

Toimitilaa Muuntajankatu 3, 33820 Tampere


TAMPERE · FINLAND · FINGRID AREA

RESERVE-QUALIFIED · URBAN GRID POSITION

Rautaharkko 16.1 MW Balancing Site

Up to 15 MW qualified reserve capacity · Adjacent to Rautaharkko substation, Tampere

| | | | |
|---|--|---|---|
| CONNECTION CAPACITY 16.1 MW consumption-side | QUALIFIED RESERVE CAPACITY 15 MW FCR, D, aFRR [], mFRR [] | CITY-LEASED PLOT 3,342 m² lease until 2034+ | CURRENT FOOTPRINT ~750 m² expansion potential |
|---|--|---|---|



LEASED PLOT: 3,342 m² · 1,000 kV·h BUILDING RIGHT

CURRENT FOOTPRINT: 750 m²

EXPANSION POTENTIAL: ~2,590 m² remaining capacity for subfeed

RAUTAHARKKO SUBSTATION: TI, T2, T3, SWITCHGEAR, CONTROL BUILDING

110 kV FEED

110 kV · 20 kV

MUUNTAJANKATU 3 · RAUTAHARKKO · TAMPERE

NON-BINDING OFFERS
4 JUNE 2026



Myydään

Rautaharkko 16 MW Grid Balancing Site in Tampere

Tilatyyppi

| | |
|-------------|---------------------|
| Muuta tilaa | 3342 m ² |
| Yhteensä | 3342 m ² |

Myyntihinta

None

Tilan tarjoaja

Logistila Oy

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Kiinteistö

A rare substation-adjacent grid position in Tampere

Sit right next to the substation. A 16.1 MW reserve-qualified balancing site in Tampere -- operating today, with up to 15 MW of qualified reserve capacity across FCR-D, aFRR and mFRR, and 2,590 m² of expansion room on the leased plot.

Step directly into the Nordic reserve market with the acquisition of a 16.1 MW balancing site in Tampere, Finland. The Rautaharkko site is a rare proposition for BESS operators, storage developers, utilities, aggregators and infrastructure investors -- a substation-adjacent, reserve-qualified asset already in operation, with clear potential for both future hybridization and on-site expansion as your portfolio evolves

The site is available for acquisition as a complete package, including transfer of the full leased plot usage rights and the existing site hardware and infrastructure. The control stack, software and operational support can be included or carved out to match your profile and preferred transaction structure -- giving you the flexibility to take over operations on day one or integrate the asset into your existing platform.

Selected investment highlights

16.1 MW consumption-side balancing site

Immediate proximity to Rautaharkko substation

Reserve-qualified setup for FCR-D down, aFRR up/down and mFRR down

Up to 15 MW qualified reserve capacity depending on product

Site overview

Toimitilaa Muuntajankatu 3, 33820 Tampere

Address: Muuntajankatu 3, Tampere

Plot: 3,342 m² city-leased site (until 2034)

Current utilized footprint: c. 750 m²

1 MW / 400 V transformer

Medium-voltage (20kV) switchgear for six medium-voltage loads

Site control system and reserve-market operating setup

Leasehold rights and plot details

The site is located on a city-leased plot under a land lease agreement with the City of Tampere. Key lease information includes the following:

Property ID: 837-306-5262-3

Address: Muuntajankatu 3, Tampere

Plot size: 3,342 m²

Building right: 1,003 k-m²

Lease term: 1 May 2024 to 30 April 2034. Thereafter the lease continues until further notice, subject to six (6) months notice by either party

