

bnt

Baltic Business Brochure

Estonia Latvia Lithuania

April 2021

close. straight. forward.

Dear Reader,

The bnt Baltic Business Brochure provides information about upcoming investment projects in the Baltic States. The information in this issue was compiled as of 25 April 2021.

With offices in Estonia, Latvia and Lithuania, ***bnt attorneys in CEE*** covers this region in all relevant areas:

- business law, including corporate/M&A
- commercial and contract law
- litigation and arbitration
- tax and administrative/procurement

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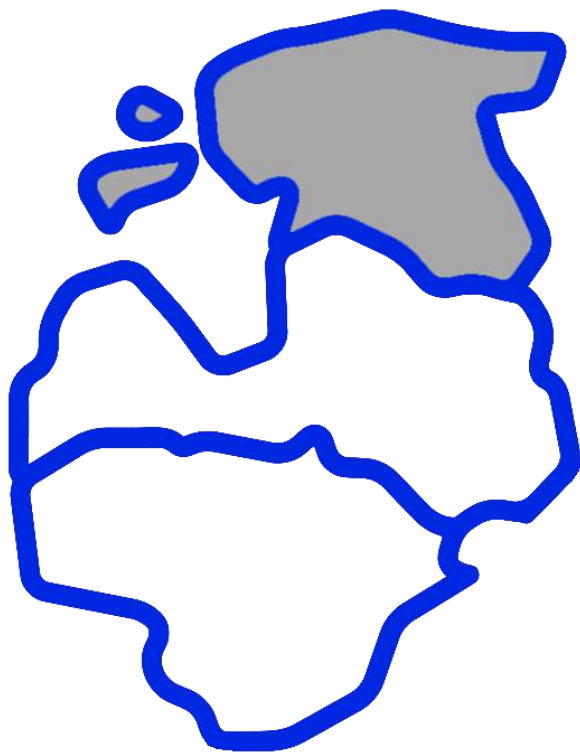
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Estonia

SARS-Cov-2 BioBlock nasal spray

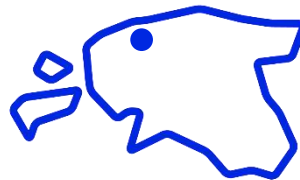
Field: Life science, Medicine **Timeline:** 2021

Developer: Icosagen Grupp, AS Chemi-Pharm, OÜ Teadus ja Tegu, Eesti Maaülikool, Tartu Ülikool

A consortium of Estonian companies and universities developed and patented a technology for a SARS-Cov-2 BioBlock nasal spray, which has been shown to prevent coronavirus infection.

The next step is to conduct clinical trials. The product is recommended to be used when in close contact with infected people to reduce the risk of infection, as well as by infected people so that they are less infectious. The spray is not a substitute for vaccination or masks but an additional measure to break the virus infection chains.

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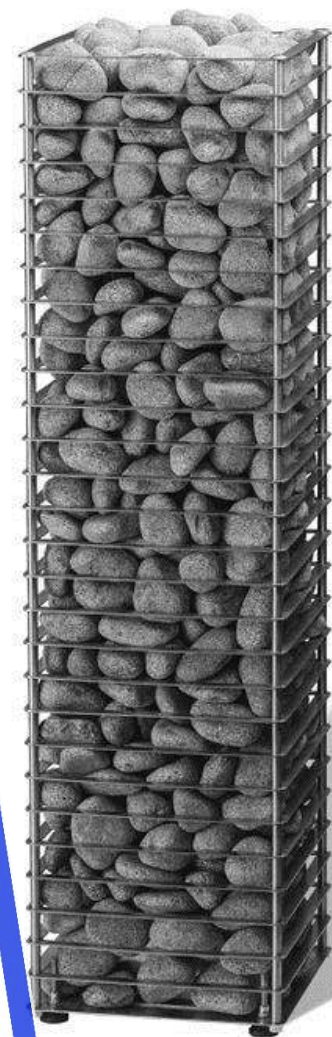
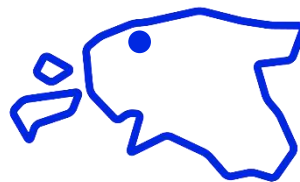
An Estonian sauna heater won the world's most prestigious design award

Developer: HUUM OÜ

The electric sauna heater CLIFF and its control panel UKU, produced by the Estonian company HUUM OÜ, have won the product design award at the prestigious international design competition «Red Dot Award».

