

East Capital Real Estate Fund IV acquires J13 logistics park in Tännassilma, just outside Tallinn, Estonia

East Capital Real Estate (ECRE) fund IV has acquired the J13 logistics park just outside Tallinn. The fully leased park consists of 40,000 square metres of logistics and light industrial premises and is one of the largest in Estonia. This marks the 10th and final transaction of the EUR 350 million fund which is now fully invested.

The J13 Logistics Park is located in Tännassilma, by the main highway connecting Helsinki, Tallinn and Riga, and further extending to Poland and the rest of Europe. The location is considered to be one of the most advantageous in Estonia. The park consists of two buildings with a gross leasable area of 40,000 square metres. The complex is fully leased to well-known companies such as DSV Estonia AS, Havi Logistics OÜ and Humana Sorteerimiskeskus OÜ, among others. In total, the park has 10 tenants most of whom have been there since the building was commissioned in 2012.

This is the 10th and final transaction of ECRE fund IV following the acquisition of the 93 000 square metres Rimi Logistics in Latvia in November 2023. With the J13 transaction East Capital Real Estate adds to its position as the largest owner and operator of modern logistics facilities in Estonia with around 8% of the market share.

The property is modern and well-functioning, even so ECRE plans to increase its attractiveness further by working towards a BREEAM certification and improvements related to usage, energy and sustainability. Included in this plan is the building of a PV rooftop (solar park) furthering the building's ability to be self-sustainable from an energy standpoint. These plans will be carried out in close cooperation with the tenants and with regard to their plans.

The seller, Tännassilma Logistics OÜ, is part of Neokapital, a private investment management firm operating mainly within real estate and wealth management. "We consider J13 to be a prime asset in the Baltic logistics sector and we believe that this transaction is a testament to that, the market is active and there are strong buyers for competitive assets in the Baltics," stated **Kristjan Petjärv**, Chairman of the Management Board of Neokapital.

"We are very pleased to add one more top-rated logistics park to our holdings. It is a perfect complement to our existing investments and adds value to our investors. As the market leader, we are a strong partner for existing and new potential tenants and their evolving needs. The property is already very well-functioning, but we hope to add more value to it and its tenants over the coming years," says **Albin Rosengren**, Partner and Head of Real Estate, East Capital Group.

The completion of the transaction is conditioned upon the receipt of Estonian anti-competition authority clearance, which is expected to be received within 30 days. The transaction is financed by SEB and Ellex Raidla law firm oversaw the process both on the buyer's and seller's side. The price of the transaction is EUR 42 million.

Photo: Kaupo Kalda

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About East Capital Real Estate

East Capital Real Estate is a leading real estate manager that focuses on commercial real estate investments the Baltics and Central Europe, primarily in the office, logistics and retail segments. We manage three funds and one investment mandate, with a total investment value of EUR 610 million, distributed across 24 properties with a lettable area of 500,000 square metres.

East Capital Real Estate is part of East Capital Group – a global asset manager based in Sweden since 1997. We offer a range of investment solutions within equities, fixed income securities, real estate and alternatives. The essence of our business is not only to find attractive investment opportunities, but also to work to drive positive change, influencing industries around the world to become more sustainable. We have a broad range of international investors including leading institutions, companies and private individuals.

For further information, please visit www.eastcapitalrealestate.com

Important information:

Past performance is no guarantee for future performance. Fund units may go up or down in value up and may be affected by changes in exchange rates. Investors may not get back the amount invested. Full information such as the prospectus, key information documents, articles of incorporation and annual reports in English, can be obtained on our websites www.eastcapital.com, www.espiria.se, www.adrigo.se, www.eastcapitalrealestate.com, from all the local representatives, information agents, or from our distributors. Please refer to the prospectus and key information document before making any final investment decisions.