



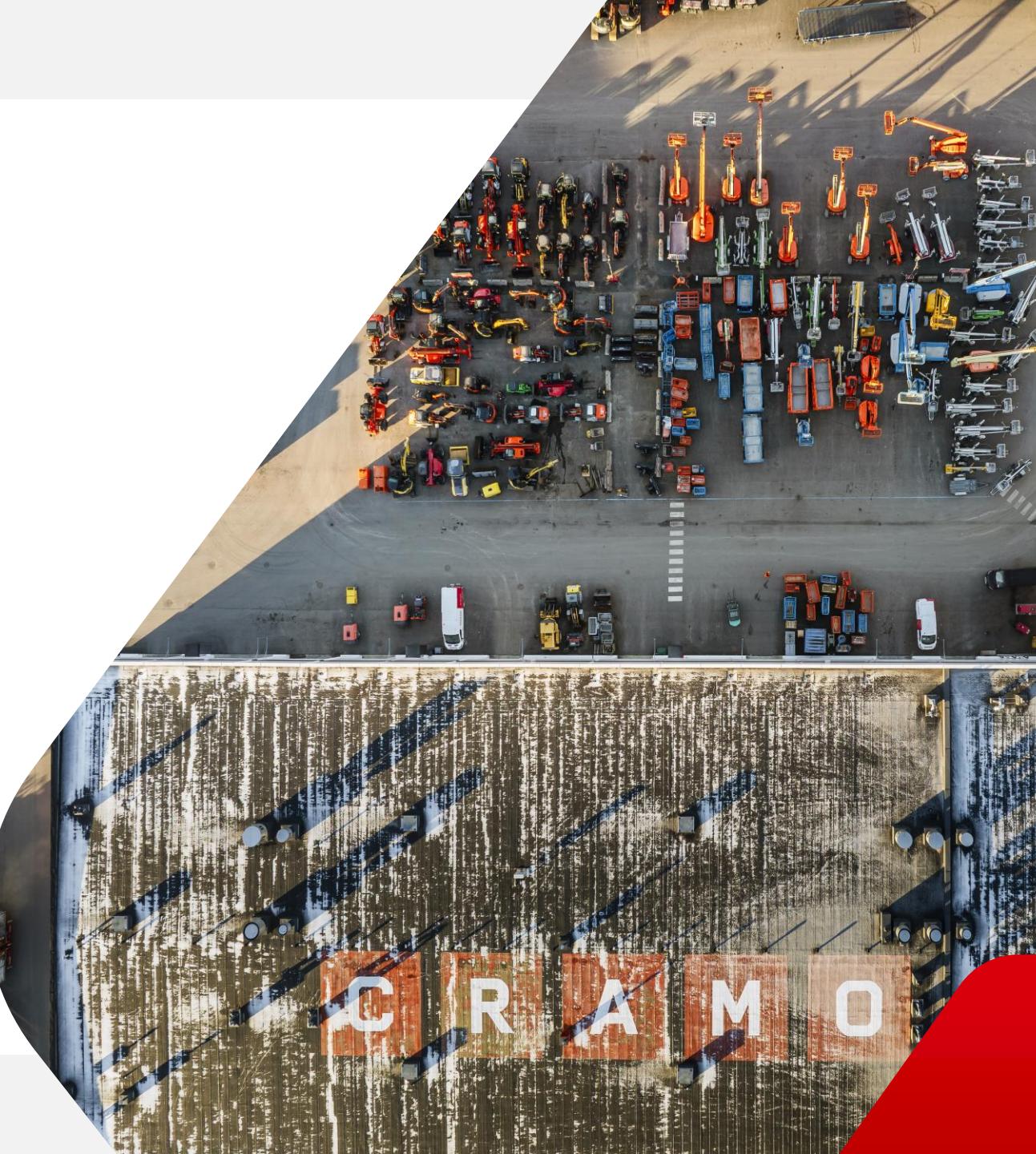
PROJECT

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 from 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 ¹⁾
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.

