

“PNB BANK” PROPERTY CATALOGUE

GENERAL CONDITIONS FOR THE ACQUISITION OF PROPERTY

- 1) The property can be mostly purchased at the auctions. The course of the auction will be governed by the normative acts of the Civil Law of the Republic of Latvia, as well as by the rules of the auction applicable to the specific property available during the auction.
- 2) The following prices are indicative of the auction's starting prices.
- 3) An auction participant can be a natural or legal person registered in the Republic of Latvia, or a legal person registered abroad and have, under the current regulatory enactments of the Republic of Latvia, an appropriate legal capacity and the right to buy real estate in the Republic of Latvia.
- 4) To participate in the auction, the bidder will be required to provide the necessary information and documents that will allow verifying the information about the bidder, including information about the beneficial owner. The inspection will be carried out following "NILLTPFNL" and the Law on National Sanctions of the Republic of Latvia to gain confidence in the financial condition of the applicant, the possibility of acquiring specific property and the legal origin of their funds.

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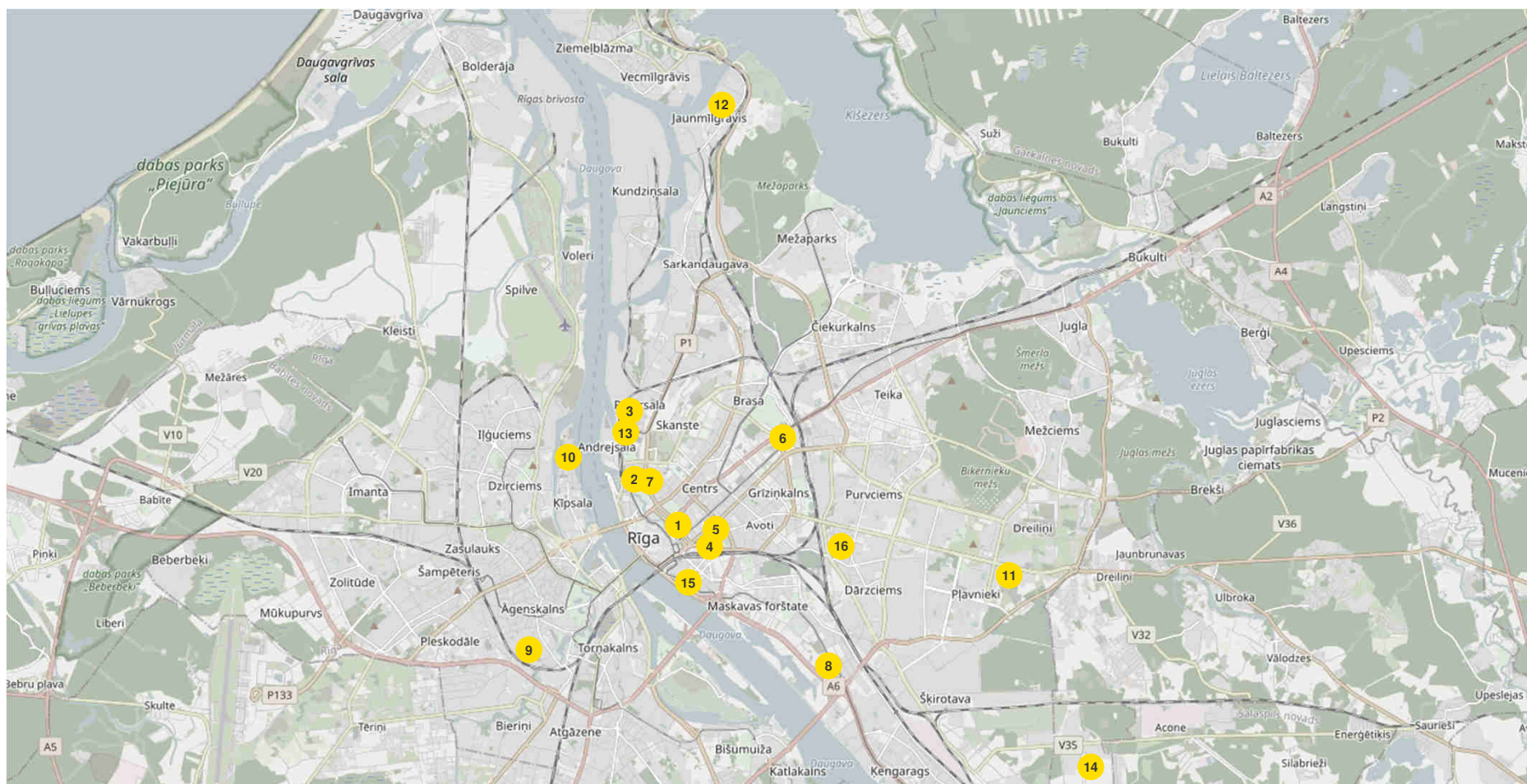
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PROPERTY IN RIGA

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3	27 KATRINAS DAMBIS, RIGA
4	21, 21A, 21B, 21C, 21D ERNESTA BIRZNIEKA-UPISA STREET, RIGA
5	20A ERNESTA BIRZNIEKA UPISA STREET, RIGA

No.	ADDRESS
6	194 BRIVIBAS STREET, RIGA
7	17 ELIZABETES STREET, RIGA
8	86 KRASTA STREET, RIGA
9	8 GARDENES STREET, RIGA
10	28 OGLU STREET, RIGA

No.	ADDRESS
11	AUGUSTA DEGLAVA STREET, RIGA
12	1 OSTAS STREET, RIGA
13	5 ALUKSNES STREET, 3 MASTU STREET, RIGA
14	5 GETLINU STREET, RUMBULA
15	15 GENERALA RADZINA KRASTMALA, RIGA
16	11 ZELTINU STREET, STOPINU STREET 11, RIGA

