

bnt

Baltic Business Brochure

Estonia Latvia Lithuania

August 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 August 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

For further information on the projects portrayed please contact our local offices:

Estonia

Tatari 6
EE-10116 Tallinn
Estonia
+372 667 62 40
info.ee@bnt.eu

Contact Person:
Aet Bergmann

Latvia

Antonijas iela 24-7
LV-1010 Rīga
Latvia
+371 6616 44 11
info.lv@bnt.eu

Contact Person:
Dr. iur. Henning Jensen

Lithuania

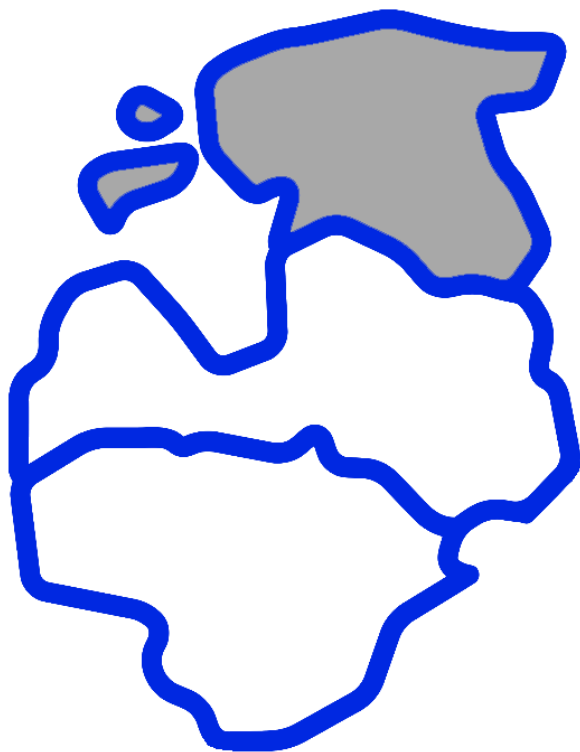
K. Kalinausko 24-401
LT-03107 Vilnius
Lithuania
+370 5 212 16 27
info.lt@bnt.eu

Contact Person:
Hans Lauschke

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Estonia

Estonian Ministry of Foreign Affairs auctions properties in Riga

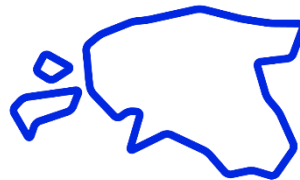
Field:	Real Estate	Timeline:	Applications until 10.11.2021 Auction 16.11.2021
Developer:	Real estate company Latio	Value:	Starting prices: EUR 4.5 million EUR 1.9 million

The Ministry of Foreign Affairs of the Republic of Estonia is selling at verbal auction an historic embassy building located in Riga, the capital of the Republic of Latvia (cadastral number 01000200115, total area 5 832.3 m², land plot area 1 261 m²) with starting price of EUR 4.5 million and also a plot of land in the city centre of 1 108 m² with a starting price of EUR 1.9 million.

The auction security deposit is 5% of the starting price of the auction.

The bid interval is EUR 10 000.

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New residential area around seaside, near to Pirita Sailing Sports Centre

Field: Real Estate **Timeline:** in the next years

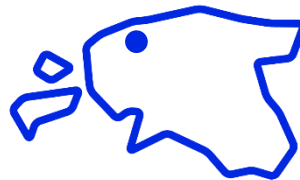
Developer: Liven AS **Value:** EUR 70 million

A 27 000 m² seaside property in the Pirita district will be developed into a modern residential area.

Liven plans to build three-storey buildings for 220 homes. 90% of the land will be for residential use and 10% commercial.

As a next step, Liven will organise an architectural competition which will include the surrounding beach promenade, respecting the wishes of the residents and following Liven's principles and standards.

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Arco Vara equity issue is aimed at residential property development

Developer: Arco Vara AS

Timeline: 25.09.2021 –
15.10.2021

Value: EUR 2.25 million

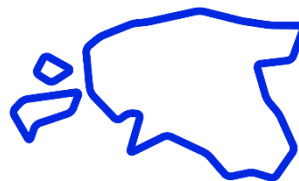
Arco Vara's shareholders approved a proposal to launch a share issue aimed primarily at retail investors. The issue will raise EUR 2.25 million in additional capital, which the company will use to expand its development activities.

There is no pre-emptive subscription right, but Arco Vara said that new retail investors will have an advantage in the distribution.

The details of the offer will be set out in a prospectus to be published before the issue.

Arco Vara's share price has risen 75% this year to EUR 2.19.

