WASELIUS

Antti Rikala

Partner

Joined Firm: 2023

Languages: English, Finnish

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Practice Areas

Real Estate; Mergers and Acquisitions; Corporate and Commercial

Antti advises real estate market actors in all commercial real estate related matters, such as transactions, development projects, leasing, and construction as well as related corporate and finance issues and conflict management cases. With over 20 years' experience in real estate projects, Antti is a seasoned expert in all property classes and transaction types. Antti's clientele ranges from investors and developers to operators and end users, both domestic and international.

Recognitions

- Recommended as "Rising Star" in Real Estate and Construction by Legal500

Career and qualifications

Waselius Attorneys, Head of Real Estate 2023-; HPP Attorneys, (Senior Advisor 2014 - 2023, Senior Associate, 2010 – 2013), Krogerus Attorneys (Senior Associate 2006 – 2010, Associate 2002 – 2006)

Education: University of Lapland, LL.M. 2002

Selected experience

- Advised Public Property Invest AB on the completion of its acquisition of care properties in Finland;
- Sale by Toivo Group Oyj of a residential development project in Helsinki;
- Sale of a Light Industrial Property;
- Advised Balder Finland on the development of Meyer Turku's new headquarters;
- Acquisition by Public Property Invest ASA of a care property in Helsinki;
- Advised Glesys on the establishment of a new data center campus;
- Acquisition by Balder Finland of Tampere Arena Hotel;
- Advised Toivo on the Sale of a Care Home;
- Advised Sislin Group on Commercial Property Transaction;
- Acquisition by Balder Finland of Shopping Centre Elo;
- Acquisition by Balder of a Prime Hotel Property in Helsinki;
- Sale and Leaseback of Prime Industrial & Logistics Property;
- Advised Balder Finland on its first real estate acquisition of 2026;
- Advised Public Property Invest ASA on its acquisition of NOK 37bn SocialCo portfolio from SBB;

• Acquisition of Industrial Property;
• Sale of Commercial Property;
• Sale of Big-Box Real Estate;
• Sale of Industrial and Warehouse Property;
• Acquisition by Balder Finland of Original Sokos Hotel Kupittaa, Turku;
• Acquisition by Balder Finland Oy of an industrial property in Vaasa;
• Advised Public Property Invest ASA on its EUR 28 million acquisition of care properties in Finland;
• Advised Nordiqus on EUR 12.25 million real estate portfolio transaction;
• Advised Finnish Seamen's Service on the sale of a residential property in Helsinki;
• Advised Nordiqus on the acquisition of two daycare centers in Finland;
• Advised M&L Hospitality Group on the acquisition of Hotel Maria;
• Acquisition by Balder of an Industrial and Logistics Portfolio;
• Acquisition by Balder of a Service Center Property;
• Acquisition by Public Property Invest ASA of Finnish Healthcare Property;
• Advised Finesco Hospitality Oy on premium resort hotel development;
• Acquisition by Public Property Invest ASA of a life science property;
• Divestment of Two Commercial Properties;
• Acquisition of elementary school project;
• Acquisition of Huoneistokeskus Oy;
• Acquisition by Public Property Invest ASA of two community properties;
• Sale by Toivo Group of Two Community Properties;
• Advised in the sale of a light industrial property;
• Advised Toivo Group in the forward sale of a residential portfolio;
• Advised Samhällsbyggnadsbolaget in establishing a joint venture for community properties with Castlelake;
• Advising Turun Ratapihan Kehitys Oy in a Hotel Development Project;
• Advised Bob W Technologies Oy in a Hotel Development Project;
• Development of two hotels to Garden Helsinki;
• Sale by SBB of a 49% stake in its social infrastructure portfolio to Brookfield;

Selected work from career prior to Waselius

• Advised Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB"), a Nasdaq listed real estate investor, in an acquisition of a real estate portfolio consisting of seven properties. SBB acquired the real estates, leased out to several health care operators, from Lehto Group Oyj. The value of the transaction was approximately EUR 23M.
• Advised Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB"), a Nasdaq listed real property investor specialized in community service properties throughout the Nordic region, in a sale and lease back transaction in which SBB acquired a portfolio of 30 properties in Finland and leased them to the seller. The seller of the portfolio was Humana AB (publ).
• Advised Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB"), a Nasdaq listed real property investor in the largest ever acquisition of healthcare properties in Finland. The acquisition target was a care property portfolio consisting of 55 real estates. The properties are mainly used as healthcare facilities and kindergartens and comprise approximately 71,000 sqm of lettable area. The seller of the portfolio was eQ Care Special Investment Fund. The deal value was € 222M.
• Advised Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB"), a Nasdaq listed real property investor specialized in community service properties throughout the Nordic region, in an acquisition in which SBB acquired a portfolio of 48 properties, of which 27 properties are used for elderly care homes, 11 properties are used for preschools, and 10 properties are used for care. The seller of the portfolio was Special Investment Fund eQ Care. The deal value was € 142M.
• Advised several hotel investors and operators in hotel development projects and hotel site property transactions in Finland concerning Bob W Technologies, Koti Helsinki, Ylläs Saaga and many others.
• Advised in several logistics property transactions, including the largest ever logistics property portfolio sale and leaseback transaction carried out in Finland (carried out for Posti Kiinteistöt Oy).
• Advised in the sale of largest real estate portfolio transaction carried out in Finland carried out in the form of an asset deal (so called Bronda portfolio).
• Advised Finavia Oyj in the concession projects concerning its food and beverage and retail outlets in Helsinki Airport.
• Advised Hoivatilat Oyj in the disposal of a care portfolio to Kinland AS.
• Advised the City of Helsinki in the construction sale and leaseback project concerning the "Uban Environment Building" located in Kalasatama Area. The deal value was € 165M.
• Advised undisclosed clients in the development and construction of several data centers, covering tens of data center sites located throughout Finland.
• Advised CGI Suomi Oy in the renegotiation of its head quarter lease agreement with Niam.

• Advised in numerous residential development projects, including the advising of Grand Development One Oy in the purchase, development and sale of a palatial historical residential property located in Helsinki at address Merikatu 5 and the advising of Grand Residence Development Oy in the purchase, development and sale of a historical high end residential property located at address Korkeavuorenkatu 21.
• Advised Elite Alfred Berg (currently Evli funds) in numerous transactions concerning various commercial properties located throughout Finland.
• Advised Aberdeen funds (currently Deas funds) in numerous transactions concerning various commercial properties located throughout Finland.
• Advised AIG in tens of W&I insurance projects concerning real estate and real restate portfolio transactions, aggregate deal value being in the hundreds of millions of euros.

Member

Finnish Bar Association (2006); Select Board Memberships.

Recent publications

• Lexology: Real Estate 2026 – Finland
• Lexology: Real Estate 2025 – Finland
• Obligation to Install EV Charging to Commercial Properties
• Commercial Real Estate in Finland 2024
• Lexology GTDT Real Estate 2024 – Finland