

EAST CAPITAL PARK RAE

Logistics & light industry solutions



Designed for people. Built for tomorrow.

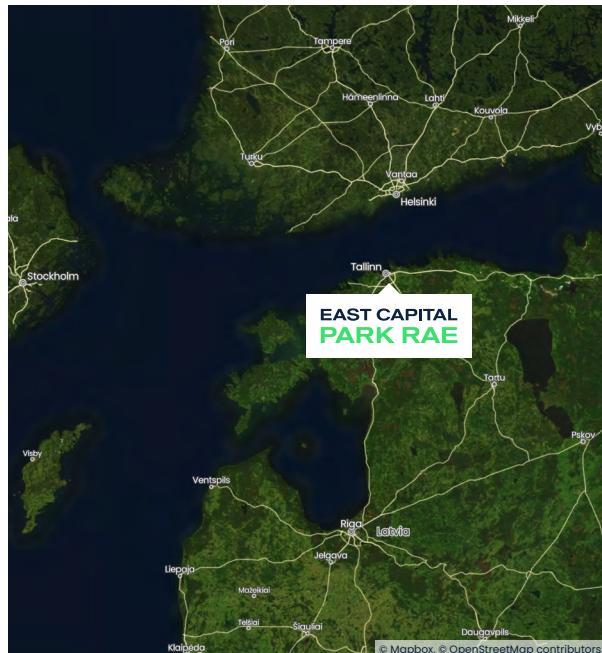
www.eastcapitalparkrae.com

Location

East Capital Park Rae will feature a 130,000-square-metre logistics centre on a 30-hectare site, just 7 km from Tallinn. Positioned at the intersection of the Tallinn ring road and Tartu highway, this strategic location is ideal for logistics, distribution, and light industry, with excellent connectivity to major roads and public transportation.

Address

Pähklimäe Road 7, 11, 14, 16, 18, 20
Lehmja village, Rae parish, Harju county, Estonia



Approximate distances

Tallinn City Center	12 km
Tallinn Airport	10 km
Muuga Cargo Harbour	20 km
Port of Paldiski	53 km
Tartu	175 km
Narva	212 km
Helsinki	98 km
Riga	310 km
Vilnius	602 km
Stockholm	431 km



Logistical Solutions

- Warehouse supporting structure: prefabricated reinforced concrete elements with a 12x24m grid
- Clear height: 10.5m in the warehouse
- Floor tolerance: A0 (highest class)
- Floor bearing capacity: up to 70kN/sqm
- Concrete floors: made of dust-resistant steel fiber with minimal joints
- Outside loading docks: with hydraulic dock levelers (zinc-coated)
- Sprinkler system: for the entire warehouse under the roof level (ESFR)
- Possibility to build a mezzanine floor in the warehouse
- Cross-dock possibility
- Access points and traffic routes with minimized number of intersections
- Parking spaces for trucks
- Truck access points: designed to accommodate at least 18-metre long vehicles (25.25m vehicles are also considered)
- Drive-in possibilities with a concrete ramp
- Video surveillance: throughout the territory
- Extra gas connection possibility for production needs
- Circular feed communication link connection (sos/vital services)

The future of the logistics industry is green, sustainable, and flexible. This means that energy comes from renewable sources and that sustainable and durable materials are used in the construction.



Albin Rosengren
Partner
East Capital Group



Sustainability

At Park Rae, we're not just setting the bar - we're raising it. In a prime location, Park Rae isn't just about offering the best technical solutions; it's about carefully crafted form and function aligned with ambitious sustainability initiatives. A workspace that not only caters to the needs of our future tenants and their employees but also nurtures the environment and local communities.

- Environmentally friendly solutions and materials (lifecycle cost, not just initial budget)
- LEED Green certification: target level Platinum (highest)
- Roof: covered with IKO Carrara (SRI 82) to reflect heat and improve energy efficiency
- Roof structure: calculated to support full coverage with solar panels

- Warehouse LED lighting with motion and daylight sensors
- Automation and monitoring of indoor climate
- Charging possibilities for electric cars and trucks
- Efficient district heating
- Medium voltage electricity connection
- Potential for solar energy storage in batteries
- Central fire water underground tank to keep heating costs low
- Outside traffic areas: covered with paved stones to reduce the heat island effect
- Rainwater is managed on-site before being discharged

From conception to construction, sustainability is at the heart of everything we do. We're committed to minimizing our carbon footprint and maximizing adaptability, ensuring that every aspect of Park Rae leaves a positive impact. With top-notch building technology solutions and a focus on renewable energy sources we're paving the way for a greener, brighter future.



Pille Rand
Head of Sustainability and Research
East Capital Real Estate



Built for People

- Green, vibrant, people-centered location
- Offices and warehouses are equipped with natural daylight options
- Larger offices: also include terrace possibilities
- Office ceilings: 3.2–4.2m high from floor level
- Controlled and automated indoor climate
- Highest quality class for final finishing
- Scandinavian interior design meets the highest standards of quality
- Bus stops: located on the same Pähklimäe street
- Landscaped areas are close to offices
- Separated large recreation area with lunch and sports opportunities
- Covered parking facilities for bicycles
- Light traffic roads and pedestrian paths with rest areas
- Offices will be fully fitted out and ready to move in

We want to provide the best possible work environment for Park Rae's partners and as such, tenant and employee satisfaction is one of Park Rae's top priorities. Green buildings have a fundamental impact on employee health and productivity, so it is not only an ethical choice but also a strategic advantage, helping to attract and retain the best talent.



Martin Otsa
Head of Investments
East Capital Real Estate



Design features

Designed for people and built for tomorrow, the spaces feature simple and elegant Nordic design, promoting comfort, flexibility, and well-being while encouraging creativity and collaboration.



Timeline



2021

February 2021
Land purchase

2023

November 2023
Opening of Infrastructure

2024

Q2 2024
Architectural Competition
Q4 2024
Start of design work

2025

Q2 2025
Completion of the main design
and start of the construction
tender for Pähklimäe street 11

Q3 2025

Receipt of building permits
for Pähklimäe street 11 and
Pähklimäe street 18

2026

Q1 2026
Signing of the construction
agreement for Pähklimäe street 11
and start of construction

2027

Q1 2027
Completion of Pähklimäe
street 11 and preparation for
the first tenants to move in

About us

East Capital Real Estate is a leading real estate manager that focuses on commercial real estate investments in 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 23 properties with a lettable area of 500,000 square metres.

East Capital Real Estate and **East Capital Park Rae** are part of **East Capital Group**, a global asset manager based in Sweden since 1997. **East Capital Group** offers a diverse 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.

610 million EUR

Investment volume

500 000 m²

Lettable area

23

Properties

35

Buildings



Martin Otsa

Head of Investments
East Capital Real Estate

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3.9 billion EUR

Under management

40

Investment specialists

6 offices

Stockholm, Hong Kong, Luxembourg, Tallinn, Vilnius, Riga



Tanel Tamme

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Explore Park Rae's logistics solutions tailored to meet your company's needs, available Spring 2027.

www.eastcapitalparkrae.com

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