



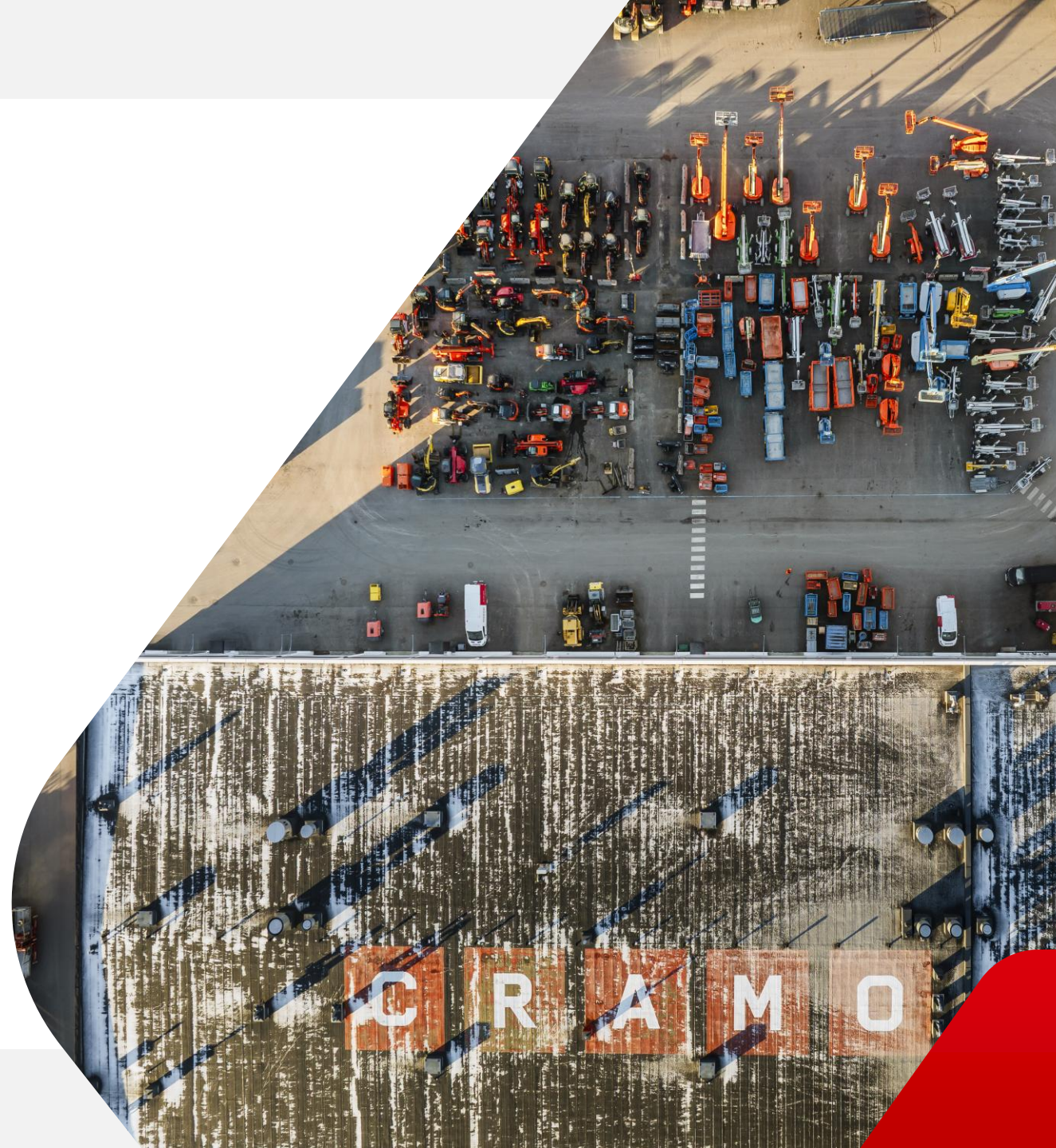
P R O J E C T

# CRANE

INVESTMENT TEASER

PRIME I&L OPPORTUNITY NEXT TO HELSINKI AIRPORT

SPRING 2026





# PRIME I&L OPPORTUNITY NEXT TO HELSINKI AIRPORT

- Most coveted I&L location in Finland
- Stable long-term cash flow from market leading tenant
- Modern construction with low site utilization ratio & significant unused building right