The electric heater CLIFF is very compact, an ideal solution for smaller saunas. The UKU sauna control panel makes sauna heating easy either locally, via a Wi-Fi network or with a built-in GSM module. You can heat your design sauna even from the other side of the globe.

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Patarei Marine Fortress in need for new investors

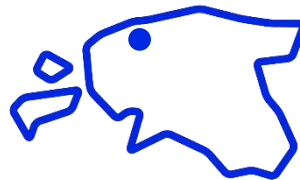
Field: Real Estate **Timeline:** 2026

Developer: IS Real Estate OÜ **Value:** 70-80 Mio.

A landmark building development in Tallinn, the old marine fortress Patarei in Tallinn, seeks new investors of significant scale. The plan is to build on four hectares about 1,000 new apartments and 80 000 m² of commercial space by the sea, at walking distance to the Old Town.

The complex was built 1828–1840 as part of the fortifications of Peter the Great's Naval Fortress for the tsarist Russian state. The building order was given by emperor Nicholas I.

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Tallinn – Smart City

Developer: Eden Strategy
Institute,
Singapore

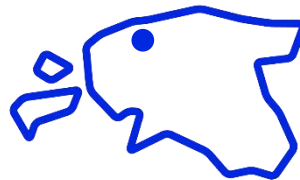
Time: 2021

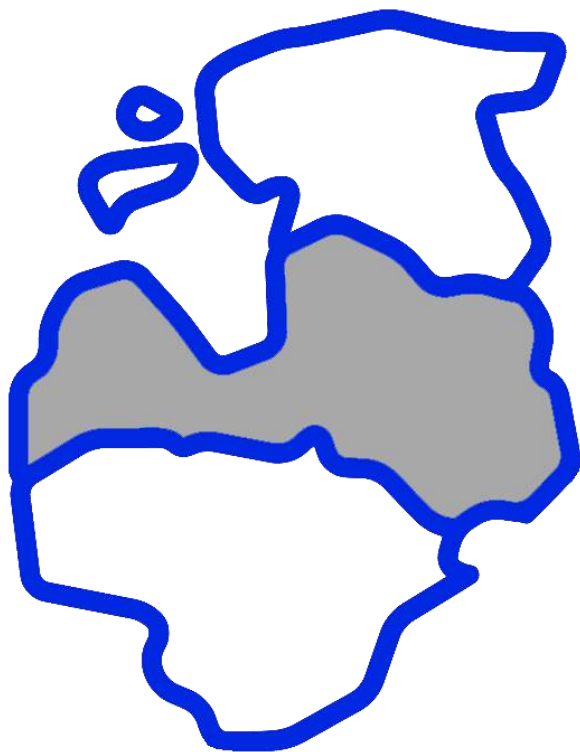
Tallinn ranks 12th among the world's smart cities according to the Eden Strategy Institute's publication „Top 50 Smart City Governments 2020/2021“ of March 2021.

The selection was made on the basis of ten indicators, focusing on smart solutions and initiatives that cities around the world have developed to address issues related to urban life, the environment and the well-being of citizens.

Tallinn stands out with a strong long-term vision, innovation and an ecosystem that supports start-ups and smart policy-making.