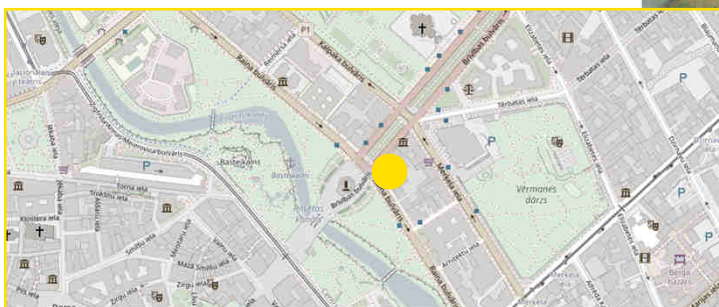
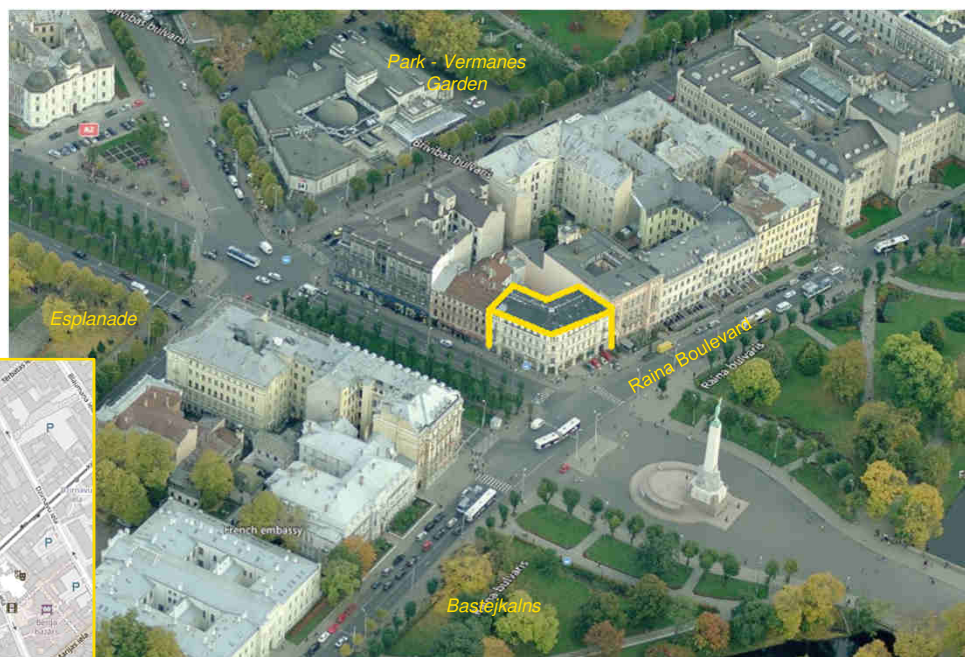
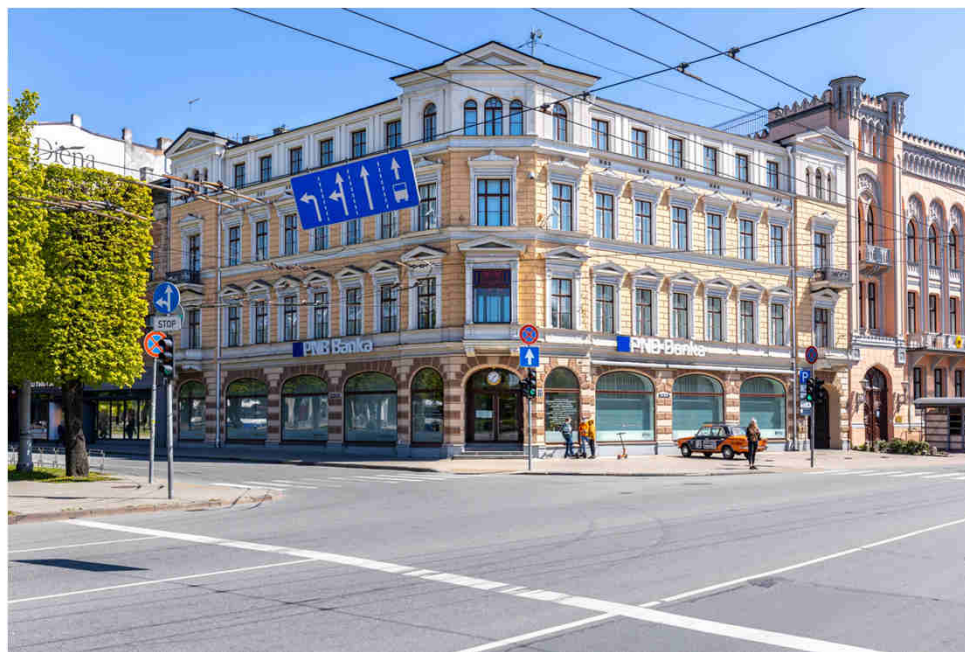


11 RAINA BOULEVARD, RIGA

- **Property for sale in the city center. The property consists of 4-storey bank - administrative building, a warehouse in the basement and a basement under the yard**
- The building has qualitative finish administrative premises suitable for modern requirements with the necessary auxiliary premises
- The building has two elevators and two staircases - a wooden central staircase and a reinforced concrete structure backup staircase
- The yard area is fully landscaped, asphalted, it is possible to park ~ 7 cars. The entrance to the yard from the side of Raina Boulevard along the passage
- The building is located at the intersection of Raina Boulevard and Brivibas Boulevard, directly opposite the Freedom Monument. It has an ideal location in the central part of Riga and is easily accessible from different parts of the city
- The surrounding streets have an intensive flow of public transport, which provides traffic from the center to Riga's residential areas. Public transport stops are close to the building
- Parking is possible on Kalpaka Boulevard, Terbatas and Merkela streets in paid parking lots on the street sides, as well as in paid parkings in close vicinity (see map on page 14).

Land Area/ sq.m	913
Gross Area of the Administrative Building/ sq.m	1 853
Leasable Area/ sq.m	1 378
Warehouse in the Basement/ sq.m	61,3
Basement under the Yard/ sq.m	124
PRICE/ EUR	5 500 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