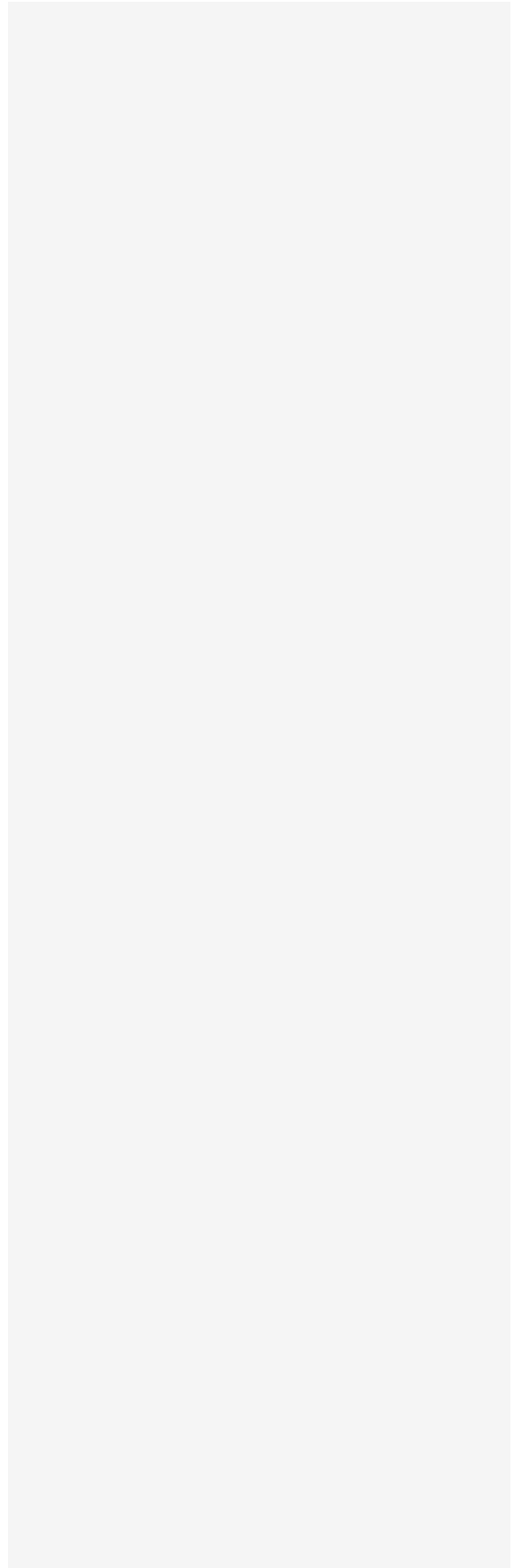
First calendar-year rent: EUR 6,015.52

From 1 January 2025 onward, the rent is index-linked

Rent is payable in two annual instalments

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Seller's preferred structure is a transaction involving the entire site, including transfer of the full leased plot usage rights, subject to landlord process, transferability and required consents.



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CONFIDENTIAL TEASER

Rautaharkko 16.1 MW Balancing Site in Tampere

Reserve-qualified operating setup with up to 15 MW qualified reserve capacity depending on product

Exaum is exploring strategic alternatives for its Rautaharkko 16.1 MW Balancing Site in Tampere, Finland. The opportunity is relevant for BESS operators, storage developers, utilities, aggregators and infrastructure investors seeking access to a grid-positioned balancing site with established reserve-market operating setup and future hybridization potential.

Exaum's preferred transaction structure is the sale of the entire site, including transfer of the full leased plot usage rights, with control stack, software and operational support negotiable depending on buyer profile and transaction structure.

Selected investment highlights

- 16.1 MW consumption-side balancing site
- Immediate proximity to Rautaharkko substation
- Reserve-qualified setup for FCR-D down, aFRR up/down and mFRR down
- Up to 15 MW qualified reserve capacity depending on product

Site overview

- Address: Muuntajankatu 3, Tampere
- Plot: 3,342 m² city-leased site (until 2034)
- Current utilized footprint: c. 750 m²
- 1 MW / 400 V transformer
- Medium-voltage (20kV) switchgear for six medium-voltage loads
- Site control system and reserve-market operating setup



Illustrative view of the Rautaharkko balancing site. The current setup occupies only part of the leased city plot, offering existing operating infrastructure and future site optionality.

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Exaum's preferred structure is a transaction involving the entire site, including transfer of the full leased plot usage rights, subject to landlord process, transferability and required consents.

What is included in the opportunity

- Existing site hardware and infrastructure
- Usage rights to the full leased city plot, subject to transfer process
- Engineering and design documentation
- Transition support, subject to transaction structure
- Site control stack / software, if agreed
- Operations support / know-how transfer, if agreed

Strategic relevance for a buyer

The site may be particularly attractive for buyers seeking fast-track access to an operating balancing-site position in the Tampere area, a reserve-qualified setup with demonstrated market participation, a rare urban grid-positioned site adjacent to a substation, and optional future hybridization through BESS integration.

The local DSO has indicated that there are no technical barriers to adding production-side capacity (e.g. BESS) on the existing connection. For Exaum's current site discussion, this supports the view that the Rautaharkko connection could also be utilized in the generation direction at equivalent nominal capacity. For a BESS-based configuration, metering, settlement design and implementation details would still need to be addressed as part of project execution.

Process

- Non-binding offers by 4.6.2026
- Exploratory discussions
- Commercial negotiations

Contact

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Disclaimer This teaser is provided for discussion purposes only and does not constitute a binding offer, commitment or representation. Further technical, commercial and legal information will be made available in subsequent discussions subject to interest and process progression.