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Latvia

The Incubation Center of the European Space Agency in Riga

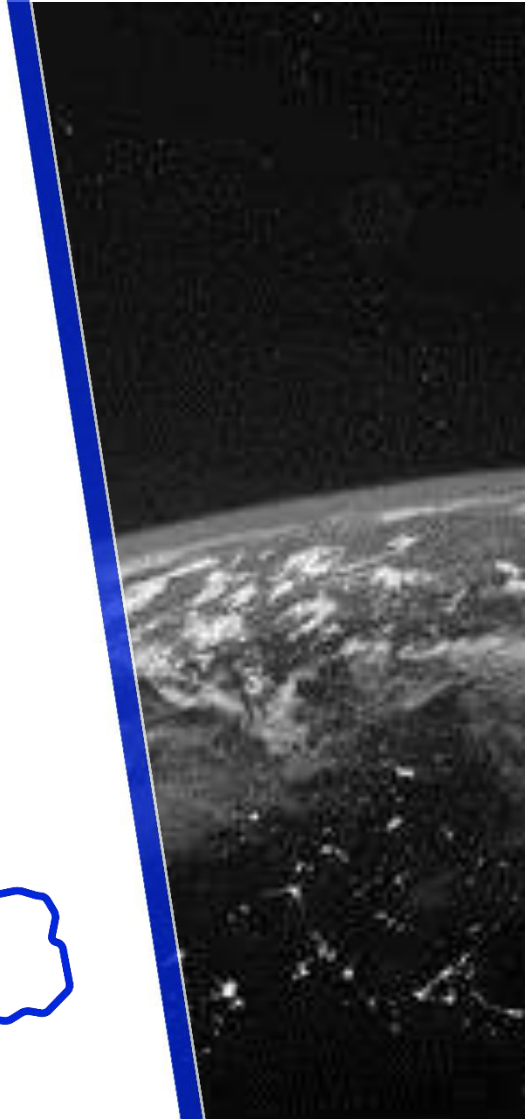
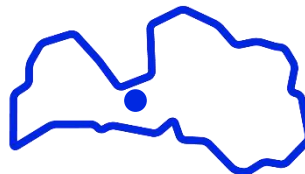
Field: Construction, science **Timeline:** 2022

Developer: Riga Technical University (RTU) and
SIA „Commercialization Reactor
Fund” AIFP

The Incubation Center of the European Space Agency in Riga is planned to be established in order to commercialize scientific discoveries of Riga Technical University. It is expected that the project will facilitate the development of the space technology industry and the development of companies by providing training and available technologies together with laboratories, as well as assistance in attracting financing.

The project is currently in the project preparatory phase, a memorandum of cooperation was signed between the parties.

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New opportunities for Latvian logistics – a bridge between Russia and Europe

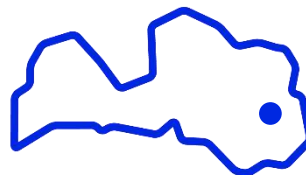
Field: Construction,
infrastructure,
logistics

Developer: SIA „NP Properties”

The developer NP Properties plans to build a Business Park in the territory of the Special Economic Zone of Rēzekne city. The undertaking will serve as a logistics and transit hub at the cross point of international routes and railways between St. Petersburg and Warsaw as well as Riga and Moscow. The park will be provided with appropriate infrastructure, utilities and communications. In total the area to be developed encompasses 8 ha, while the areas of rented premises is going to be 10 000 m².

“NP Properties” is the largest developer of industrial parks in Latvia. Latvia currently allocates EUR 82 million for industrial parks.

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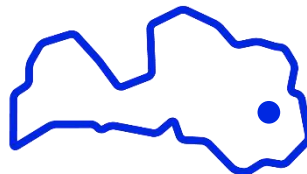
Latvia's growing ambitions in the renewable energy sector – Apaella Wind Park

Field:	Construction, renewable energy	Timeline:	Start of the works in 2021-2022
Developer:	SIA „Apaella”	Value:	EUR 12,5 million

In order to realize the European Green Deal, a new wind park is planned to be built in Čornajas county, Rēzekne region. The park's planned capacity is estimated to be 9,6 MW, whereas 3 wind turbines are to be installed. A planned payback period is 8 years.

The project is currently in the procurement stage. The project has already received governmental support and relevant documents, as well as has access to receive additional funding for realization from the EU budget.

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Future needs new wastewater treatment plant!

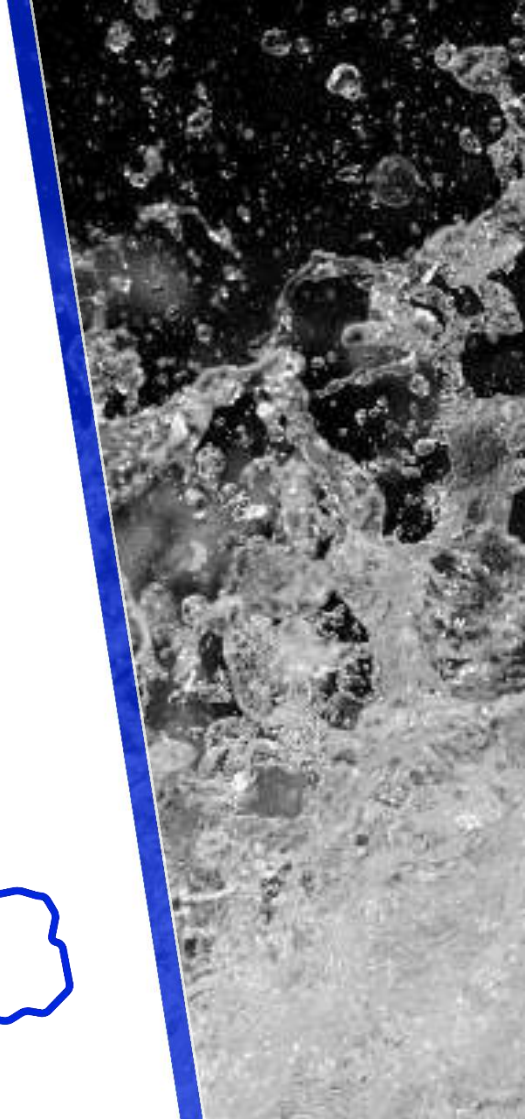
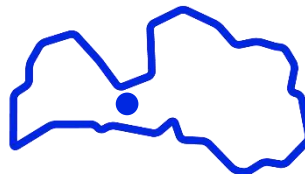
Field: Construction **Timeline:** 2021