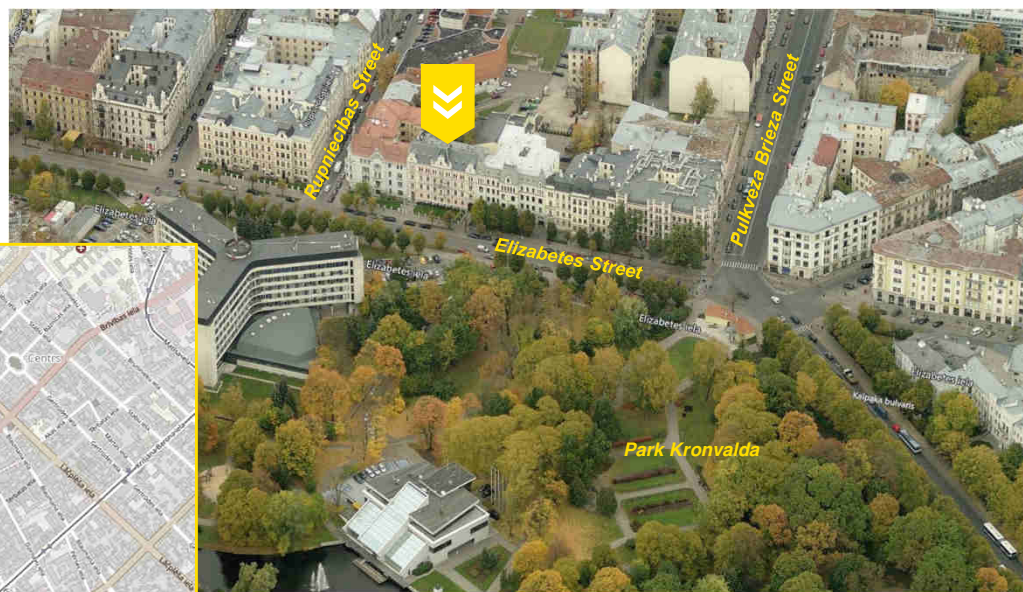
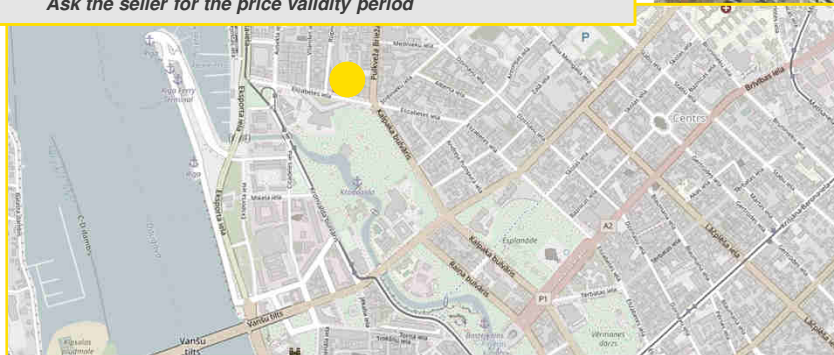


15 ELIZABETES STREET, RIGA

- For sale administrative building at 15 Elizabethes Street, in the Silent centre of Riga, in an area called the pearl of Art Nouveau architecture - close to green parks, luxury restaurants, cozy cafes, art galleries, banks and embassies. The property is located in a quarter bordered by Elizabethes, Rupniecibas and Pulkveza Brieza streets
- The 4-storey building with the loft was built in 1898. The building has undergone various alterations over the years. The last significant repair works were performed in 2016, renovated facades of the building, improved layout and technical condition of the premises in accordance with the requirements of a modern office
- After the repairs, on the 1st floor of the building there are premises for customer service and auxiliary premises. On the upper floors of the building there are administrative premises to ensure the operation of the bank, in the basement there are staff rooms and technical rooms
- The building has one elevator and two staircases – a luxurious central staircase and a backup staircase, which can be entered from the yard
- Behind the building there is a spacious yard, which is fully landscaped - a courtyard is paved with paving stones and used as a parking
- Façade side windows offer a wonderful view of Kronvalda Park
- Ceiling height in the premises 2,15 - 2,25 m.

Land Area/ sq.m	1 179
Building Area/ sq.m	1 995
Useful Area/ sq.m	1 452
Cadastral №	0100 011 1179
Floors	4 + loft + basement
PRICE/ EUR	5 500 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

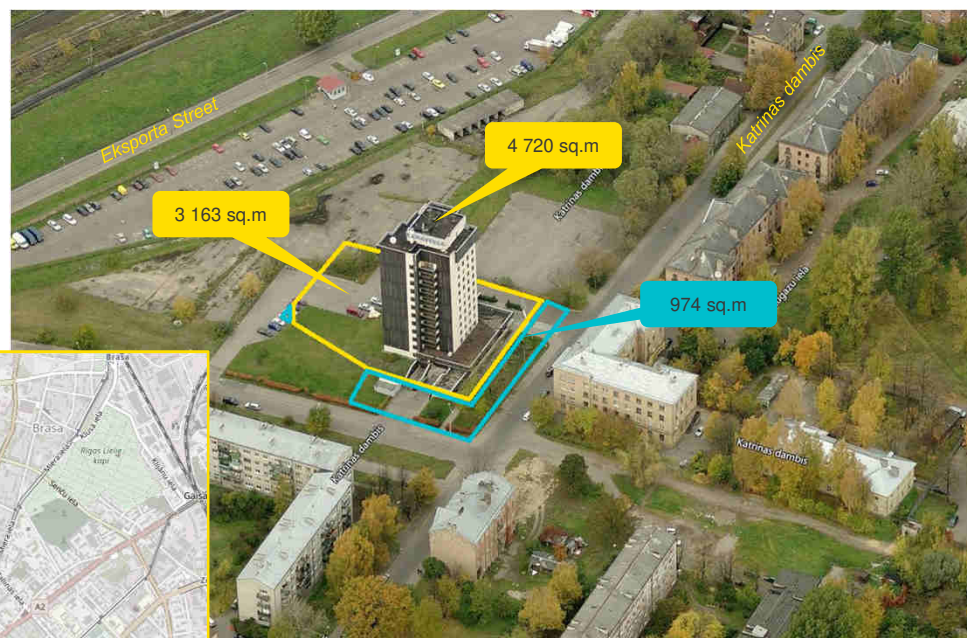
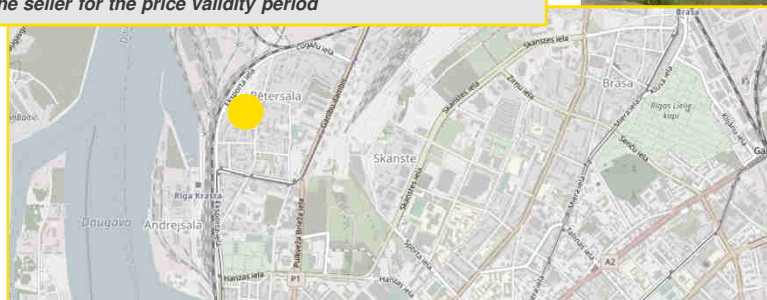


27 KATRINAS DAMBIS, RIGA

- The property consists of a 3-star hotel located in a quiet and peaceful place, in the Northern part of the city center (3 km), only in a 30-minute walk from the Old Town and 10 minutes from the passenger port
- Part of the land is leased (marked in blue on the map)
- Currently, the building houses hospitable and cozy hotel Ibis Styles Riga. The hotel offers comfortable, quiet and modern rooms. Free private parking is available
- The building was built in 1991, the hotel was completely renovated in 2011, and conference rooms were expanded in 2015
- The restaurant is located on the 12th floor, from the restaurant windows open a wonderful view of Riga. The hotel also has a lobby bar
- Hotel Ibis Styles Riga is within a walking distance of many shopping malls, restaurants, museums and sports clubs.

