

Index	page
Major portfolio transactions, located in several cities	1-2
Major transactions, Helsinki	3-4
Major transactions, Espoo	5
Major transactions, Vantaa	6
Major transactions, other areas in Helsinki region	6
Major transactions, Tampere and Turku regions	7
Major transactions, Jyväskylä, Lahti, Kuopio and Oulu regions	8
Examples of major transactions in other cities	9

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 2,200 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, 2018Q1-2018Q4

updated 15/1/2019

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential portfolio (1740 rental apartments)	residential	Q4 / 2018	many	100 000		Bayerische Versorgungskammer	ICECAPITAL Housing Fund III Ky
Two residential properties (91 rental apartments)	residential	Q4 / 2018	Espoo, Vantaa			ICECAPITAL Housing Fund IV Ky	Bonava Oy
16 retail properties	retail	Q4 / 2018	many	35 500	44,5	Trophi Fastighets AB	Elite Kiinteistökehitysrachasto I Ky
Five industrial properties	industrial	Q4 / 2018	many			AB Sagax	n/a
Three logistics properties	retail	Q4 / 2018	Espoo, Helsinki, Vantaa	48 000		Conficap Oy	Fund managed by Aberdeen Standard Investments
Six retail properties	retail	Q4 / 2018	many	23 000	30	Cibus Nordic Real Estate AB	WasaGroup Fund I & III
11 office properties	office	Q4 / 2018	many	61 972	113,1	Cromwell European REIT	n/a
13 care properties	care	Q4 / 2018	many	14 300	48	Origa care AB (Managed by Pareto Business Management)	Erikoissijoitusrahasto Titanium Hoivakiinteistö
Five industrial properties	industrial	Q4 / 2018	Tampere, Jyväskylä			AB Sagax	n/a
Technopolis Oyj	office	Q4 / 2018	Many	428 700	ca. 950	Kildare Nordic Acquisitions S.à r.l (owned by Kildare European Partners II, L.P)	Shareholders of Technopolis Plc
Six care properties	care	Q4 / 2018	many		20	Evli Healthcare I Ky	FinCap Private investors
Three properties	logistics, office, retail	Q3 / 2018	Turku, Riihimäki	62 970		Erikoissijoitusrahasto Trevian Suomi Kiinteistöt I	Private investors
Six hotel properties (870 hotel rooms)	hotel	Q3 / 2018	Turku, Kemi, Rauma, Inari, Kuusamo, Sotkamo	43 500	74,2	Corum AM	CapMan Hotels RE Ky
Retail and office properties	retail, office	Q3 / 2018	Järvenpää, Valkeakoski	11 973		Erikoissijoitusrahasto eQ Liikekiinteistöt	Ilmarinen Mutual Pension Insurance Company
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 Varma Mutual Pension Insurance Company

Major portfolio transactions, located in several cities, 2018Q1-2018Q4
updated 15/1/2019

