

Index	page
Major portfolio transactions, located in several cities	1-2
Major transactions, Helsinki	3-4
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 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).



Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
542 residential apartments	residential	Q2 / 2019	Espoo, Turku, Kirkkonummi, Riihimäki,			Fund managed by DWS Real Estate GmbH	Lehto Asunnot Oy
48 care properties	care	Q2 / 2019	many		142	Samhällsbyggnadsbolaget i Norden AB (publ)	Erikoissijoitusrahasto eQ Hoivakiinteistöt
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	Trophie 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

Major portfolio transactions, located in several cities, 2018Q3-2019Q2

updated 6/5/2019

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Purchaser	Seller
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
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 (EPISO 4, managed by Tristan Capital Partners) Avant Capital Partners Varma Mutual Pension Insurance Company

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

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

Major transactions, 2018Q3-2019Q2, Vantaa

updated 6/5/2019

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

Major transactions, 2018Q3-2019Q2, 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, 2018Q3-2019Q2, Tampere region

updated 6/5/2019

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

Major transactions, 2018Q3-2019Q2, 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

Major transactions, 2018Q3-2019Q2, Jyväskylä region

updated 6/5/2019

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

Major transactions, 2018Q3-2019Q2, 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

Major transactions, 2018Q3-2019Q2, 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

Major transactions, 2018Q3-2019Q2, 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