Land Plot in Ownership/ sq.m	3 163
Leased land Plot/ sq.m	974
Cadastral №	0100 012 0007
Gross Building Area/ sq.m	4 720
Area of the Inner Premises/ sq.m	4 519
Useful Area/ sq.m	3 768
Number of Floors	14 + basement
Average Occupancy 2013 - 2018	60%
PRICE/ EUR	3 000 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



MULTIFUNCTIONAL BUILDING COMPLEX

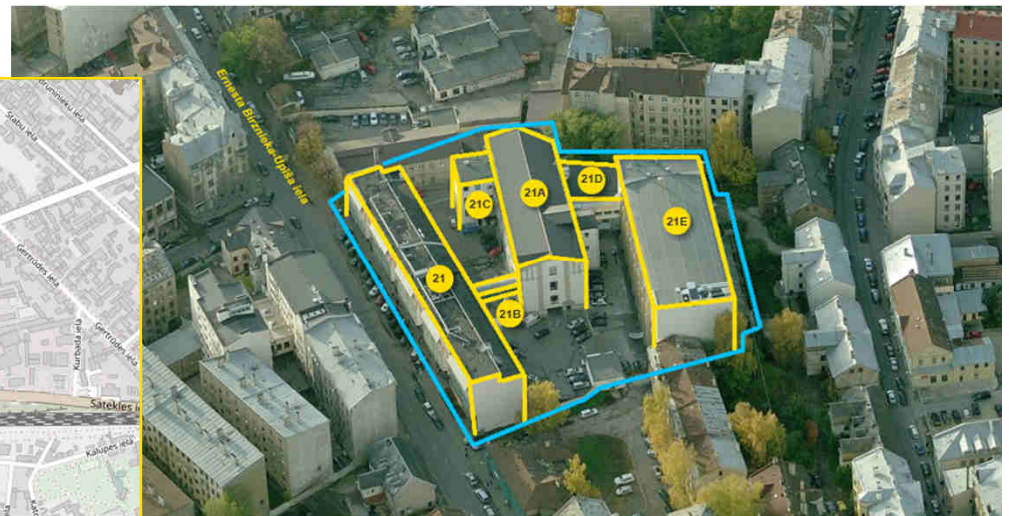
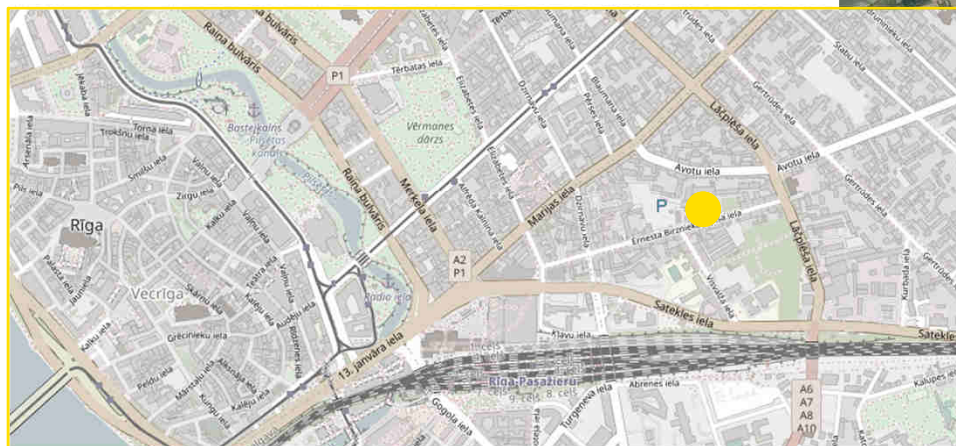
21, 21A, 21B, 21C, 21D, 21E ERNESTA BIRZNIKA UPISA STREET, RIGA

- **No. 21** - complex facade building - B-class business center (**4,513 sq.m**)
- **No. 21A, 21D and 21C** - C class office buildings, office premises and archive (**4,702 sq.m**)
- **No. 21E** - fitness center and storage facilities (**4,715 sq.m**)



TOTAL LAND PLOT AREA/ sq.M	6 693
TOTAL COMPLEX AREA/ sq.M	16 378
TOTAL NUMBER OF PARKING LOTS	98
28 underground and 70 above-ground parking lots	
PRICE/ EUR	10 500 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



OFFICE COMPLEX «UPĪŠA GALERIJA»

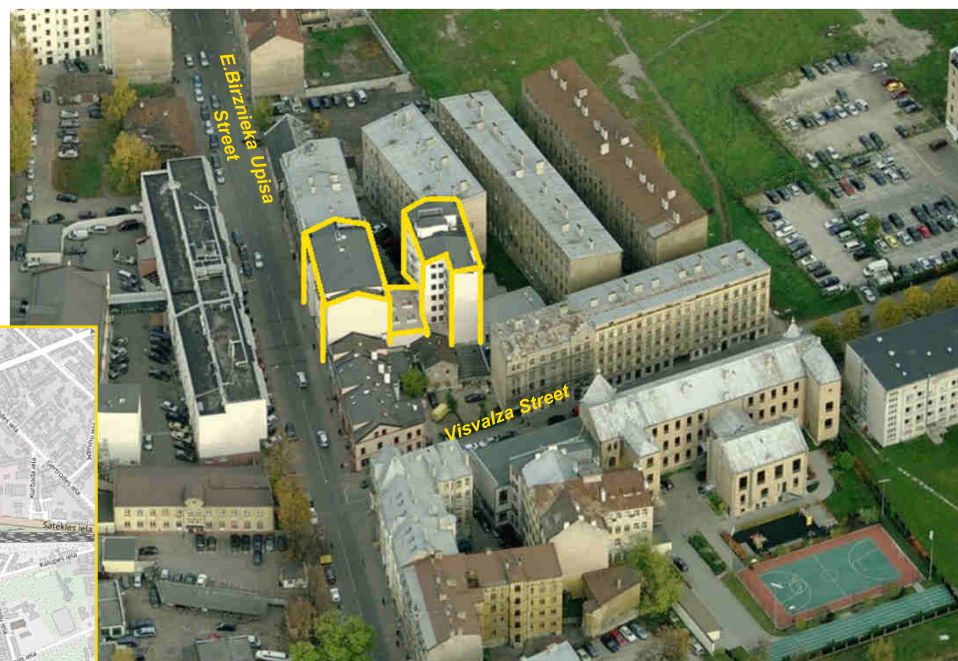
20A ERNESTA BIRZNIEKA UPISA STREET, RIGA

- The office complex "Upīša galerija" consists of two 6-storey buildings (the facade building has 6 floors and a roof floor), which are connected with a closed gallery, which houses office space and commercial premises
- The complex has a convenient location in the city center, about 500 m from the Central Railway Station and the shopping center Origo, Stockmann. Close to many office buildings, educational institutions, retail and residential facilities
- The property is located in the central part of Riga, in a quarter bounded by E.Birznieka - Upisa Street, Visvalza Street, Satekles and Lacplesa Street
- Construction (reconstruction) works of the building were performed in 2007 and the building was put into operation in 2008
- All office premises are in good technical condition, offices are equipped in accordance with modern requirements. Occupancy in December 2019 - 84%
- On the 1st floor of the facade building there are commercial premises
- Ceiling height in the 1st floor – 3,70 m, on the upper floors - 2,70 m.