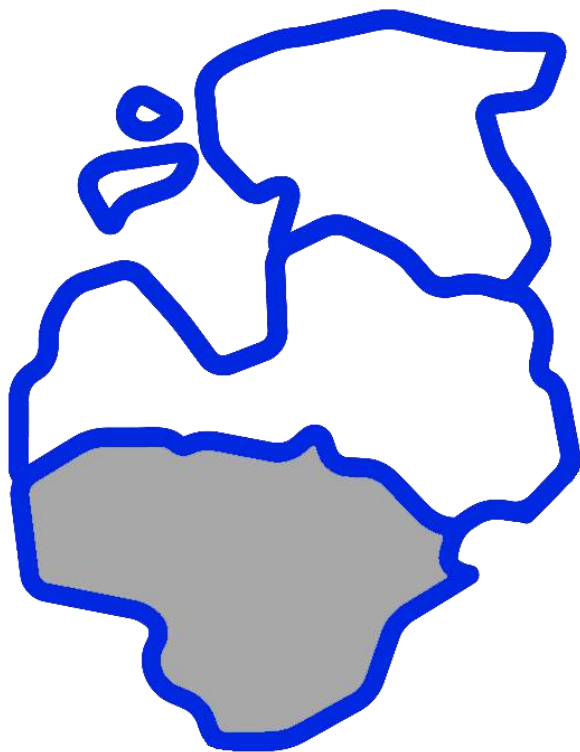
Developer: LLC „Jelgavas novada KU” and VSIA
„Latvijas vides, ģeoloģijas un
meteoroloģijas centrs”

The Jelgava Regional Municipality has become a partner of LIFE GoodWater IP projects, within which a new wastewater treatment plant in the village Nākotne (Latvian for „future”) is going to be built. The current wastewater treatment plant is in a critical condition requiring urgent action to be taken. It is hence suggested that a new wastewater treatment plant is the most cost-efficient solution.

The project also aims to ensure improvement of the water quality in the River Auce.

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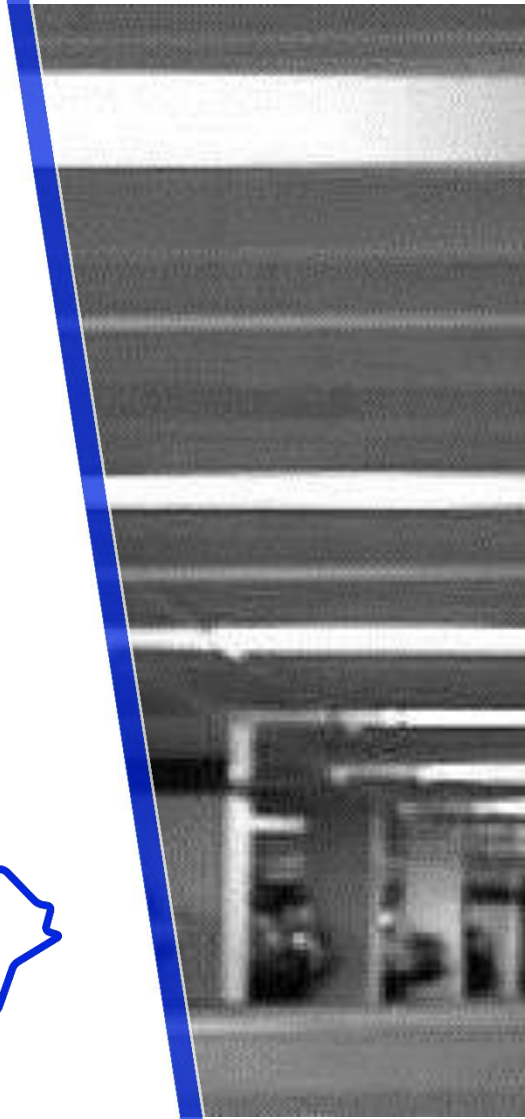
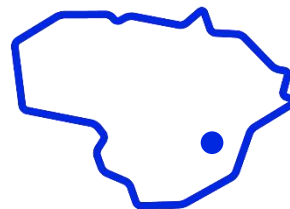
Lithuania