# INVESTMENT HIGHLIGHTS



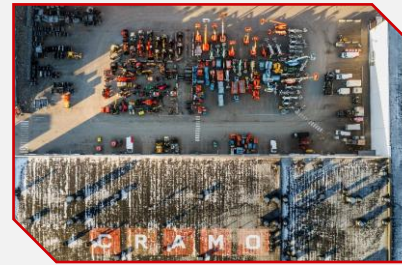
## **MODERN I&L FACILITY WITH HIGH STANDARDS**

Premium I&L space designed for the tenant's operations. Modern construction ensures long-term durability while large site with low utilization ratio and significant unused building right provides future development opportunities.



## **BEST I&L SITE IN FINLAND**

Situated next to Helsinki Airport, part of Finland's most established logistics hub with direct access Ring Road III and connections to all major highway routes.



## **STABLE CASH FLOW FROM STRONG TENANT**

Fully leased to Cramo Finland Oy, a market-leading equipment rental company and subsidiary of Boels Group, one of Europe's largest operators in the sector.



## **RARE OPPORTUNITY IN THIS SEGMENT**

Major I&L assets in this central location are rarely available. Exceptional combination of stable income form strong tenant covenant, modern technical specifications, superb connectivity, and long-term development potential.

# KEY FACTS

## BASIC INFORMATION

Municipality	Vantaa
Address	Åbyntie 4-6
Property ID	92-21-139-6
Completion year	May 2021
GLA (from lease agreement)	23,260 sq m
Tenure	Freehold <sup>1)</sup>
Tenants	Cramo Finland Oy (single tenant)
Occupancy	100%
Estimated NOI 2026	~€3.2m
Site efficiency ratio	Ca. 13%
Unused building right	Ca. 45,000 sq m.

1) Freehold ownership through simultaneous acquisition of the limited partnership holding the building and the real estate company holding the plot



**€3.2 MILLION**  
Estimated NOI, 2026



**Fully let to Cramo**  
the biggest construction  
equipment rental service in Finland



**10.2 YEARS**  
WAULT as of Jan 26



**Mission critical asset**  
Crucial role for Cramo as their centre  
of operations in the HMA

**BREEAM®**

**BREEAM Very Good**  
The property has received  
BREEAM Very Good certification



**Unused building right**  
Unused building right of ca.  
45,000 sq m



**87% / 13%**  
Warehouse / office use



**EPC Rating B**  
Ranked among the top 15% of the  
building stock



# MODERN I&L FACILITY WITH HIGH STANDARDS

- **PURPOSE-BUILT ASSET FOR CRAMO'S OPERATIONS IN THE HMA** with a large yard and specialized infrastructure to support construction equipment rental operations
- **23,260 SQ M OF LEASABLE SPACE** comprising of a main warehouse building, warehouse canopies, cold storage and a support building with canteen, social premises and offices for integrated operations
- **MODERN FACILITY** completed in May 2021 with EPC rating B and Breeam "Very Good" certificate.
- **LOW SITE UTILISATION RATIO** ensures optimal tenant operations and secures attractive development potential via approximately 45,000 sq m of unused building rights.



# IDEAL LOCATION IN THE IMMEDIATE VICINITY OF HELSINKI INTERNATIONAL AIRPORT



# THE BEST I&L SITE IN FINLAND

The asset is situated within the broader Helsinki Airport logistics area, Finland's most established hub for warehouse, light industrial, and distribution operations. Its location offers exceptional connectivity for both national and international distribution, with Helsinki Airport only minutes away.

The property benefits from direct access to Ring Road III, Helsinki's outer ring road, which connects to all major highway routes serving the capital region and the rest of Finland.