Land Area/ sq.m	1 126
Cadastral №	0100 031 0106
Total Complex Area/ sq.m	3 794
Useful Area/ sq.m	3 355
Common use Premises/ sq.m	439
Floors	7 + basement
PRICE/ EUR	3 300 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

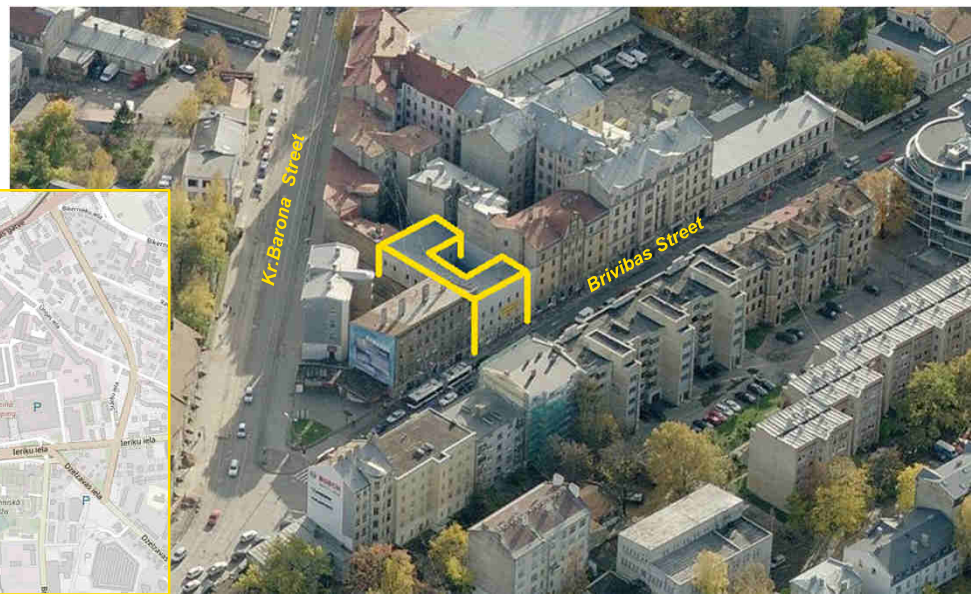
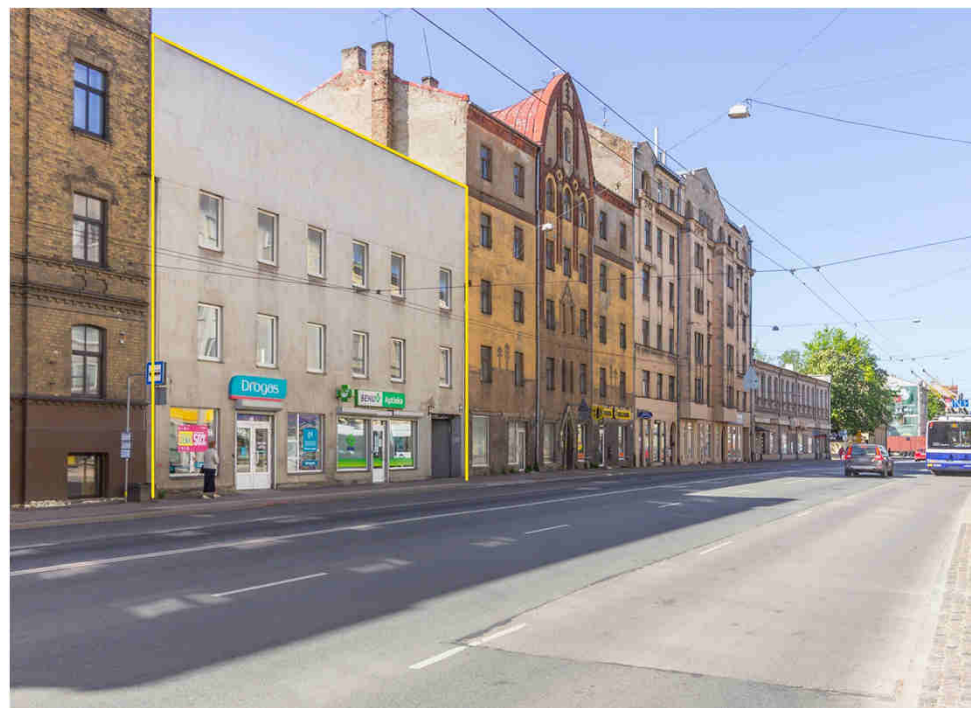
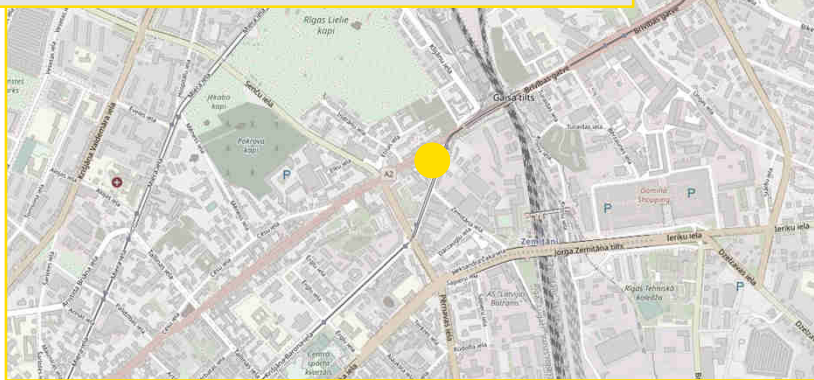


194 BRIVIBAS STREET, RIGA

- The property consists of two interconnected administrative buildings with a total area of 1 015 sq.m
- First floor (and partly basement) is used as commercial space, while 2nd and 3rd floors are used as office premises
- There is a closed parking in the yard for 4 -6 cars
- Central heating unit is located in the basement
- Good public transport availability. The nearest public transport stop is right next to the building
- It takes about 5 minutes (4-5 km) by car to the city center of Riga
- Lease agreements with Drogas and Benu aptieka for premises on the 1st floor are going to mature on 30 April 2022 and 29 February 2024.

