

bnt

**Baltic
Business Brochure**

Estonia Latvia Lithuania

February 2022

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 February 2022.

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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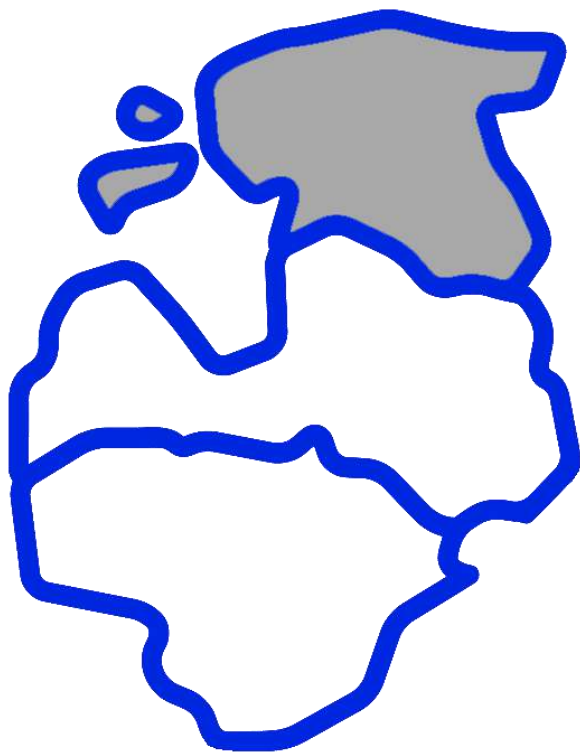
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Estonia

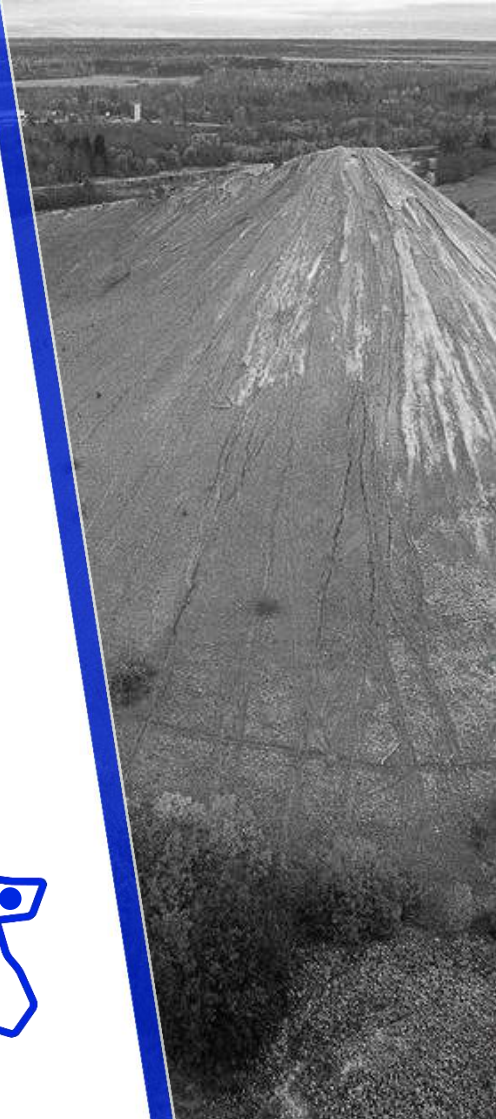
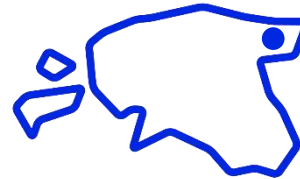
A factory for the valorisation of oil shale ash will be built in Ida-Viru County

Field:	Industry Development	Timeline:	2027
Developer:	Ragn-Sells AS	Value:	EUR 250 million

Environmental company Ragn-Sells is going to build an oil shale ash recycling factory on the territory of the Narva Baltic Power Station, capable of processing up to 1 million tonnes of ash per year and producing limestone, all CO₂-negative. The product is highly attractive for being used in the fields of plastics, paper, and building materials.

The pilot factory will cost up to EUR 20 million, while the finished factory will cost EUR 250 million. The factory will allow to employ up to 100 people.

