



# TAMPERE

*(This is a translation of Finnish original. If there are any discrepancies in the materials, the Finnish version shall prevail.)*

## **TIPOTIE 4, TAMPERE – INSTRUCTIONS FOR THE SALES PROCESS**

This guide provides instructions for participating in the sales process.

### OBJECT OF SALE

The object of the sale is the leasehold of the property 837-104-67-13 and the building located on it.

### SELLER

The owner of the Asset is the City of Tampere (Business ID: 0211675-2) (hereinafter referred to as 'the Seller').

### MATERIALS

The following materials, which should be treated as confidential, are available upon written request and should be taken into account when preparing a conditional offer:

- I. Sales brochure
- II. Databook
- III. Energy certificate
- IV. Technical due diligence report, prepared by A-Insinöörit Oy
- V. Floor plans

The materials are available through the Aversure portal for those who have signed a confidentiality agreement. The seller reserves the right to modify or replace the information provided at any time.

### SITE VISITS

Following the indicative bids, site visits will be organised for the shortlisted bidders at a date to be agreed.

### INDICATIVE TIMELINE

1. Marketing materials - 4.12.2024
2. Indicative offers – 4.2.2025
3. 2. round offers – 4.3.2025
4. Exclusivity – March -25
5. Signing of the sale and purchase agreement and land lease agreement – May -25



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## INDICATIVE OFFERS

Indicative offers are asked to be submitted **by 4.2.2025 at 15.00** by e-mail to [kirjaamo@tampere.fi](mailto:kirjaamo@tampere.fi). Please include reference "Tipotie Social Service & Health Centre" in your e-mail.

A indicative offer must include at least:

1. Debt-free purchase price expressed in euros
2. Description of the main assumptions used in the pricing and valuation methodology
3. Description of the source and terms of financing
4. Identification of any assumptions, changes in which could lead to changes in the price offered
5. Confirmation that the investor can comply with the proposed timetable or an alternative timetable proposal
6. Description of the investor
7. Description of the due diligence requirements and scope
8. Investor's internal approval process and timetable
9. Any other conditions and/or restrictions

The Seller reserves the right to accept or reject offers and to request clarifications.

## DUE DILIGENCE -PROCESS

The investor with whom the letter of intent will be signed and who will be granted the exclusive right to carry out full due diligence and enter into final negotiations will be selected on the basis of the indicative offers submitted.

## TERMS AND CONDITIONS OF THE SALE

All binding terms of the transaction will be agreed in the sale and purchase agreement of the building and land lease right, which will be concluded between the Seller and the investor. At the same time, a land lease agreement will be signed between the parties for the lease of the property, property ID 837-104-67-13. The sale and purchase agreement shall be interpreted in accordance with Finnish law.

## SELLERS DECISION MAKING

The transaction is decided in accordance with the City of Tampere's administrative rules; transactions of less than €2M are decided by the Real Estate Board, and transactions of more than €2M are decided by the City Council.