Land Area/ sq.m	567
Total Building Area/ sq.m	1 015
Cadastral №	0100 027 0002
Floors	3 + basement
PRICE/ EUR	414 800

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



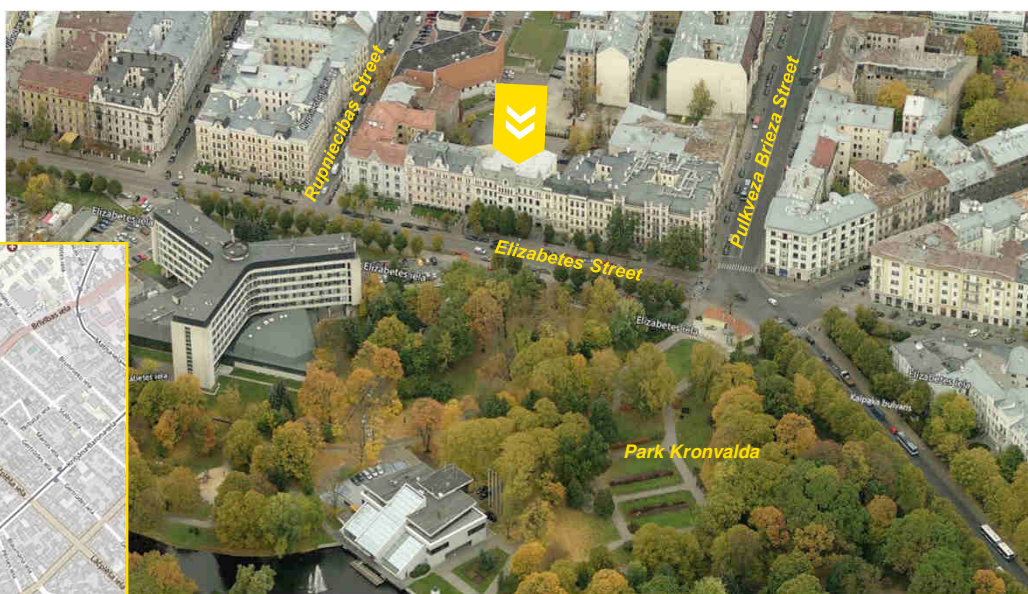
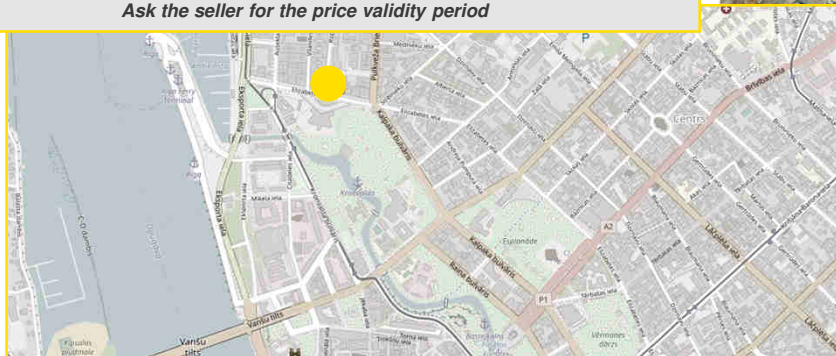
17 ELIZABETES STREET, RIGA

- For sale an apartment at 17 Elizabetes Street, in the Silent centre of Riga, in an area called the pearl of Art Nouveau architecture - close to green parks, luxury restaurants, cozy cafes, art galleries, banks and embassies. The property is located in a quarter bordered by Elizabetes, Rupniecibas and Pulkveza Brieza streets
- The building was built 1898 by architect Heinrihs Kārlis Šēls. It represents the style of eclecticism
- There are 2 flats located on the each floor of the building
- The apartment has in total seven rooms: 2 living rooms, 3 bedrooms, two sanitary rooms, two cabinets, kitchen, auxiliary rooms
- 3 fireplaces of historical value
- It was fully renovated in 2017 - 2018 with the total investment around EUR 430 000
- Apartment has a «Clever home» system with possibility to regulate different temperature in different rooms
- Sanitary rooms are fully equipped.



Apartment Area/ sq.m	316,6
Cadastral №	0100 901 3988
Floors	4/4
PRICE/ EUR	1 100 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

