy
Retail property (Kauppakatu 41)	retail	Q2 / 2018	Kuopio	10 300	22	Erikoissijoitusrahasto Fennica Toimitilat I	Citycon Oyj
Three residential properties	residential	Q4 / 2017	Kuopio	8 000		Diretor Oy Nordic Business Investments Oy	Kuopion Opiskelija-asunnot Oy
Care property (Koy Männistön Kalevalankatu 31-33)		Q4 / 2017	Kuopio	2 630		Erikoissijoitusrahasto OP-Vuokratuotto	Lujatalo Oy

## Major transactions, 2017Q4-2018Q3, 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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Industrial property	industrial	Q3 / 2018	Kauhava	18 000		PIRISTEEL OY	Trevian Retail I
Retail property	retail	Q3 / 2018	Kouvola	12 000		Sislin Oy	Trevian Retail I KY
Educational properties	other	Q3 / 2018	Joensuu	2 920		Rakennusliike Soimu Oy	Suomen Yliopistokiinteistöt Oy
Three retail properties	retail	Q3 / 2018	Kemi, Saarijärvi	11 000	16,5	Cibus Nordic Real Estate AB	Private investors
Residential property (Vanainkatu 4)	residential	Q2 / 2018	Hämeenlinna			Erikoissijoitusrahasto OP-Vuokratuotto	YIT
Seven care properties	care	Q2 / 2018	Imatra	21 642	21,8	Attendo Oy	City of Imatra
Powergate II	office	Q2 / 2018	Vaasa	16 700		Nordisk Renting	Oy Vaasa Parks Ab
Logistics property	industrial	Q2 / 2018	Hämeenlinna	9 000		NREP Nordic Strategies Fund III	Fund managed by Auratum Kiinteistöt Oy
Koy Porin Linnankulma	care	Q2 / 2018	Pori		16	Erikoissijoitusrahasto eQ Hoivakiinteistöt	Suomen Terveystalo Oy
Industrial property	industrial	Q1 / 2018	Vaasa		7	KPO-kiinteistöt Oy	Minimani yhtiöt Oy
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