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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 almost 2,500 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, 2018Q2-2019Q1

updated 15/4/2019

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
600 residential apartments	residential	Q1 / 2019	many		100	Joint Venture by YIT, Oma Säästöpankki, LähiTapiola Etelä-Pohjanmaa, and other Finnish private investment companies	YIT Oyj
Five retail properties	retail	Q1 / 2019	many	15 800	25	Cibus Nordic Real Estate AB	Private investors
Three care properties	care	Q1 / 2019	many		14	Evli Healthcare I Ky	WGF Fund II FinCap
Residential and care properties	residential, care	Q1 / 2019	Helsinki, Hämeenlinna		54	Erikoissijoitusrahasto OP-Vuokratuotto Erikoissijoitusrahasto OP-Palvelukiinteistöt	YIT Oyj
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	Trophii Fastighets AB	Elite Kiinteistökehitysrahasto 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
Residential portfolio (824 rental apartments)	residential	Q3 / 2018	many	45 678		Aberdeen Standard Pan-European Residential Property	LocalTapiola Group
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
Three office properties	office	Q3 / 2018	Espoo, Helsinki, Vantaa	53 000		Kielo AB	NIAM

## Major portfolio transactions, located in several cities, 2018Q2-2019Q1

updated 15/4/2019

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Six care properties	care	Q3 / 2018	many		24	Evli Healthcare I Ky	Siklatilat Oy
Three retail properties	retail	Q3 / 2018	Kemi, Saarijärvi	11 000	16,5	Cibus Nordic Real Estate AB	Private investors
Eight office properties	office	Q3 / 2018	Helsinki, Espoo, Vantaa	66 500		AREIM Fund III	European Property Investors Special Opportunities 4 fund (EPIISO 4, managed by Tristan Capital Partners) Avant Capital Partners Varma Mutual Pension Insurance Company
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

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Koy Keskuskatu 1B	office	Q1 / 2019	Helsinki			Nordea Life Assurance Finland Ltd	Sponda
Office property (Antinkatu 1)	office	Q1 / 2019	Helsinki	11 230		Schroder Nordic Real Estate Fund	Genesta Nordic Real Estate Fund II (GNRE Fund II)
Atlas building	office	Q1 / 2019	Helsinki	12 200		BlackRock Eurozone Core Fund (managed by BlackRock Real Assets)	OP-Henkivakuutus
Office property (Itämerenkatu 5)	office	Q1 / 2019	Helsinki	8 800	41	Erikoissijoitusrahasto eQ Liikekiinteistöt	Fund managed by PATRIZIA Immobilien AG
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		Fund managed by Commerz Real	YIT Oyj
Office property (Teollisuuskatu 21)	office	Q4 / 2018	Helsinki	20 000	50	Erikoissijoitusrahasto eQ Liikekiinteistöt	LocalTapiola Mutual Life Insurance Company
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
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 (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

## Major transactions, 2018Q2-2019Q1, Helsinki

updated 15/4/2019

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
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 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

## Major transactions, 2018Q2-2019Q1, Espoo

updated 15/4/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Bredis (Sinimäentie 18-22)	retail	Q1 / 2019	Espoo			Erikoissijoitusrahasto eQ Liikekiinteistöt	NREP
Office and educational property (Tietotie 6)	office, educational	Q4 / 2018	Espoo	26 000		Erikoissijoitusrahasto eQ Hoivakiinteistöt	Regenero (HGR Property Partners Oy & YIT Oy)
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

## Major transactions, 2018Q2-2019Q1, Vantaa

updated 15/4/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Shopping centre Jumbo (34%)	retail	Q1 / 2019	Vantaa		248,6	Elo Mutual Pension Insurance	Unibail-Rodamco-Westfield
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

## Major transactions, 2018Q2-2019Q1, other areas in Helsinki region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Logistics property (Gneissitie 2)	logistics	Q3 / 2018	Mäntsälä	19 700		Fund managed by NRP Wilfast	Maskun kalustetalo Oy
Residential property (47 rental apartments)	residential	Q3 / 2018	Järvenpää			ICECAPITAL Housing Fund IV Ky	Skanska
Logistics property	logistics	Q3 / 2018	Kerava	19 000		Broman Group Oy	Kesko

## Major transactions, 2018Q2-2019Q1, Tampere region

updated 15/4/2019

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

## Major transactions, 2018Q2-2019Q1, Turku region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Retail and office property	retail, office	Q1 / 2019	Turku	10 200		Fund managed by Quadoro Doric Real Estate GmbH	Unnamed Joint Venture
KOy Trivium Retoriikka	office	Q1 / 2019	Turku	10 000	29	Veritas Pension Insurance	YIT Oyj
Logomon toimistot Oy	office	Q1 / 2019	Turku	10 000		Erikoissijoitusrahasto Aktia Toimitilakiinteistöt	Hartela Länsi-Suomi Oy City of Turku
Eight care properties	care	Q1 / 2019	Turku	80 000	130	Hemsö Fastighets AB	City of Turku
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
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, 2018Q2-2019Q1, Jyväskylä region

updated 15/4/2019

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
K Oy Jyväskylän Kävelykatu 37	retail	Q1 / 2019	Jyväskylä	6 121	12	IVH Kampus Ky	Private investors
Retail property (Kauppakulma)	retail	Q1 / 2019	Jyväskylä			Royal House Oy	n/a
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, 2018Q2-2019Q1, Lahti region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
As Oy Lahden Kyösti Kallion katu 3	care	Q1 / 2019	Lahti	6 050		Pohjoismaiden Hoivatalot Oy	Skanska Talonrakennus Oy
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

## Major transactions, 2018Q2-2019Q1, Kuopio region

Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Asunto Oy Kuopion Lehtorin	residential	Q1 / 2019	Kuopio			OP-Vuokratuotto -erikoissijoitusrahasto	YIT Suomi Oy
Kuopion Portti phase A (commercial premises)	office, retail	Q1 / 2019	Kuopio	3 484		Elite Vuokratuotto	Rakennusliike Lapti Oy
Retail property	retail	Q1 / 2019	Siilinjärvi	4 500	5	Cibus Nordic Real Estate AB	Private developer
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, 2018Q2-2019Q1, 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



Asset	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
Seinäjäki courthouse	other	Q1 / 2019	Seinäjäki	3 000		Trevian Finland Properties I	Alfred Kordelinin säätiö
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
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