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Auction of property in Tallinn

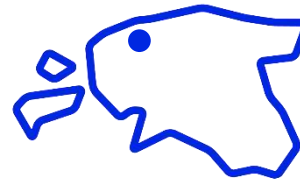
Field:	Real Estate	Deadline for bids:	21.03.2022 at 11:00
Developer:	Põhja-Eesti Regionaalhaigla SA	Value*:	Starting price EUR 12 million Security deposit EUR 600 000

A public auction for the sale and temporary lease-back of a well-located property is about to be launched by one of the large clinics in Tallinn. The estate will continue to house the Regional Hospital psychiatric clinic until 31.12.2025.a.

Property details: address: Paldiski mnt 52, Tallinn; cadastral ID: 78408:804:0130; Area: 24,25 ha. Purpose: land for public buildings 100%.

*VAT is added according to the legislation of the Republic of Estonia.

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Real estate auction in Pärnu

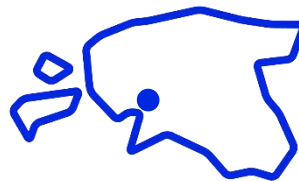
Field:	Real Estate, Public Procurement	Deadline for bids:	29.03.2022 at 13:00 electronically in the Public Procurement Register
Developer:	Eesti Energia AS	Value*:	Starting price EUR 795 000 Security deposit EUR 40000

Eesti Energia AS sells by public written auction the real estate property Energia tn 4 in the business district of the city of Pärnu. The Via Baltica is nearby, and the Rail Baltica project is planning to build a new railway station close by.

Property data: cadastral code 62514:177:0001, area 12 366 m². The property includes an office building, a warehouse, and a garage.

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Underwater 3D laser scanning of the wreck of the ferry Estonia

Field: Public Procurement **Time limit for receipt of tenders:** 04.03.2022 at 14:00

Developer: Eesti Energia AS

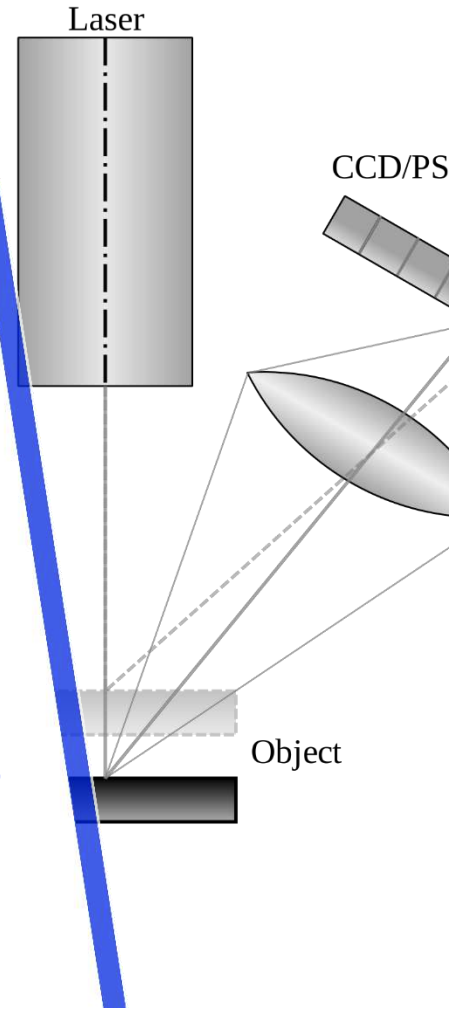
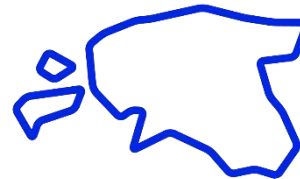
Public procurement area: Underwater exploration services