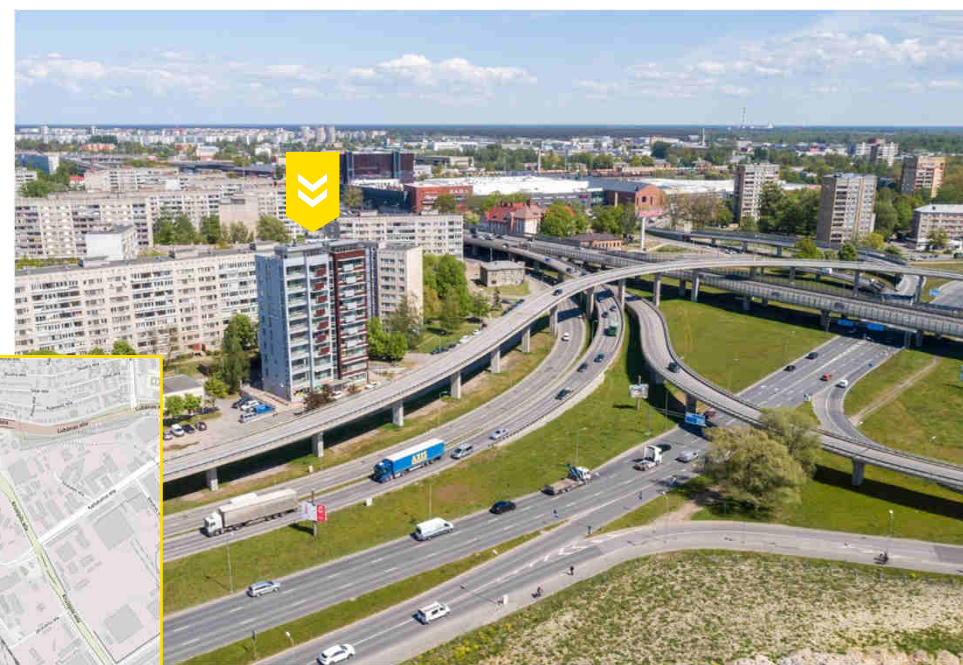
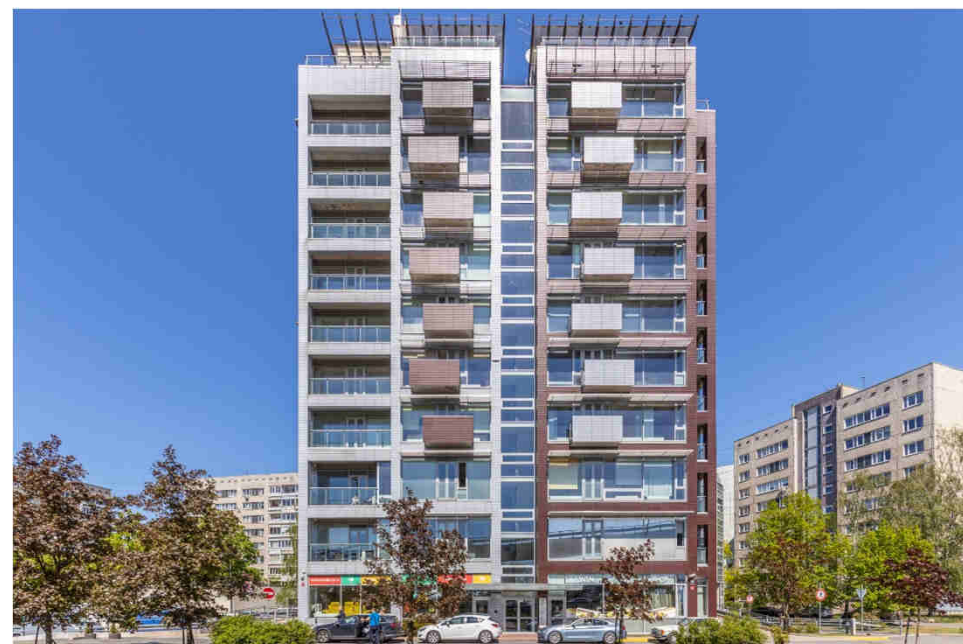
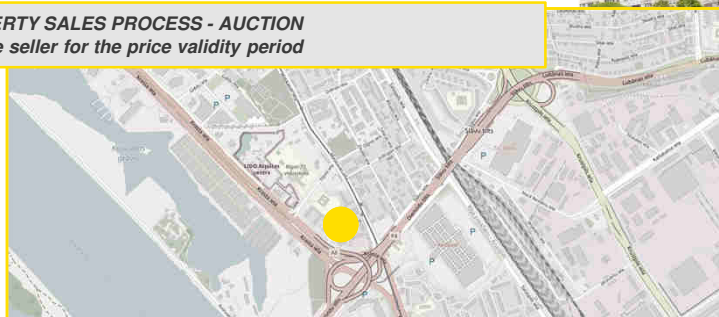


86 KRASTA STREET, RIGA

- B1 class 11-storey office building with a total area of 5,811 sq.m, with a convenient location at Krasta Street, at the exit of the Southern Bridge
- The building was put into operation in 2008. It stands out with its construction volume (number of floors) against the background of the surrounding buildings
- The building volume consists of a part of the building at the height of 11 floors on the Krasta Street side and a 3-storey extension on the yard side, which has a parking lot on the 1st floor level, and above it there are spacious office premises on the 2nd and 3rd floors
- The land plot under the building is leased from Riga municipality, the agreement is valid until June 22, 2029. Lease fee is 2 120 EUR/ year
- Additional land plot (1,044 sq.m) for the parking needs next to the office building is leased from a private person, lease fee 145 EUR/ month, the contract is valid until December 31, 2021
- All office premises are in good technical condition, offices are equipped in accordance with modern requirements
- On the top floor there are two two-level apartments with an area of 170 sq.m and 147 sq.m (full finish, built-in kitchen)
- Distance to the city centre is about 7 km or 10 minutes by car.

Area of the Leased Land Plot/ sq.m	2 254
Cadastral №	0100 572 0232
Gross Building Area/ sq.m	5 811
Useful Area/ sq.m	4 824
Offices/ sq.m – 3 037 / apartments/ sq.m– 408	
Parking/ sq.m	1 379
Leasable Area/ sq.m	3 445
Parking lots	65
PRICE/ EUR	2 900 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



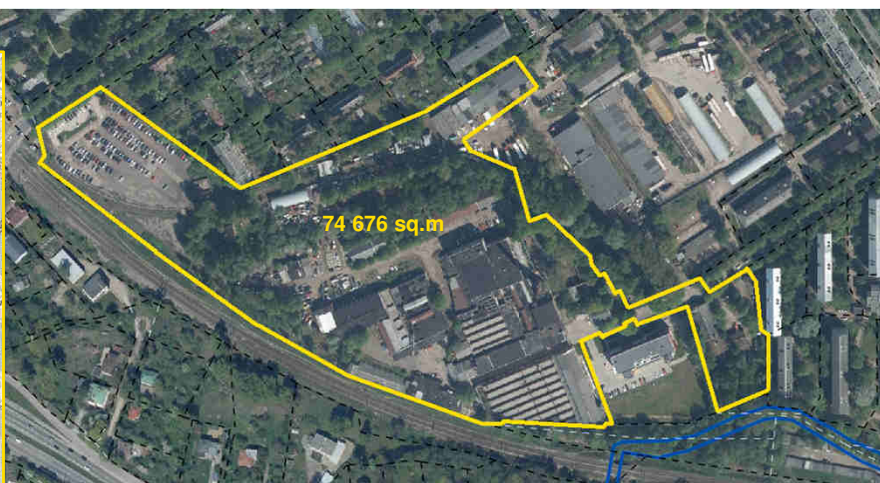
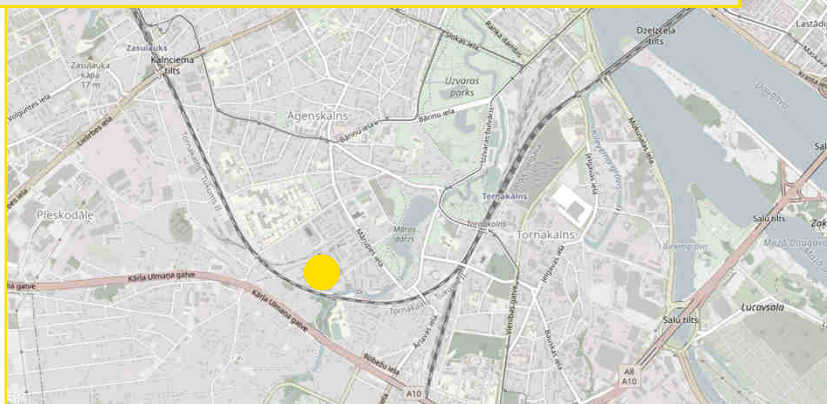
8 GARDENES STREET, RIGA

- Commercial area consisting of a land plot and production buildings of the former military factory «Arsenals», which can be dismantled
- The buildings were built in the 1940s and 1970s. They are in poor technical condition and do not meet modern standards. At least 50% of the buildings are completely obsolete and need to be demolished
- The buildings are connected to city communications
- Convenient access from Liepajas Street side. In the territory operating railway line with ramp
- According to Riga development plan – mixed use development area. Maximum number of floors is 6. According to the New Riga Development plan - mixed use center development area (JC2), where, depending on the usage, 3 to 6 storey high buildings are allowed
- Potential development - the plot can be divided into smaller units (please see page 6).



