



United Bankers Plc

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UB Asuntorahasto has acquired a housing company in Jätkäsaari, Helsinki

UB Asuntorahasto I Ky, which started its fundraising at United Bankers in autumn 2024, has acquired the housing company As Oy Helsingin Saukonpaadenranta 4 in the Jätkäsaari district of Helsinki. The fund signed the purchase agreement on 10 June 2025 and the transaction was completed today, 27 June 2025, when the ownership of the property was transferred to the fund.

The site was built in 2012 and it is located on its own plot in a central location near the services of Ruoholahti and Jätkäsaari. The rental area of the housing company is 7,245 m² and it comprises a total of 120 apartments, five commercial premises and a daycare centre. The occupancy rate of the property is currently 96 per cent.

"Construction costs in Finland are settling at a level nearly 20 per cent higher than before the pandemic, even though construction volumes have clearly declined. Energy efficiency requirements, the reconstruction of Ukraine, and the current interest rate environment are keeping cost pressures high. The low level of new construction is pushing rental prices up, which in turn supports returns from an investor's perspective. Cities continue to appeal to people, and the current market situation offers attractive acquisition opportunities, especially for domestic players. The Jätkäsaari property is a good example of this", says Perttu Hokkanen, Portfolio Manager at UB Asuntorahasto.

UB Asuntorahasto I Ky is a fund that invests in apartments in the growth triangle, i.e. in the Helsinki metropolitan area, Tampere and Turku, and is aimed at professional investors. The minimum investment in the fund is 100,000 euros. The fund's planned term of office is 5–8 years. The maximum size of the fund is EUR 100 million (NAV). With the help of the loan, the investment capacity will increase to EUR 200 million. The fund's annual target return to the investor is over 10 per cent (IRR).

UB Asuntorahasto is part of United Bankers' family of real asset investment products, which includes funds investing in real estate, forest and renewable energy.

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United Bankers in brief:

United Bankers Plc is a Finnish expert on wealth management and investment markets, established in 1986. United Bankers Group's business segments include wealth management and capital markets services. In asset management, the Group specialises in real asset investments. United Bankers Plc is majority-owned by its key personnel and the Group employs 161 employees (FTE) and 25 agents (31 December 2024). In 2024, the United Bankers Group's revenue totalled EUR 62.1 million and its adjusted operating profit amounted to EUR 23.7 million. The Group's assets under management amount to approximately EUR 4.8 billion (31 December 2024). United Bankers Plc's shares are listed on Nasdaq Helsinki Ltd. The Group companies are subject to the Finnish Financial Supervisory Authority's supervision. For further information on United Bankers Group, please visit unitedbankers.fi.

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