Tapio Teräkivi

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Tapio is a senior partner and advises clients in our Real Assets Practice in Helsinki. In addition, he plays an important role in Hannes Snellman's Infrastructure & Energy practice, which is a multi-disciplinary group of experienced lawyers whose expertise cuts across capital markets, real estate, construction, environment, litigation, PPP, project finance, restructuring and tax.
Tapio has extensive experience of complex real estate transactions, development projects, as well as sale and leaseback arrangements. Tapio works with a wide range of clients, including numerous institutional investors, multinational and Nordic industrials and real estate developers. Apart from the substantial experience of the real estate sector, Tapio also has solid energy sector expertise, especially within wind power and hydro power.

REFERENCES

- Local Counsel to Locus Energy AB, 2025
- Counsel to Locus Energy Ab in Its Acquisition of Portfolio of Three Operating Finnish Wind Farms from SUSI Renewable Energy Fund II, 2025
- Counsel to AMF in its Exit from Mercada, 2025
- Counsel to Aneo in Its Acquisition of 43.2 MW Kokkoneva Wind Farm from Greencoat Renewables PLC, 2024
- Counsel to ib vogt in BESS Project Disposal to Renewable Power Capital Nordics, 2024
- Counsel to a logistics property disposal, 2024
- Counsel to Valorem in its entry to Swedish market, 2024
- Counsel to Ålandsbanken Residential Property in the sale of two residential assets, 2023
- Counsel to YIT in its renewables business exit, 2023
- Counsel to Metsähallitus in the negotiation of contractual arrangements for the expansion of the Korsnäs offshore wind farm development project, 2023
- Counsel to YIT in office property disposal to Fennia Mutual Insurance Company
- Counsel to Metsähallitus in the Pyhäjoki-Raahe and Närpiö offshore wind power development projects, 2023
- Counsel to Myrsky Energia in the formation of a 1.8 GW wind power joint venture with CIP, 2023
- Counsel to Niam in its acquisition of office skyscraper, 2023
- Counsel to ib vogt in solar PV project disposal to Helen, 2022
- Counsel to Metsähallitus in the offshore wind project joint venture with Vattenfall, 2022

- Counsel to Exilion Wind in the formation of a wind power joint venture with BayWa r.e. Nordic, 2022
- Counsel to Finsilva in the development of Vermassalo wind farm, 2022
- Counsel to Ålandsbanken Bostadsfond Fonder V Kb in the acquisition of a housing company under construction, 2022
- Counsel to OCP in a Major Residential Portfolio Acquisition, 2022
- Counsel to Orange Capital Partners and another global investor in a major residential portfolio acquisition, 2022
- Counsel to Areim in the acquisition of an office property, 2022
- Counsel to YIT in the establishment of a joint venture for Finnish residential investments
- Counsel to PATRIZIA in its EUR 101 million residential tower acquisition, 2021
- Counsel to NIAM in the Disposal of Thermofisher HQ, 2021
- Counsel to Enersense International Oyj in acquisition of onshore windfarm developer Megatuuli Oy, 2021
- Counsel to NIAM in its disposal of CGI HQ located in the Helsinki metropolitan area to Altaal, 2021
- Counsel to Areim in its multi-tenant office and retail property acquisition, 2021
- Counsel to Metsähallitus in the Korsnäs offshore wind power development project
- Counsel to YIT in co-investment for Baltic housing investments, 2021
- Counsel to Castellum in EUR 200 million office portfolio disposal to Nyfosa, 2021
- Counsel to Taaleri Private Equity Funds Ltd in the disposal of housing fund Taaleri Asuntorahasto VI Ky, 2021
- Counsel to Quadoro in office property acquisition, 2021
- Counsel to Castellum in EUR 640 million acquisition of Kielo, 2021
- Counsel to Barings in logistics asset acquisition, 2021
- Counsel to YIT in Finland's largest wind power project disposal, 2021
- Counsel to YIT in wind power development project, 2020
- Counsel to Tornator in wind development project portfolio disposal, 2020
- Counsel to Castellum in the acquisition of Lindström Invest, 2020
- Counsel to Exilion Tuuli in the acquisition of the wind power production and development business of St1, 2020
- Counsel to Areim in its disposal of a 14,000-sqm office property in Vantaa, 2020
- Counsel to Metsähallitus in its divestment of the development stage wind power project Tolpanvaara, 2020
- Counsel to Quadoro in office property acquisition, 2020
- Counsel to YIT in its agreement to establish a joint venture company with OP-Rental Yield for housing investments, 2020
- Counsel to DWS in its acquisition of Accountor Tower office development in Keilaniemi, Espoo, 2020
- Counsel to Trevian Finland Properties I in office acquisition, 2019
- Counsel to YIT in the divestment of a pre-construction stage wind power project of Peuralinna to Suomen Hyötytuuli Oy, 2019
- Counsel to LähiTuuli in the development and divestment of a pre-construction stage wind power project of Metsälamminkangas to OX2, 2019
- Counsel to Patrizia in its acquisition of the Dixi office property, 2019
- Counsel to NCC in its agreement to divest an office project in Espoo to Varma Pension Insurance Company, 2019
- Counsel to YIT in its agreement to establish a joint venture company with Ålandsbanken, 2019
- Counsel to DWS in its acquisition of a residential portfolio comprising 542 apartments from Lehto Group plc. 2019