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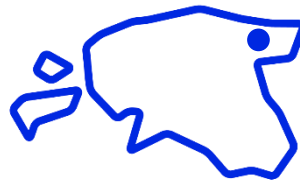
Viru Keemia Grupp explores the possibility of starting a bioproducts factory

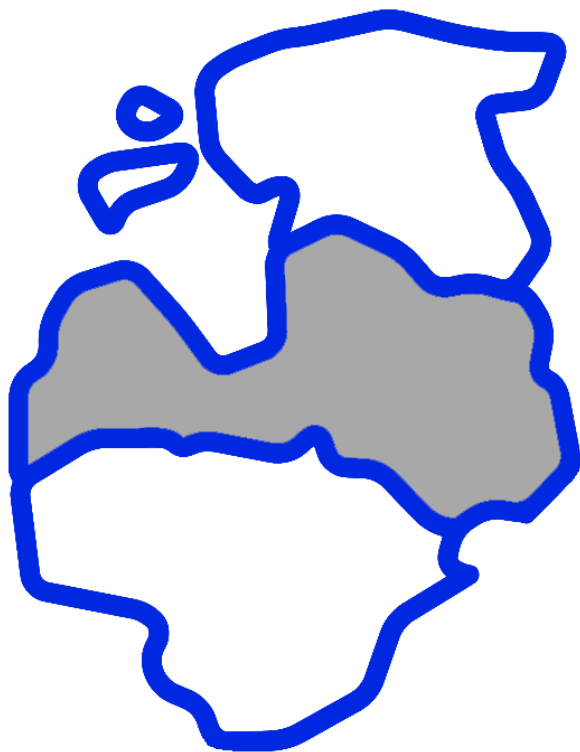
Field:	Industry, Development, Investment	Timeline:	Earliest start in year 2026
Developer:	Viru Keemia Grupp AS	Value:	EUR 800 million

The Viru Keemia Group (chemicals' business) is initiating a development planning process to explore the possibility of establishing a modern bioproducts production complex in Ida-Viru County, which would refine the pulpwood produced in Estonia and produce bioproducts and renewable energy.

The establishment of the new complex would increase the potential for wood refining in Estonia, partly replacing the export and incineration.

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Latvia

A new business center “Gustavs” in VEF Quarter

Field:	Construction, real estate	Timeline:	2022
Developer:	SIA “Gustava parks projekti”	Value:	EUR 22 million

SIA “Gustava parks projekti”, part of the Lithuanian “Galio Group” is going to build a new business center “Gustavs” in cooperation with construction company SIA “Merks”. The business center will be built in Riga, Gustava Zemgala ielā 73 and will consist of three buildings – six-storey office buildings, as well as a two-storey underground car park and infrastructure.

The value of the construction contract is EUR 22 million and one of the three office buildings has already been rented by SEB group service center. The construction works are planned to be completed in December 2022.

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Additional shares of Madara Cosmetics will be traded on the stock exchange

Field: Life sciences

Timeline: 2021

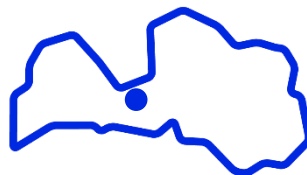
Company: AS “Madara Cosmetics”

Value: EUR 0.1

Starting August 3, the AS “Nasdaq Riga” stock exchange will start trading 1334 additional shares with a nominal value of EUR 0.1 of the cosmetics manufacturer AS “Madara Cosmetics”. The shares will be traded in the alternative market “First North” in addition to the already traded shares of the company. As a result, a total of 3,770,576 shares of AS “Madara Cosmetics” will be traded.

In last year, Madara Cosmetics had a turnover of EUR 16.075 million, which is 39.2% more than a year earlier, while the company's profit increased 2.2 times and amounted to EUR 3.445 million.

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A new office building in New Hanza

Field: Construction,
real estate

Timeline: 2022

Developer: AS “Pillar Capital”

Value: EUR 26 million

Construction of a new office building worth of EUR 26 million located in Riga, Mihaila Tāla Street 1 has been started by AS “Pillar Capital”. The leasable area will reach 12,000 m², but the total area of the building – 17 000 m². Commercial premises are planned on the first floor of the building, of which 300 m² will be allocated to the catering service provider(s).

In addition, 96 parking spaces will be available, including with electric car charging points, as well as a bicycle parking lot for 330 bicycles and electric scooters will be available near the building. The construction works are planned to be completed by the end of 2022.

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Valmiera concert hall for sale

Field: Real estate

Timeline: 2021

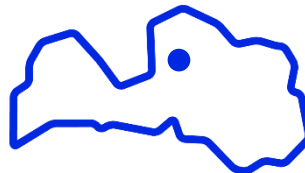
Seller: SIA "LATIO"

Value: EUR 1.5 million

A pearl of Vidzeme culture has been put up for sale – Valmiera Concert Hall. The building includes a concert hall with a capacity of up to 350 people, a conference/seminar center with a capacity of up to 60 people and Restaurant "Vecpūsis". The total area of the building is 1 301 m², while area of the land is 7 359 m². Sale price of the building is EUR 1.5 million.