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
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	Erikoissijoitusrahasto OP-Vuokratuotto
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
<u>Four office properties</u> Keilaranta 5 Keilaranta 7 Korkeavuorenkatu 32 Korkeavuorenkatu 34	office	Q1 / 2018	Helsinki, Espoo	15 800		Sirius Capital Partners	NIAM
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 Kiinteistökehitysrahasto 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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Helsinki Court House	office, other	Q4 / 2018	Helsinki	50 000	200	Hemsö Fastighets AB	Sponda Oyj
Office property (Alvar Aallon katu 3)	office	Q4 / 2018	Helsinki	11 845	116	M&G European Property Fund	Ilmarinen Mutual Pension Insurance Company
Tripla Workery offices	office	Q4 / 2018	Helsinki	50 000		Unnamed international Investor	YIT Oyj
Office property (Teollisuuskatu 21)	office	Q4 / 2018	Helsinki	20 000	50	Erikoissijoitusrahasto eQ Liikekiinteistöt	LocalTapiola Mutual Life Insurance Company
Hotelli Katajanokka Oy	hotel	Q4 / 2018	Helsinki			Erikoissijoitusrahasto Fennica Toimitilat I	n/a
Office property (Former HQ of Berner Oy)	office	Q4 / 2018	Helsinki			n/a	Berfin Oy
Office property (The Custom House)	office	Q4 / 2018	Helsinki	10 000		Fund managed by BlackRock Real Assets	Bankruptcy estate of the construction company Lapis Rakennus Oy
Shopping centre Itis	retail	Q4 / 2018	Helsinki		516	Fund advised by Morgan Stanley Real Estate Investing	Wereldhave
Three office properties	office	Q4 / 2018	Helsinki	33 000		Conficap Oy	Fund managed by Aberdeen Standard Investment
Hotel and office property (Kaivokatu 12)	hotel, office, retail	Q3 / 2018	Helsinki	12 333		HYY Yhtymä	Sponda Oyj
Office property (Fredriksberg A)	office	Q3 / 2018	Helsinki	9 000	45	Swiss Life Asset Managers	NCC Property Development Finland
Residential property (68 rental apartments)	residential	Q3 / 2018	Helsinki		18	Lumo Kodit Oy	Henna and Pertti Niemistö Art Foundation ARS FENNICA sr
Office property (Urban Environment House)	office	Q3 / 2018	Helsinki	27 500	165	Union Investment Real Estate GMBH	Kiinteistö Oy Helsingin Kalasataman Kymppi (City of Helsinki)
Office property (Porkkalankatu 5)	office	Q3 / 2018	Helsinki	12 360		BlackRock Real Assets Institutional Investment Partners (2IP)	Fund managed by AXA IM - Real Assets
Office property (Vuorikatu 20)	office	Q3 / 2018	Helsinki	5 900		Conficap Oy	Unnamed international investor
Office property (HQ of Telia)	office	Q3 / 2018	Helsinki	50 000		YIT Oyj	Telia Finland Oyj
Office property (HQ of Skanska)	office	Q3 / 2018	Helsinki	9 100		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

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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Office and educational property (Tietotie 6)	office, educational	Q4 / 2018	Espoo	26 000		Erikoissijoitusrahasto eQ Hoivakiinteistöt	Regenero (HGR Property Partners Oy & YIT Oyj)
Office property (Spektrin Kvartti)	office	Q3 / 2018	Espoo	7 219		Spektri Kiinteistöt Ky	Keva
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	Erikoissijoitusrahasto OP-Vuokratuotto	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

Major transactions, 2018Q1-2018Q4, Vantaa

updated 15/1/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property (70 rental apartments)	residential	Q4 / 2018	Vantaa		15	Erikoissijoitusrahasto OP-Vuokratuotto	YIT
Warehouse property (Tikkurilantie 5)	warehouse	Q4 / 2018	Vantaa	62 297		AB Sagax	Ilmarinen Mutual Pension Insurance Company
Shopping centre Martinlaakson Ostari	retail	Q4 / 2018	Vantaa			VVT Property Fund I Ky	Fund managed by Cerberus Capital Management
Residential property (110 rental apartments)	residential	Q3 / 2018	Vantaa			ICECAPITAL Housing Fund IV Ky	Bonava Oy
Retail property (Porttipuistontie 1)	retail	Q3 / 2018	Vantaa	12 200		Erindale Investment Limited	IKEA Centres
Two office properties (Plaza Pilke, Plaza Hehku)	office	Q3 / 2018	Vantaa	11 000	34	Fund managed by Tristan Capital Partners	Union Investment
Logistics property (Katariinantie 14-16)	logistics	Q2 / 2018	Vantaa	42 000		DWS on behalf of a German institutional client	Elo Mutual Pension Insurance Company LocalTapiola General Mutual Insurance Company
Logistics property (HQ of DSV)	logistics, 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)

