

# Finland Real Estate Investment Volumes Q2 2025

The Finnish investment market saw another strong quarter, with a total investment volume of €1 billion in the second quarter, representing a 38% year-over-year increase. The trailing twelve-month volume also saw growth, rising 28% to reach €3.2 billion. The Helsinki Metropolitan Area accounted for 37% of the total investment, while cross-border investors contributed 66% of the total volume during the first quarter.

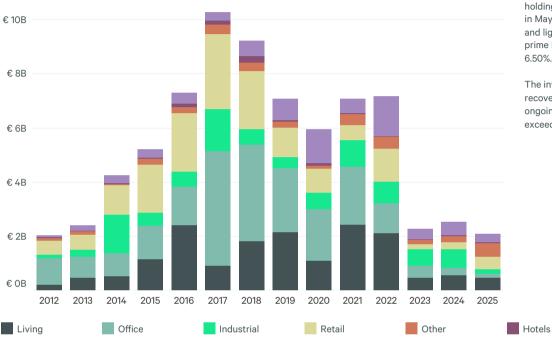
The residential sector led investment activity in the second quarter, comprising 32% of the total volume, followed by healthcare at 21%. The most notable deal of the quarter was Kojamo's divestment of 44 rental housing properties to Apollo Global Management and Avant Capital Partners in June, for €242 million. Other significant transactions included the sale of the Mylly shopping center in Raisio in April, Turun Osuuskauppa purchasing the property from SOK, and Public Property Investment's acquisition of two modern healthcare and community properties, including office space, in Vantaa from eQ in June.



#### **Investment Volumes by Sector** (Finland) **Investment Volumes in Nordics region** LIVING € 330M Y-on-Y Change TTM TTM: € 556M NORWAY HEALTHCARE € 3.0B € 208M Y-on-Y Change TTM **FINI AND** TTM: € 511M TTM: € 6.5B € 1.0B INDUSTRIAL 9% Increase -23% TTM: € 3.2B € 154M Y-on-Y Change TTM TTM: € 509M 28% Increase **OFFICE** € 143M Y-on-Y Change TTM TTM: € 352M **DENMARK RETAIL SWEDEN** € 2.7B € 140M Y-on-Y Change TTM € 2.8B TTM: € 8.8B TTM: € 500M 23% Increase TTM: € 12.9B OTHER 406% 44% Increase € 43M Y-on-Y Change TTM TTM: € 715M HOTELS Y-on-Y Change TTM TTM: € 49M © 2025 Mapbox © OpenStreetMap

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# **Investment Volumes Annual by Sector** (Finland)



The pricing environment remained stable in the second quarter, with most prime yields holding steady. However, the prime residential yield experienced a 10 bps compression in May, currently standing at 4.40%, with a positive outlook. Prime logistics, warehouse, and light industrial yields are currently at 5.40%, 6.75%, and 7.75%, respectively. The prime Helsinki CBD office yield is at 5.50%, while the prime shopping center yield is at 6.50%.

The investment market has shown a strong start to the year, exhibiting signs of recovery compared to previous years. Based on the current investment pipeline and ongoing active investor discussions, we forecast the investment volume to clearly exceed the levels of the past two years and surpass the €3 billion mark in 2025.

Note: 2025 annual numbers account till 6/30/2025

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Healthcare

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