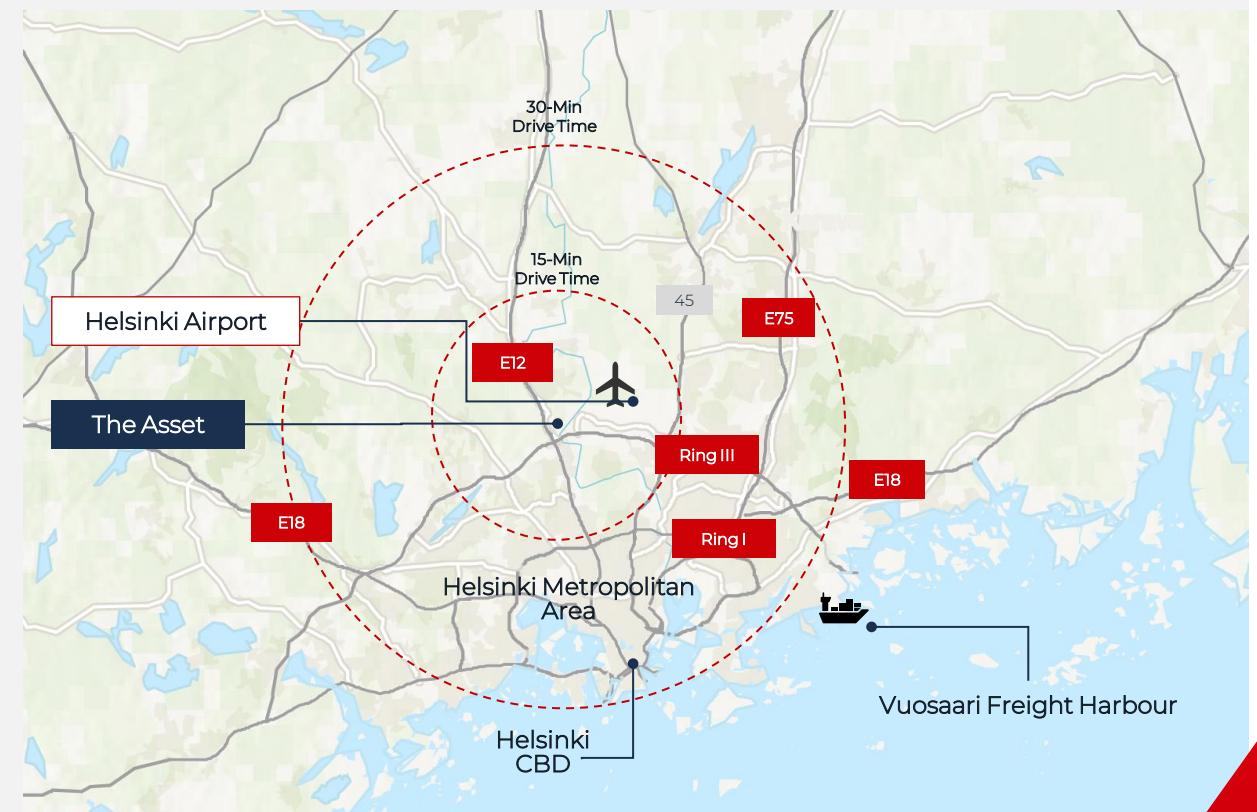
The property benefits from direct access to Ring Road III, Helsinki's outer ring road, which connects to all major highway routes serving the capital region and the rest of Finland.


30 minutes
Helsinki CBD


5 & 20 minutes
Highway E12 & Highway E75


20 minutes
Vuosaari harbour

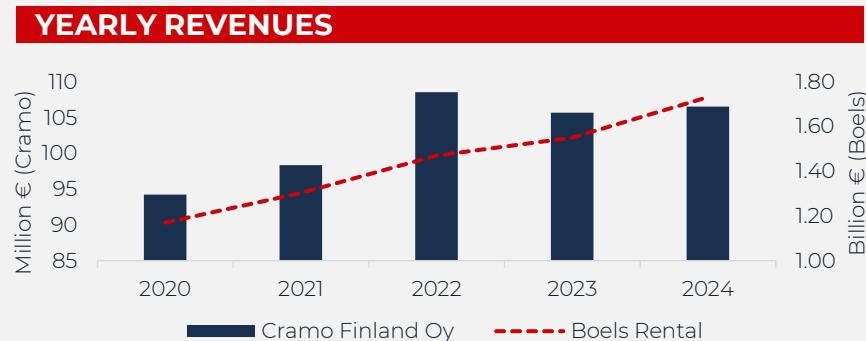

5 & 10 minutes
Ring road III & Ring road I



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

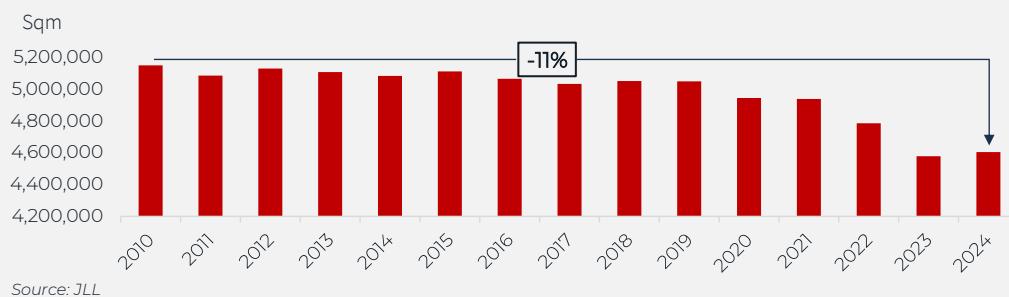
Finnish I&L real estate transaction volume, Q1 – Q3 2025



+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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