Major transactions, 2018Q1-2018Q4, 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, 2018Q1-2018Q4, Tampere region

updated 15/1/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Care property	care	Q4 / 2018	Tampere		12	Erikoissijoitusrahasto OP-Palvelukiinteistöt	YIT
Residential property (112 rental apartments)	residential	Q3 / 2018	Tampere			SL-Asunnot Oy	Nuorisosäätiö
Healthcare and office property (Biokatu 12)	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 (Meesakatu 5)	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	1 800	12	Finnpark	VR-Yhtymä Oy
Office and retail property (PMK building)	office, retail, warehouse	Q2 / 2018	Tampere	15 000	10,5	Erikoissijoitusrahasto Trevian Suomi Kiinteistöt I	Renor Oy
Pyynikin Trikoo	office, retail, warehouse	Q1 / 2018	Tampere	34 000		Fund managed by Aberdeen Standard Investment	Varma Mutual Pension Insurance Company

Major transactions, 2018Q1-2018Q4, Turku region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Three retail properties (Raisiontori 5, Raisiontori 7, Tasalanaukio 1)	retail	Q4 / 2018	Raisio	8 046		Trevian Finland Properties I	Kiinteistövarainhoito KVH Oy
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

Major transactions, 2018Q1-2018Q4, Jyväskylä region

updated 15/1/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Residential property (139 rental apartments)	residential	Q4 / 2018	Jyväskylä			LähiTapiola Aluekiinteistöt Ky LähiTapiola Core Kiinteistöt Ky	Skanska
Office property (Kauppakatu 18)	office	Q4 / 2018	Jyväskylä	6 731	9,3	IVH Kampus Ky	Royal House Oy
Logistics property	logistics	Q3 / 2018	Jyväskylä	14 000	15,3	AB Sagax	Lauri Vähälä Oy
Shopping centre Muurame	retail	Q3 / 2018	Muurame			Erikoissijoitusrahasto Evli vuokratuotto	Apteekkien Eläkekassa
Shopping centre (Muuramekeskus)	retail	Q3 / 2018	Muurame	11 000		Erikoissijoitusrahasto Trevian Suomi Kiinteistöt I	Finanssineliö Oy
Retail property	retail	Q2 / 2018	Jyväskylä	10 000		Nordea Life Assurance Finland Ltd	Callardo Capital Oy

Major transactions, 2018Q1-2018Q4, 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 Teollisuusliitto ry
Warehouse property	retail	Q1 / 2018	Lahti		7,2	Ferguson Property (Finland) Oy	DT Finland Oy

Major transactions, 2018Q1-2018Q4, Kuopio region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Three residential properties (135 rental apartments)	residential	Q3 / 2018	Kuopio			Olo Asunnot	Niiralan Kulma
Five residential properties (214 rental apartments)	residential	Q2 / 2018	Kuopio			Diretor Oy Nordic Business Investments Oy	Niiralan Kulma
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

Major transactions, 2018Q1-2018Q4, Oulu region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Oulun Medikiinteistöt Oy (500 rental apartments)	residential	Q3 / 2018	Oulu			Lapti Group	Pohjois-Pohjanmaan sairaanhoitopiiri
Office and retail property (Taka-Lyötyn katu 4)	office	Q1 / 2018	Oulu		6,8	RT-Rakennusteho RIPA Invest Oy LähiTapiola Tontit II Ky	n/a

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Shopping centre Sampokeskus	retail	Q4 / 2018	Rovaniemi	14 400	16	Trevian Finland Properties I	Citycon Finland Oy
Hotel property (Original Sokos Hotel Royal)	hotel	Q3 / 2018	Vaasa			KPO-Kiinteistöt Oy	CapMan Hotels RE Ky
Industrial property	industrial	Q3 / 2018	Kauhava	18 000		Piristeel Oy	Trevian Retail I Ky
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