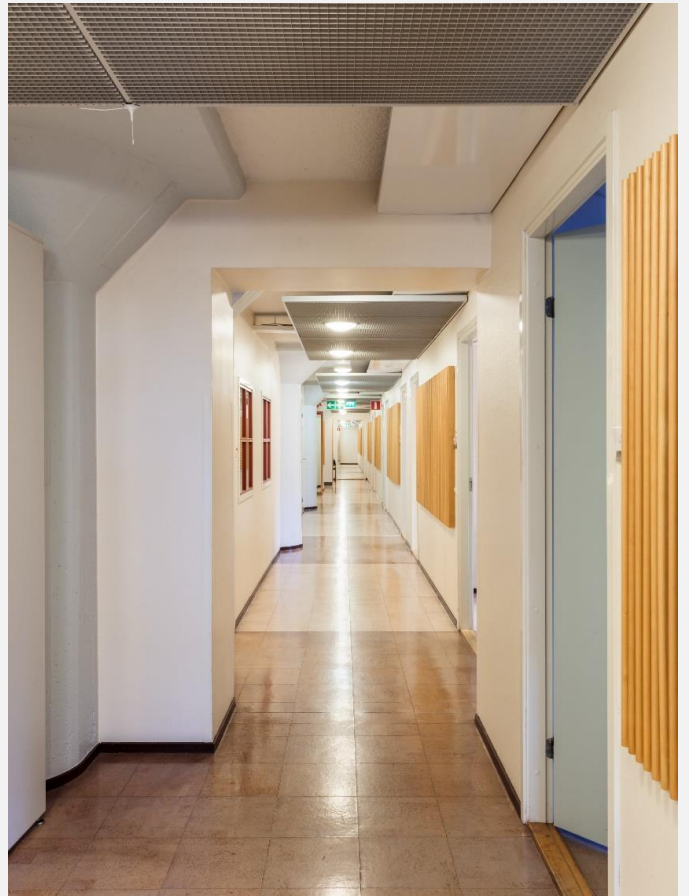


KANAVAKATU 3



Sennatti

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A UNIQUE INVESTMENT OPPORTUNITY IN HELSINKI CITY CENTRE - TWO OFFICE BUILDINGS CURRENTLY USED BY THE MINISTRY FOR FOREIGN AFFAIRS FOR SALE

KANAVAKATU 3, 00160 HELSINKI



A historically significant asset offers a unique investment opportunity in the Helsinki City Centre in the developing part of Katajanokka and near Katajanokanlaituri.



There are two buildings located on the plot, originally completed in 1898 and 1929 for storage use. The use of both buildings was changed to office use in late 1980s. The red brick Makasiini building (building 3C) was renovated in 2015.



The buildings are currently used by the Ministry for Foreign Affairs, who will concentrate its operations to Merikasarmi during spring 2021. The Ministry for Foreign Affairs have occupied the buildings since 1989.



The buildings will be sold free of user, which will enable the new owner to immediately start developing and leasing the asset. The current zoning (plan notation "KTYV" freely translated: block area for commercial and office buildings, and industrial and warehouse buildings that do not cause environmental disturbance) enables different uses on the plot.

Basic information

PLOT

Address	Kanavakatu 3, 00160 Helsinki
Property ID	91-8-186-5
Plot	Freehold plot
Plot area	2.918 sqm
Zoning	KTYV (freely translated: block area for commercial and office buildings, and industrial and warehouse buildings that do not cause environmental disturbance)
Parking spaces	30 (Building 3AB)

