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Major Property Company and Portfolio Transactions, years 2009-2010

updated 4/3/2010

Property Company / Portfolio	Type of use	Time	Location	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Two properties, Ansatie and Tulkintie	logistics	Q1 / 2010	Vantaa	27 000	~30	8	Sagax Finland Oy	
Portfolio of 13 properties	retail	Q4 / 2009	many	111 000	156		Varma Mutual Pension Insurance Company	Kesko Oyj
Portfolio of 5 properties	logistics	Q4 / 2009	many		15		Ilmarinen	Nurminen Logistics
Portfolio of 5 properties	industrial	Q4 / 2009	many		12,5		PE Kiinteistörahasto I Ky	Etera
Portfolio of 11 properties	industrial, logistics	Q4 / 2009	many	26 483	14,2		PE Kiinteistörahasto I Ky	Panostaja Oyj
Portfolio	office, retail	Q3 / 2009	many	50 000			ANL Kiinteistöt I Ky	Trackside Holding
Three retail projects	retail	Q3 / 2009	Vantaa, Vaasa	6 000	10			Sjaelso Finland Oy
4 properties	industrial, office	Q3 / 2009	Vantaa	60 000	77		NV Property Fund I Ky	Finnair Facilities Management Oy
7 nursing homes	other	Q2 / 2009	many	13 500			Ilmarinen Mutual Pension Insurance Company, EPI Healthcare I	Mikeva
Portfolio	office, retail	Q2 / 2009	many		ca. 50		Trackside Holding	Landic Property
Two properties	logistics	Q2 / 2009	Vantaa	20 500	20,1		Property investment company owned by Mandatum Life Insurance Company Limited and Kaleva Mutual Insurance Company	Sponda Plc
Portfolio of four properties	retail	Q1 / 2009	Helsinki, Tampere	26 000	50		Kesko Pension Fund	Kesko Group

Major Transactions, years 2009-2010, Helsinki

updated 4/3/2010

Building	Type of use	Time	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Office property, Pohjoinen Rautatiekatu 25	office	Q1 / 2010	5 600	17,5		The Local Government Pensions Institution	Etera, Finnish Paper Workers' Union
Koy Vanhajämerä, Albertinkatu 36 / Lönnrotinkatu 27	office	Q4 / 2009	5 185	10		CapMan Hotels RE Ky	Sponda Oyj
Property, Kaarlenkatu 7	other	Q4 / 2009	2 731	8,3	9,5	OP-Henkivakuutus Oy	Koy Kaarlenkatu 7
Koy Ludviginkatu 3-5	office, retail	Q3 / 2009	4 000			EM Group	CapMan Real Estate I Ky
Property, Munkkiniemen puistotie 25	office	Q2 / 2009	6 700			CapMan Real Estate I Ky	IVG Polar Oy
Logistics centre	logistics	Q2 / 2009	38 400			Ilmarinen	John Nurminen
Sports and wellness centre, Salmisaari		Q1 / 2009	20 000	37		Varma Mutual Pension Insurance Company	YIT

Major Transactions, year 2009, Espoo

updated 4/3/2010

Building	Type of use	Time	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Polaris Business Park, phase II	office	Q4 / 2009	6 000	~20		IVG Institutional Funds GmbH	NCC Property Development Oy, Oy Alfred A. Palmberg Ab
Swing Life Science Center	office	Q2 / 2009	32 124	120		Commerz Real AG	Etera Mutual Pension Insurance Company
Koy Nihtisillankuja 6	office	Q1 / 2009				Tapiola	Private investors
Espoon Länsituulentie 12	retail	Q1 / 2009	9 585			Tapiola KR III Ky	Tapiola