- Counsel to Schroder Nordic Real Estate Fund in its acquisition of 11,230m² office building in Helsinki, 2019
- Counsel to Patrizia Immobilien in its divestment of an office building in Helsinki, 2019
- Counsel to Metsähallitus in its divestment of a pre-construction stage wind power project to OX2, 2019
- Counsel to YIT Corporation in its disposal of the Tripla's Workery offices, 2018
- Counsel to Wereldhave N.V. in its divestment of the Itis shopping centre, 2018
- Counsel to Deutsche Asset & Wealth Management in an acquisition of a prime logistics facility in Aviapolis, 2018
- Counsel to Areim Fund III in an acquisition of a portfolio of eight office properties, 2018
- Counsel to Skandia Fastigheter in its divestment of a 14,400 sqm of office property in Helsinki to Castellum, 2018
- Counsel to IVG Polar Oy in the divestment of an office portfolio to Goldman Sachs and Cromwell Property Group, 2018
- Counsel to Metsähallitus in its 300 MW wind power project disposals, 2018
- Counsel to Kojamo plc in its disposal non-restricted rental apartments to a fund managed by Morgan Stanley Real Estate Investing, 2018
- Counsel to a fund managed by J.P. Morgan Asset Management in its disposal of a 66,680 sqm logistics property in Espoo to a fund managed by Genesta, 2018
- Counsel to TRIUVA Kapitalverwaltungsgesellschaft in its acquisition of a core mixed use building located on Kanavaranta 3-7, 2017
- Counsel to Deutsche Asset & Wealth Management in a landmark HQ property acquisition, 2017
- Counsel to Schroder in an acquisition of a portfolio of nine office properties located in the Greater Helsinki area, 2017
- Counsel to a fund managed by Barings Real Estate Advisers in its acquisition of an office-to-hotel conversion project from the Confederation of Finnish Construction Industries RT, 2017
- Counsel to J.P. Morgan in the disposal of office property portfolio, 2017
- Counsel to YIT Corporation in its disposal of Tripla Hotel, 2017
- Counsel to Barings Real Estate Advisers in its acquisition of Entresse shopping mall from CapMan, 2017
- Counsel to a fund managed by J.P. Morgan Asset Management in its disposal of a 11,200 sqm office property in Helsinki to a fund managed by Genesta, 2017
- Counsel to VVO Group in its disposal of major residential portfolio, 2016
- Counsel to Eurus Energy Holdings Corporation in its acquisition of two wind farms in Finland from Maas Capital Renewables and YARD ENERGY, 2016
- Counsel to a fund managed by PATRIZIA Immobilien AG in the acquisition of a 9,000 sqm office property from Fennia Life Insurance Company Ltd, 2016
- Counsel to Avant Capital Partners and Alma Property Partners I AB in their acquisition of the Ideapark Oulu Shopping Centre from Sukari Group, 2016
- Counsel to Metsähallitus in its divestment of wind farm project to Taaleri Plc private equity fund and Loiste Energia Oy, 2016
- Counsel to YIT Corporation in a JV with Etera, Onvest and Fennia concerning Mall of Tripla Project, 2016
- Counsel to Redito in its acquisition of a retail portfolio from Sagax, 2016
- Counsel to Veolia in a JV with Neste Corporation and Borealis, 2016
- Counsel to Niam in its acquisition of Helsinki Metropolitan Area office portfolio, 2016
- Counsel to Ratos AB (publ), Varma Mutual Pension Insurance Company and Redito AB in a formation of Serena Properties AB, 2015
- Counsel to Deutsche Asset & Wealth Management, acting on behalf of the German open ended real

estate fund “grundbesitz europa”, in its acquisition of a prime office property in Espoo from Veritas Pension Insurance Company Ltd., 2015
- Counsel to eQ Finnish Real Estate in its acquisition of two properties from VR Pension Fund and Etera Mutual Pension Insurance Company, 2015

