



**FINLAND
MULTIFAMILY MARKET**

Q1/2020

CBRE RESEARCH

**NORDICS REAL ESTATE
MARKET SNAPSHOT**

CBRE

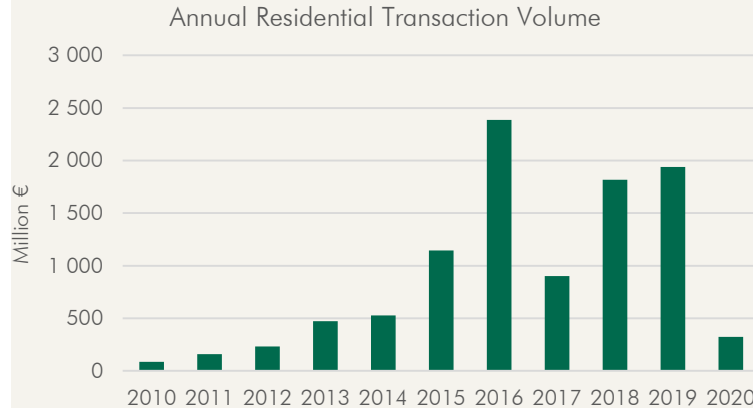
FINNISH MULTIFAMILY MARKET KEY FIGURES IN Q1/2020

ANOTHER STRONG QUARTER FOR MULTIFAMILY

Multifamily continues to be an interesting sector for domestic and international investors with a total investment volume of €1.95 billion in the last 12 months and a slightly stronger first quarter in 2020 than a year ago.

In the first quarter of 2020 the most notable deals were Areim acquiring a portfolio of 17 residential properties from Ilmarinen and Kojamo acquiring a 676 apartment portfolio from SRV for €197 million.

Investment Volume
€1.95bn TTM
€0.32bn Q1/2020
 ▲ +2% (Y-o-Y %)



Source: CBRE Research



Cross-border investments
€0.66bn



Share of total investment volume
23%



Number of transactions
65



Largest single transaction
€0.2bn



Prime yield
3.25%

Source: CBRE Research

WHAT ARE THE MAIN DRIVERS IN THE FINNISH MULTIFAMILY MARKET

LOOKING AHEAD

During the last few years the Finnish multifamily market has seen a large inflow of foreign capital looking for attractive risk adjusted returns. We believe the interest in the multifamily sector will continue to be strong.

Despite the current market turbulence from COVID-19, we believe the investor sentiment will remain positive towards the multifamily segment. Multifamily will most likely be one of the least impacted sectors in commercial real estate due to stable demand and attractive risk adjusted returns.

Notable Multifamily Transactions in Q1/2020

676 APARTMENT RESIDENTIAL PORTFOLIO

Sale price: €197 million

Sale date: 3/2020

Buyer: KojamoOyj

Seller: SRV

Size: confidential

Apartments: 676

Location: Helsinki, Espoo

PORTFOLIO OF 17 RESIDENTIAL PROPERTIES

Sale price: confidential

Sale date: 2/2020

Buyer: Areim

Seller: Ilmarinen

Size: 53,650 sq m

Apartments: 900

Location: Helsinki, Vantaa, Turku, Tampere, Järvenpää, Hyvinkää, Lappeenranta, Tornio

Helsinki Metropolitan Area Key Figures Y-o-Y Change



Construction Starts
Jan 2020 TTM

15,567 units

▼ -1.1%



New Completions
Jan 2020 TTM

15,115 units

▲ +15.8%



Average Monthly Rent
Q4/2019

19.74 €/sqm

▲ + 3%



Average Sale Price
Q4/2019

3,704 €/sqm

▲ + 0.8%



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