BUILDING 3AB

Completion year	1929
Total leasable area*	~8.350 sqm
Floors	6 + basement + attic

BUILDING 3C

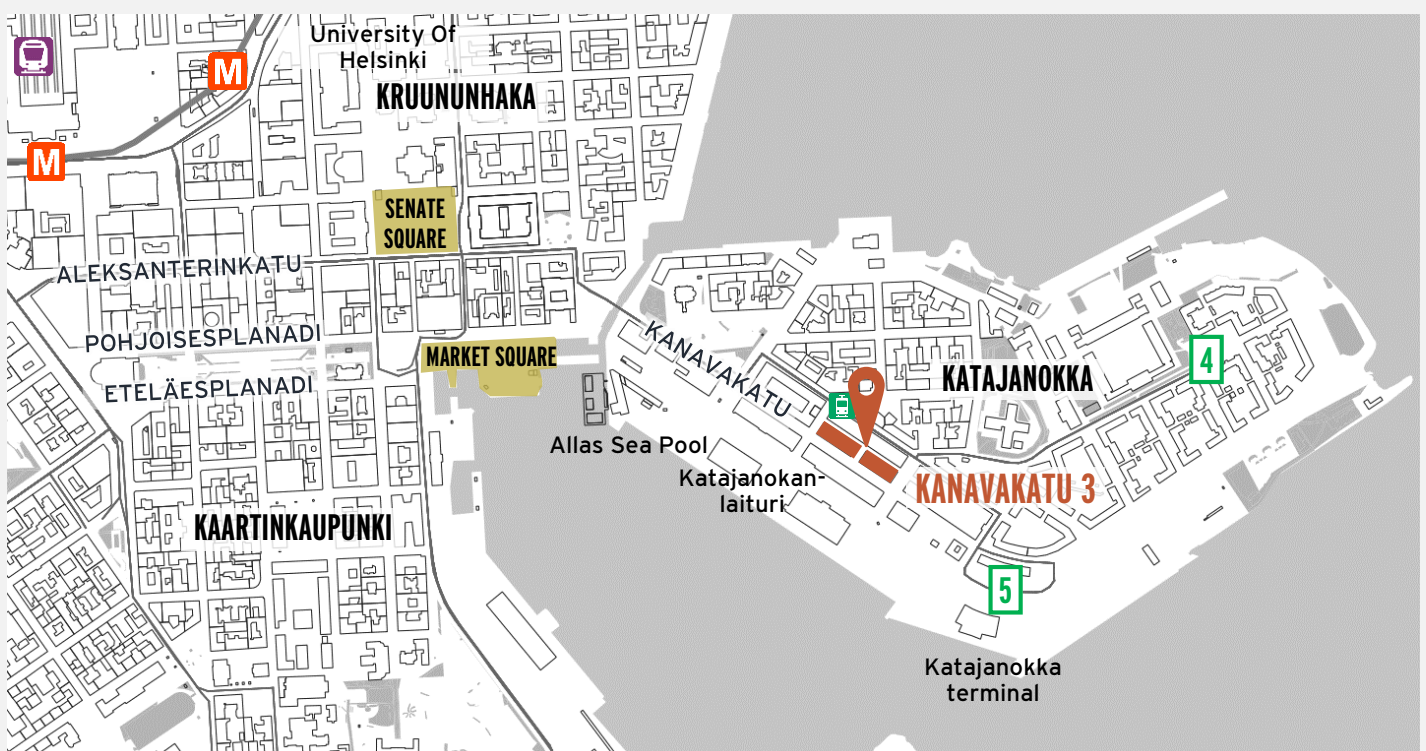
Completion year	1898
Total leasable area*	~3.180 sqm
Floors	2 + basement

> Great maritime location in the constantly developing Katajanokka in Helsinki

> An investment opportunity with many possibilities, where the current zoning enables different uses on the plot

> The total leasable area of the buildings in the current use is ca 11.500 sqm *

* The areas have not been verified.





BUILDING
3AB

BUILDING
3C

Sales process

SALES PROCESS AND INDICATIVE OFFERS

The object of sale is a property located in address Kanavakatu 3, 00160 Helsinki: the plot (property ID: 91-8-186-5) and the two office buildings on it. The seller is Senate Properties.

The object of sale will be sold based on offers received.

Indicative offers will need to be submitted on Thursday 22.10.2020 by 15 via email to the address senaatti@senaatti.fi, with the subject of the email being "Kanavakatu 3, offer".

The offer must include

- description of the buyer
- the purchase price (debt free)
- description of the DD-process (duration and extent)
- description of financing
- other key terms, assumptions and/or conditions and
- sufficient information about the bidder for identification and verification

The seller reserves the right to accept and refuse any offers and/or request clarifications for the offers received. Offers including a condition regarding alteration of the city plan will not be accepted.

INDICATIVE TIMELINE



CONTACT DETAILS



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DECISION MAKING PROCESS

The board of Senate Properties accepts all the transactions where the transaction price is 10 M€ or under. When the transaction price is over 10 M€ but 30 M€ or under, transactions are accepted by the Finnish Government. In transactions where the transaction price is over 30 M€, acceptance is needed from The Parliament of Finland.

PERMISSION TO ACQUIRE THE OBJECT OF SALE

If the "Act on Transfers of Real Estate Requiring Special Permission" section 1 (in Finnish: Laki eräiden kiinteistönhankintojen luvanvaraisuudesta § 1 mukainen soveltamisala) applies to the buyer, the buyer is required to acquire the permission defined in the law during the offer period, or by another deadline specified by the seller. [the condition of completing the transaction is the permission mentioned.]

ADDITIONAL INFORMATION AND SITE VISITS

Additional information about the object of the sale, such as a separate sales brochure, is available in the data room. The link to the data room will be provided for interested parties upon request. Requests are to be sent via email to ville.lampinen@newsec.fi.

Site visits will be arranged for interested parties. The visits will be organized primarily on Wed 23.9., Fri 25.9., Mon 28.9., Fri 2.10. and Wed 14.10.



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