RANKINGS

- Recognised as a Notable Practitioner in M&A, IFLR1000, 2024
- Ranked in Hall of Fame, Real estate and construction, Legal 500, 2024
- "Tapio Teräkivi is definitely “the” real estate lawyer in Finland. He has vast experience and has seen it all. Tapio is a very tough negotiator, but also understands the commercial interests of the client, not only legal, and is able to find solutions when needed.", Real estate and construction, Legal 500, 2024
- Ranked in Real Estate, Chambers Europe, 2024
- "Excellent knowledge in the Finnish real estate market. Value added in versatile approaches to problem-solving. Very good interaction.", IFLR1000, 2023
- "Tapio Teräkivi is a good lawyer who keeps fighting for his clients' interests.", Real Estate, Chambers Europe, 2023
- "Professional and positive attitude.", IFLR1000, 2022
- "A client reports: 'He provides strong seniority and experience. He takes care of his client's interest and is focused on finding solutions for successful deal execution.', Real Estate, Chambers Europe, 2022
- Ranked in Hall of Fame, Legal 500, 2021-2022
- 'He is appreciated by clients for being "very focused and precise."', Real Estate, Chambers Europe, 2021
- ‘Tapio Teräkivi is considered the #1 real estate lawyer in Finland. He has exceptional experience on large and complex deals, which he can get executed smoothly. Very tough negotiator, but understands the business behind the issue and is always solution driven.‘, Real Estate, Legal 500 2020
- 'The "skilful and sharp" Tapio Teräkivi is regarded as a leading lawyer in the real estate sector. One client describes him as "very proactive" as well as "very strong in negotiations.", Real Estate, Chambers Europe 2020
- Leading individual, Real estate and construction, Legal 500, 2019 and 2020
- The "outstanding" Tapio Teräkivi is regarded as a leading lawyer in the real estate sector. Sources praise his "good knowledge of the market and the law," and describe him as "very skilled in transactions.", Real Estate, Chambers Europe 2019
- 'He stands out to clients as a "knowledgeable" practitioner who "works very effectively and reverts swiftly." ', Real Estate, Chambers Europe 2018
- Ranked as a Notable practitioner in the 2018-2021 editions (Finland: M&A) of IFLR1000
- "He is extremely effective at providing support on negotiations. He also has a very good understanding of market practice", Real Estate, Chambers Europe 2017
- 'Sources say: "Tapio has broad experience in property transactions and development projects, and is a tough negotiator." ', Real Estate, Chambers Europe 2016
- Leading individual, Real estate and construction, Legal 500, 2016, 2017 and 2018
- 'Practice head Tapio Teräkivi is highly recommended.', Legal 500, 2016
- 'The "excellent and goal-driven" Tapio Teräkivi is the team's most prominent practitioner', Real Estate, Chambers Europe 2015
- "The highly regarded Tapio Teräkivi is ‘a tough negotiator’ ", Real estate and construction, Legal 500, 2015

- Ranked among the best lawyers in the 2015, 2016 and 2017 edition (Helsinki: Construction Law, Real Estate Law) of Best Lawyers®
- "one of the best transaction lawyers in the country", Real Estate and Construction, Legal 500, 2014
- '..."one of the top lawyers in real estate," according to sources, particularly on the transactional side of high-level, complex cases.', Real Estate, Chambers Europe 2014
- Ranked as a leading practitioner in Real Estate Law by Who's Who Legal: Real Estate 2014
- Chamber Real Estate (Band 1), Legal 500

EDUCATION AND PROFESSIONAL BACKGROUND

- Partner, Hannes Snellman, 2013–
- Castrén & Snellman, 2009–2013
- Roschier, Attorneys Ltd., 2000–2009
- MBA, Cranfield School of Management, UK & E.M. Lyon, France, 2004–2005
- Master of Laws, University of Helsinki, 2000