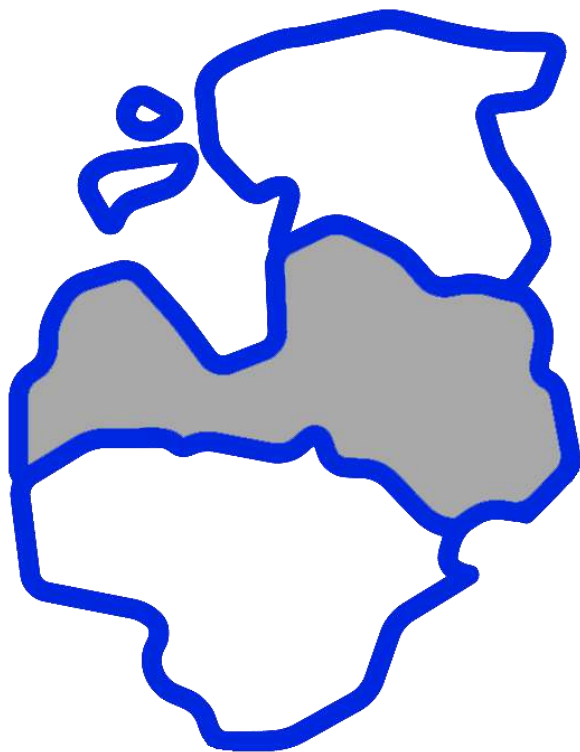
Notice number in TED: 2022/S 025-064549

Eesti Energia AS announces a public procurement on behalf of the Safety Investigation Centre of the Structural Unit of the Ministry of Economic Affairs and Communications.

The subject of the public procurement contract is the performance of an underwater 3D laser scanning survey of the wreck of the ferry Estonia.

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Latvia

Krasta City project on Zvirgzdu Island

Field: Construction,
real estate

Timeline: 2021-2031

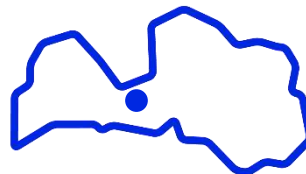
Developer: SIA "Hepsor"

Value: EUR 150 million

A half-kilometer long public promenade along the Daugava, improved public transport, a pedestrian bridge, a well-maintained bicycle infrastructure, a Class A business complex consisting of office buildings and a multifunctional center with shops, restaurants and cafes - these are the planned objects in the Krasta City project.

The Krasta City project is planned to be implemented in seven phases, building 180,000 square meters of usable space over 10 years.

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A6 Logistics Park has been put in commission

Field: Construction,
real estate

Timeline: 2021

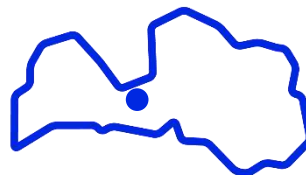
Developer: AS "Pillar Capital"

Value: EUR 20 million

Construction work on the new logistics park began in July 2020, and currently the first object has been established. The total area of buildings intended for warehouses in the territory exceeds 50,000 m². The logistics park is located in Rumbula, right next to the A6 highway, which is an important highway in Riga.

A6 is the first logistics park in Latvia where BREAAAM building sustainability standards have been implemented at the design stage. The buildings are built in accordance with the highest international energy efficiency standards, as well as building materials that are manufactured in accordance with the same principles of sustainability.

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A new residential house project in Mežaparks – “Moho Park”

Field: Construction,
real estate

Timeline: 2021-2023

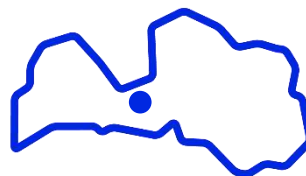
Developer: SIA “Kaamos”

Value: EUR 15 million

The “Moho Park” (mo-ho - modern homes) project envisages two 12-storey buildings with 154 apartments, and it is planned that the first apartments will be received by buyers in the beginning of 2023.

The energy efficiency of the project will be ensured by solar panels located on the roof, windows with triple glazing, heated floor heating, as well as ventilation with recuperation, which will be in each apartment. Residents will also have access to electric car charging.

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A new housing project by Bonava in the territory of Vidzeme bakery

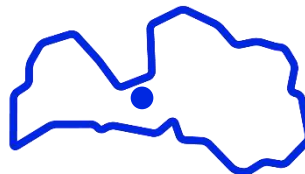
Field: Construction, real estate **Timeline:** 2021-2024