Major Transactions, years 2009-2010, Vantaa

updated 4/3/2010

Building	Type of use	Time	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Avia Line II	office	Q1 / 2010	3 000	8		IVG Institutional Funds GmbH	YIT Rakennus Oy
Koy Tammiston Tähti	retail	Q4 / 2009	4 400			Keskinäinen Henkivakuutusyhtiö Suomi	Lemminkäinen Oyj
Logistics property, Honkanummentie 3-7	logistics	Q4 / 2009	32 000	~16		AB Sagax	
Airport Plaza Business Park, Rondo	office	Q1 / 2009	5 100	17		Paperiliitto, Metallityöväenliitto and Palkansaajasaatiö	NCC Property Development
Kesko warehouse property (KV2), Hakkiila	logistics, office	Q1 / 2009	60 000			Varma Mutual Pension Insurance Company	Nordisk Renting Oy

Major Transactions, year 2009 , Other areas in Helsinki Region

updated 4/3/2010

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Koy Järvenpään Myllytie 1a	retail, office	Q3 / 2009	Järvenpää	5 950	17		VR Pension fund	YIT Rakennus Oy
Koy Tuusulan Pysäkkikuja 1	retail	Q2 / 2009	Tuusula	8 300			CapMan Real Estate I Fund	Niam Fund III and the Whitehall Street Real Estate Funds

Major Transactions, years 2009-2010, Tampere and Turku areas

updated 4/3/2010

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Hämeenkatu 22	office, retail	Q4 / 2009	Tampere	6 898			Private investor	ANL Kiinteistöt 1 Ky
Property	warehouse	Q3 / 2009	Tampere	11 000	~9		AB Sagax	Tibnor AB
Tulli Business Park, fourth phase	office	Q2 / 2009	Tampere		20		UBS (D) Euroinvest Immobilien Fund	NCC Property Development Oy
Turun Sampotalo	office, retail	Q1 / 2010	Turku	9 700			Aberdeen European Balanced Property Fund	REDEVCO
Kultatalo, Aurakatu 12	retail, office	Q2 / 2009	Turku	6 400			Åbo Akademi säätiö	Sampo Group

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Property, Kujala	logistics	Q4 / 2009	Lahti	14 500	12		Varma Mutual Pension Insurance Company	YIT Rakennus Oy
Property, Vasarakatu 13	retail, warehouse	Q4 / 2009	Jyväskylä	4 500			Henki-Fennia	NREP Finland 4 Oy
K-Citymarket property	retail	Q2 / 2009	Jyväskylä				Varma Mutual Pension Insurance Company	Kesko Oyj
Palokankeskus, phase III (retail project)	retail	Q1 / 2009	Jyväskylä	29 000	35		Varma Mutual Pension Insurance Company	Skanska
Rusko Campus	industrial, office	Q4 / 2009	Oulu	70 000			NV Property Fund I Ky	Nokia Siemens Networks Oy
Koy Rotuaarin Portti, Kirkkokatu 6	office, retail	Q4 / 2009	Oulu	4 119			Local foundations	ANL Kiinteistöt 1 Ky

Examples of Transactions in Other Cities, years 2009-2010

updated 4/3/2010

Building	Type of use	Time	Location	Size [sqm]	Price [M€]	Yield [%]	Purchaser	Seller
Chydenia I shopping centre	retail	Q1 / 2010	Kokkola	7 852			Aberdeen European Balanced Property Fund	Rockspring PIM
Isokatu 14	office, retail	Q4 / 2009	Pietarsaari	3 344			Private investor	ANL Kiinteistöt 1 Ky
Joensuu Shopping Centre, Kauppakatu 32	retail	Q4 / 2009	Joensuu	15 000	25,5		Fennia	YIT Rakennus Oy
Property, Alvar Aallon katu 5	office	Q3 / 2009	Seinäjoki	6 413			Etera Mutual Pension Insurance Company	Oy Konte Ab
Koy Keinusaaren toimistotalo 1	office	Q2 / 2009	Hämeenlinna	4 200	11,5		Real Estate Fund Finland I Ky	NCC Property Development Oy
Sokos	retail, office	Q2 / 2009	Mikkeli	11 000			Osuuskauppa Suur-Savo	SOK
Lempola Retail Park, phases I-II	retail	Q2 / 2009	Lohja		16		Varma	NCC Property Development Oy
Summa Mill premises	industrial	Q1 / 2009	Hamina		40		Google	Stora Enso