The complex is located in the city center – Valmiera, Leona Paegles ielā 10. The building was built in 1914 as a public building and in 2016 it was reconstructed, preserving and emphasizing the historical values and significance of the building.

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Lithuania

Development of a sports complex on the campus of Klaipėda University

Field: Culture, sports and leisure

Timeline: 17 years

Developer: Klaipėda university

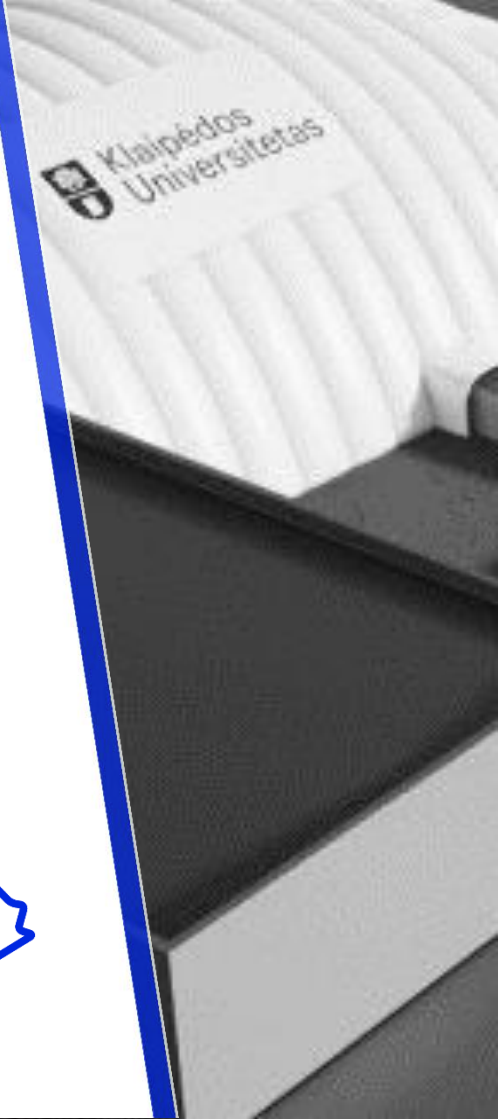
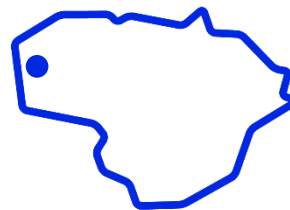
Value: EUR 13.15 million

The PPP is in the in the project preparation phasis.

It is a concession tender for the design, construction, installation and maintenance of gyms (about 800 sq.m.), modular additional premises and engineering networks for the needs of Klaipėda University.

The sports infrastructure created at the risk of the private partner (except for the infrastructure intended for the needs of Klaipėda University) will remain in the ownership of the private partner after the end of the Agreement.

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Šiauliai arena management

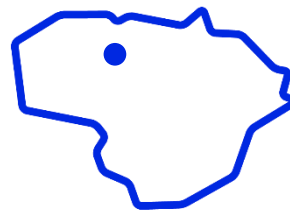
Field: Tourism, culture **Timeline:** 5 years

Developer: Šiauliai City
Municipality Administration **Value:** EUR 7 million

The PPP is currently in the project preparation stage. It is a concession tender.

The project aims to give the right to a private entity to operate the arena located in Šiauliai, including the maintenance, management, rental of infrastructure (office space, cafe / bar areas and other premises), organization of sports, culture, business and other events.

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Modernization of Klaipėda university hospital buildings

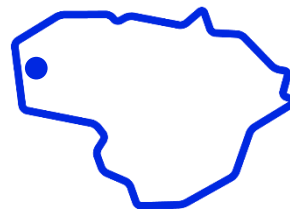
Field: Health protection **Timeline:** 12 years

Developer: Klaipėda City Municipality Administration **Value:** EUR 13 million

The PPP is currently in the project preparation stage. Negotiations are already announced.

The project includes design, modernization, operation and maintenance of Klaipėda University Hospital buildings in order to achieve a better energy performance.

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Palanga Airport launches modernisation construction project

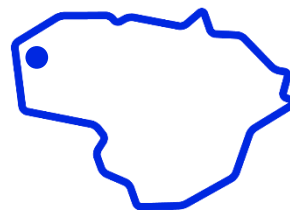
Field: Construction **Timeline:** 45 days

Developer: Lithuanian Airports **Value:** EUR 13.6 million

On 6 September 2021, modernisation of Palanga Airport starts.

During the modernisation of Palanga Airport, a LED signal system will be installed, runway, taxiway and platform surfaces will be renovated. There will be upgrades to utilities. Energy-efficient and sustainable solutions, as well as systems of platform illumination, collection and purification of surface waste waters will further be installed.

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