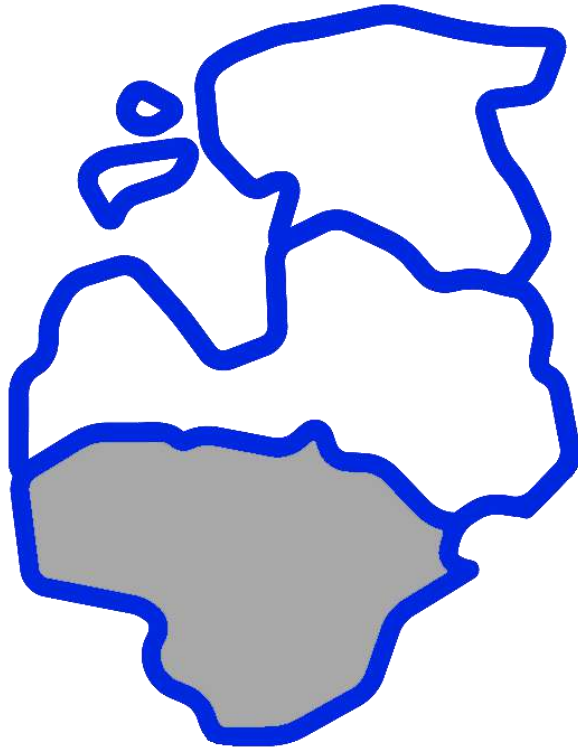
Developer: Bonava Latvija **Value:** EUR 20 million

The project envisages 3 five-storey buildings with a total of 220 modern, sustainable and environmentally friendly two- to four-room apartments in Teika, Ropažu iela 16.

The project pays special attention to sustainability and environmental protection - several bicycle sheds will be available under the canopy, each apartment will have an individual ventilation system with recuperation, while it will be possible to charge the electric car right at the entrance to the area. Construction of the first house started in autumn of 2021, while all three buildings will be completed by 2024.

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Lithuania

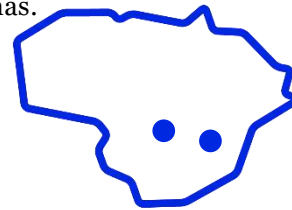
Lithuania selects northern route for Rail Baltica section to Vilnius

Field: Construction **Developer:** UAB Sweco Lietuva and DB Engineering & Consulting GmbH

The section between Kaunas and Vilnius of the Rail Baltica line in Lithuania will be planned along the northern S5 route. The added benefit of this route is that cities of Lentvaris, Vievis and Kaišiadorys can now be connected to the Rail Baltica railway line.

The Rail Baltica railway line is one of the most ambitious rail infrastructure projects in this part of the world. It will connect to the European standard gauge network, making it possible to eventually travel from Amsterdam to Tallinn in Estonia via Berlin and Warsaw. The responsible partner UAB Sweco Lietuva and DB Engineering & Consulting GmbH developed four alternative routes for the Rail Baltica railway between Vilnius and Kaunas.

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Telia to build data centre near Vilnius

Field: Construction

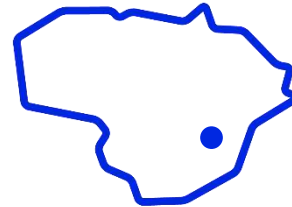
Developer: Telia Co. AB

Value: EUR 10 million

Telia Lietuva, the largest Lithuanian broadband Internet access and voice telephony services operator, is planning to invest EUR 10 million to build what it says will be the largest data center in Lithuania.

The Telia Co. AB unit bought a 2-hectare plot of land near Lithuania's capital, Vilnius, for the planned data center, said a press release from the provider of integrated telecommunication, IT, and TV services to residents and businesses of the Baltic country.

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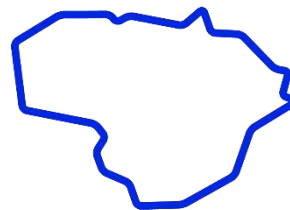
Taiwan to establish EUR 176 million Lithuania investment fund

Field: Investment **Value:** EUR 176 million

Taiwan announced that it will create a USD 200 million (EUR 176 million) fund to invest in Lithuania weeks after the self-ruled island claimed by China opened a representative office, a de facto embassy, in Vilnius.

The fund would include investments to build a semiconductor industry in Lithuania.

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Lithuania to acquire LNG terminal “Independence“ from Norway's Hoegh LNG

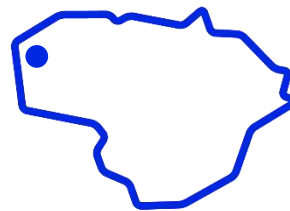
Field: Energy

Developer: Klaipėdos Nafta **Value:** EUR 153 million

On 25 February 2022, the shareholders of the state-controlled company Klaipėdos Nafta have approved the exercise of an option to acquire the FSRU Independence for EUR 153 million after 10 years of lease.

Klaipėdos Nafta said the purchase would ensure Lithuania's energy independence by continuing to provide an alternative to pipeline gas imports from Russia.

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