**30 minutes**  
Helsinki CBD



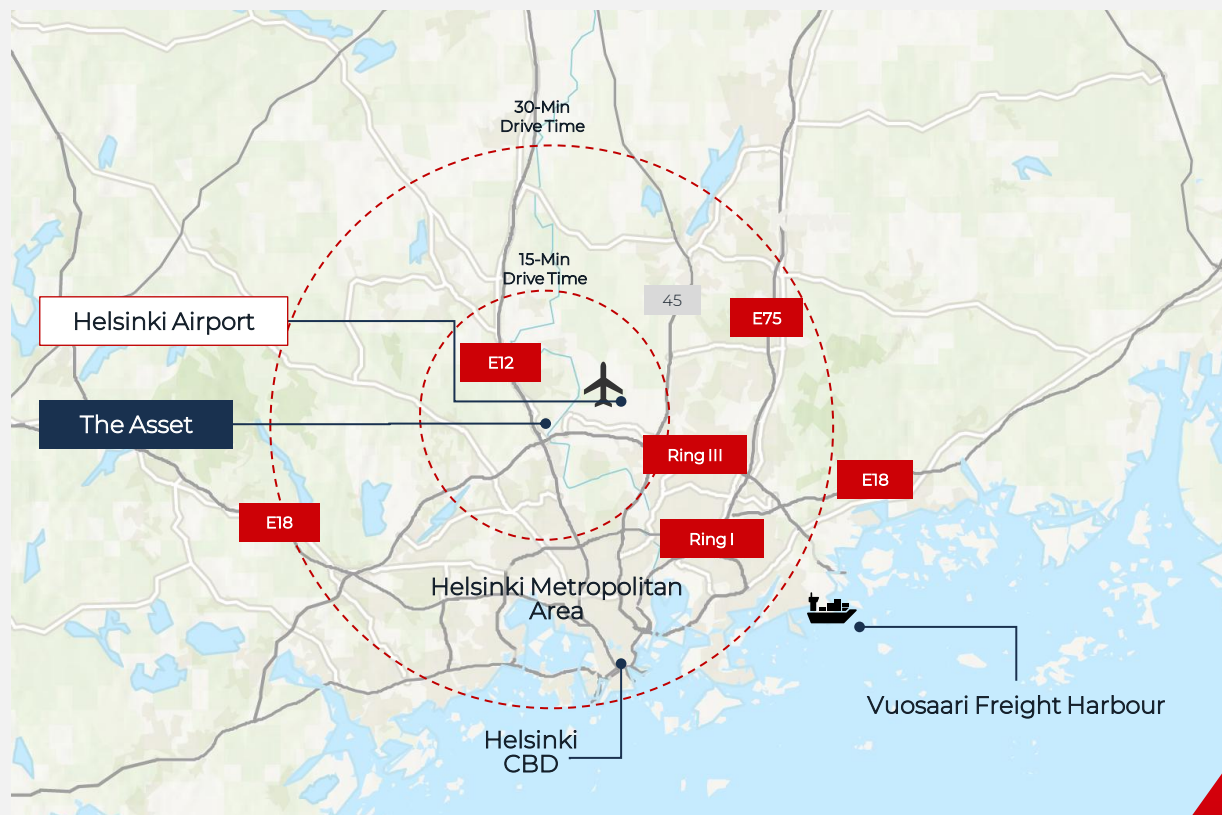
**5 & 20 minutes**  
Highway E12 & Highway E75



**20 minutes**  
Vuosaari harbour



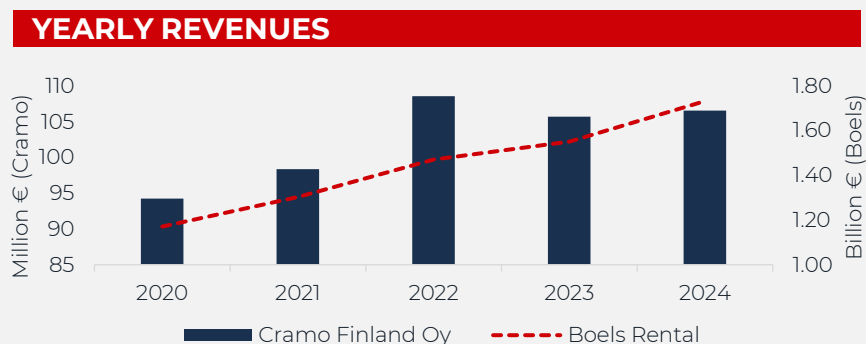
**5 & 10 minutes**  
Ring road III & Ring road I



# STABLE CASH FLOW FROM A BLUE-CHIP TENANT CRAMO, PART OF BOELS RENTAL

The asset is fully let by Cramo Finland Oy, the Finnish subsidiary of the Nordic construction rental company Cramo. It serves the tenant as both a key warehouse and logistics center as well as the company's Finnish HQ.