Car parking spaces in Vilnius Clinical Hospital and Antakalnis Polyclinic

Field:	Design, construction, maintenance, provision of paid parking services	Timeline:	15 years (3 years - design and construction; 12 years - service provision)
Developer:	Vilnius City Municipality Administration	Value:	EUR 24,5 million

The aim of this tender is to grant concession for the design, construction, maintenance and provision of at least 1 300 parking spaces on the premises of Antakalnis Polyclinic and Vilnius City Clinical Hospital.

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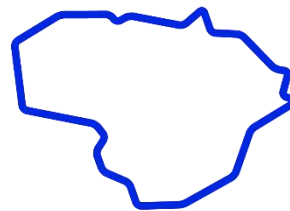
Lithuanian road maintenance will use an automatic system: a tender is being prepared

Field: Road **Value:** EUR 10 000

Developer: AB Kelių priežiūra

In order to maintain smoother maintenance of Lithuanian roads, AB Kelių priežiūra, responsible for the maintenance and safety of Lithuanian roads, will use an automatic system, i.e. the current road condition information system (KBIS) will be supplemented. As there is no product on the market yet that meets the needs, the company, together with the Mobility Innovation Center, announces an open tender for the development of such a system.

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Modernization of city lighting in Panevėžys

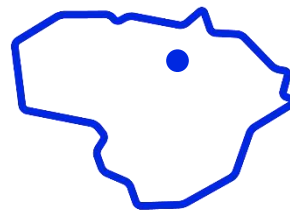
Field: Construction **Timeline:** End of spring 2021

Developer: Panevėžys City Municipality Administration **Value:** EUR 5 million

It is expected that by the end of spring it will be possible to announce a tender for the complex modernization of the lighting of more than half a hundred city streets. For this purpose, the European Union structural funds and the budget of the city municipality will be used.

The Lithuanian Business Support Agency is currently reviewing documents and is expected to start procuring contracts soon.

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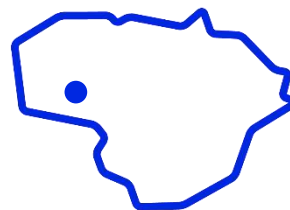
Modernization of street infrastructure in Tauragė City

Field:	Road construction	Timeline:	18 years (3 years for design), (15 years for services)
Developer:	Tauragė district municipality administration	Value:	EUR 10,5 million

The project aims to solve this year's intensively used, poorly maintained 24 streets / sections of Tauragė city, to renovate them (gravel cover), improve pedestrian communication infrastructure in streets / sections of streets, install street lighting and operate and maintain the created infrastructure during the project implementation.

The project will include design, construction (modernization of streets, sidewalks), maintenance, repair, maintenance of lighting poles, lamp replacement.

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International architectural competition for the renewal of Vilnius Railway Station

Field: Architectural competition

Timeline: Until 31 May 2021

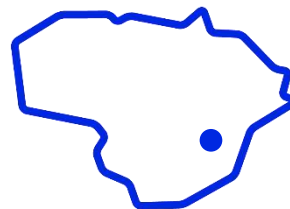
Developer: AB Lietuvos Geležinkeliai

Value: EUR 50 000

Participants in the competition have the opportunity to come up with ideas on how the building of Vilnius Railway Station, the nearby public transport stops with the Station Square, and the new structure above the tracks - the link between Naujininkai, Naujamiestis, and the Old Town - should look like in the future.

The aim is to create a multimodal public transport hub in the station area, similar to those in Berlin, Frankfurt and Vienna.

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