In 2020 Cramo was acquired and delisted from the Finnish stock exchange by the Dutch company Boels Rental. Today the Boels-Cramo Group is of Europe's leading construction equipment rental operators with more than 800 locations across 27 countries.



## Boels Rental key figures



**€1.7bn**  
Revenue 2024



**€592.4m**  
Normalised EBITDA  
2024



**8,500+**  
People



**860,000+**  
Rental items



**827**  
Branches



**27**  
Countries & territories





# RARE OPPORTUNITY IN A RESILIENT SEGMENT

## RESILIENT INVESTOR DEMAND

Driven by solid fundamentals, over the past few years the Finnish industrial and logistics sector has continued to experience steady transaction activity even as other sectors have struggled in the turbulent market environment. As of M09 2025, I&L investment volume reached approximately €305 million, representing around 13% of the country's total transactions.

## ROBUST OCCUPIER MARKET WITH LIMITED NEW SUPPLY

The Finnish I&L sector enjoys healthy occupier demand, particularly in the key markets within the Helsinki region where the limited supply of development land has supported robust rental growth in recent years. I&L property stock is decreasing due to industrial areas being converted into residential use, leading to an overall decrease of 11% in area during 2010-2024.



**3.7%**

I&L rental growth (CAGR) in the Helsinki region during 2021 – 2025



**€9.5/sq m/month**

Prime distribution warehouse and logistics net rent in Finland during 2025 Q3



**€322m**

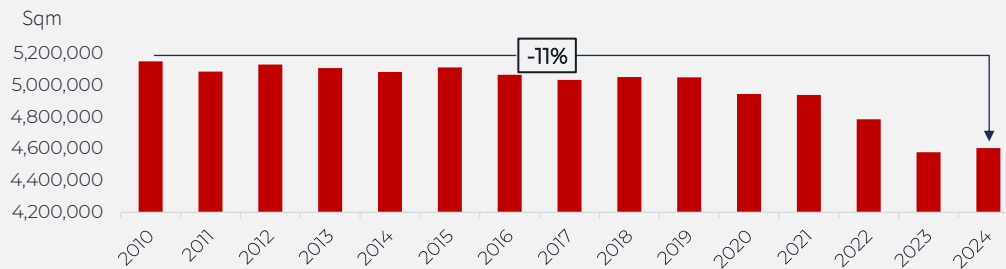
Finnish I&L real estate transaction volume, Q1 – Q3 2025



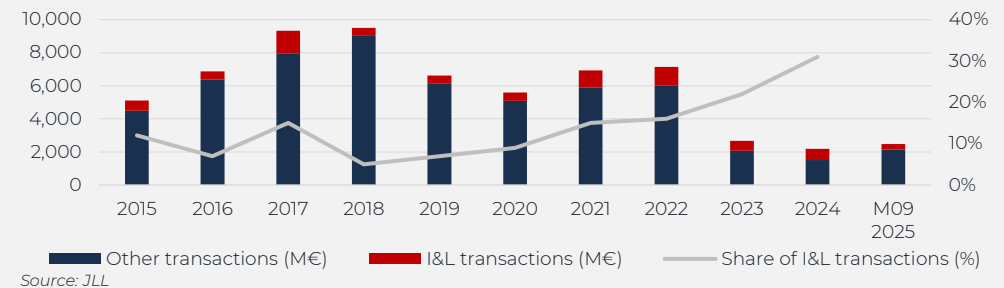
**+23%**

I&L sector's share of total transaction volume, 2022 – 2025Q3

## INDUSTRIAL PROPERTY STOCK IN HMA 2010-2023



## TRANSACTION VOLUME IN FINLAND BY YEAR (€ MILLION)





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