Land Plot/ sq.m	74 676
Cadastral №	0100 056 0402
Total Area of the Buildings/ kv.m	26 771
PRICE/ EUR	3 194 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

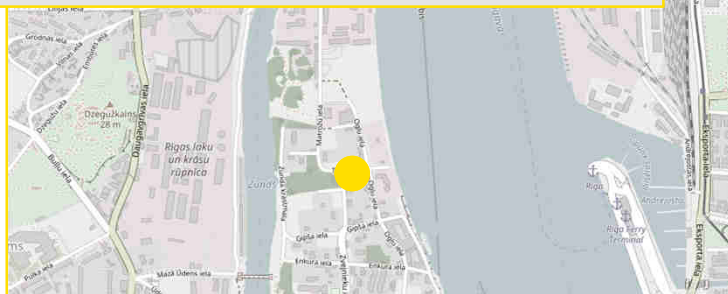


28 OGLU STREET, RIGA

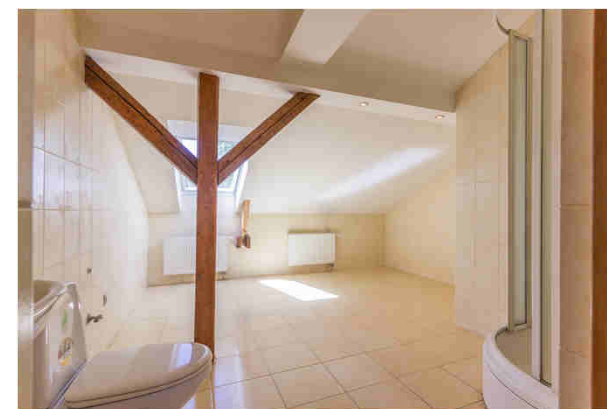
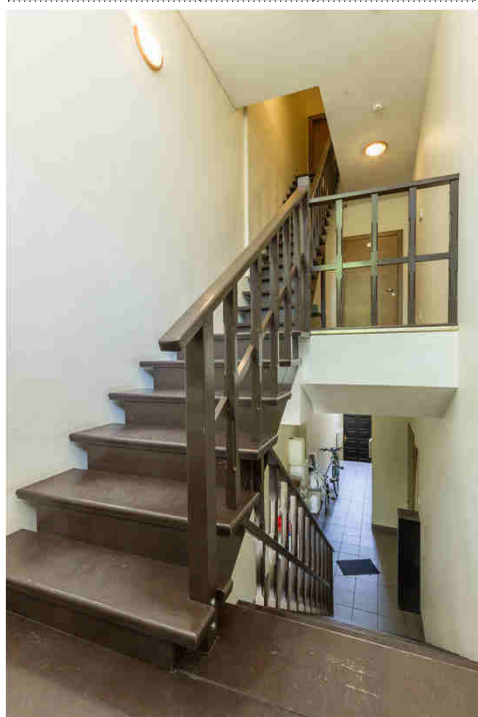
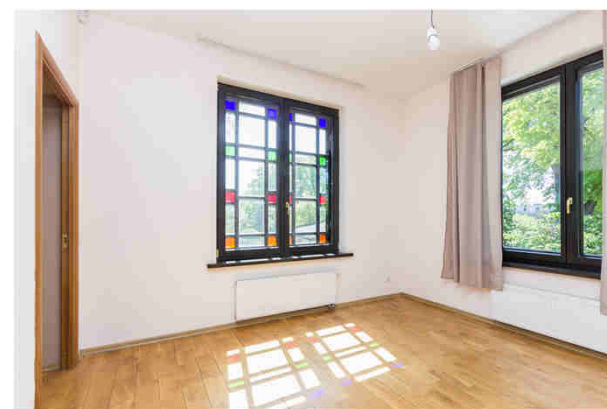
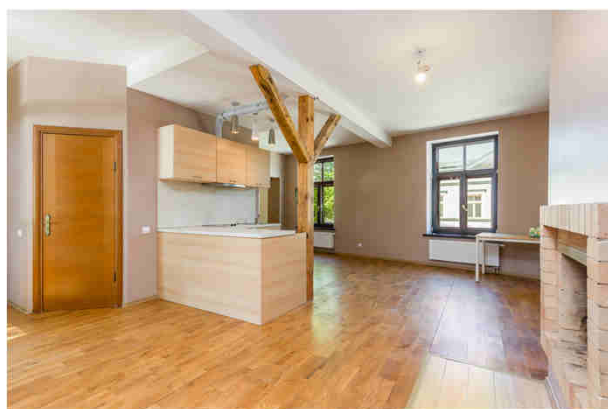
- The property is located in Kipsala. Only in a few minutes drive from the city center of Riga. It consists of a land plot with an area of 1 392 sq.m and 3-storey apartment building with 13 apartments
- The house was built in the early 20th century (1900) and is an architectural monument
- The building was completely reconstructed in 2007
- There are 13 fully finished apartments in the building: oak parquet, wooden windows, plumbing. From the windows of the apartments opens a beautiful view of the River Daugava, which is in only 80 meters from the building
- Closed and fenced courtyard, where private parking is available for apartment. It is also possible to park a car for free on the street at the building
- Central gas boiler heating, local sewerage, although a project for the installation of a city sewerage system has been approved (investments required EUR 35 000)
- Currently, 11 out of 13 apartments are rented, with a gross monthly income of EUR 4 500.

Cadastral №	0100 062 0112
Gross Building Area sq.m	961
Land Plot Area/ sq.m	1 392
Apartment Area/ sq.m	756
Common Use Premises/ sq.m	205
PRICE/ EUR	1 302 785

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



Apartment №	Space/ sq.m	Price/ EUR
1	69,2	120 720
2	71,4	124 240
6	39,4	71 000
7	44,6	77 000
8	86,3	143 765
9	34,9	63 000
10	47	78 000
11	59,3	98 950
12	67,2	110 800
13	86,8	148 880
15	48,9	93 130
16	46,4	79 000
17	54,4	94 300
TOTAL		1 302 785

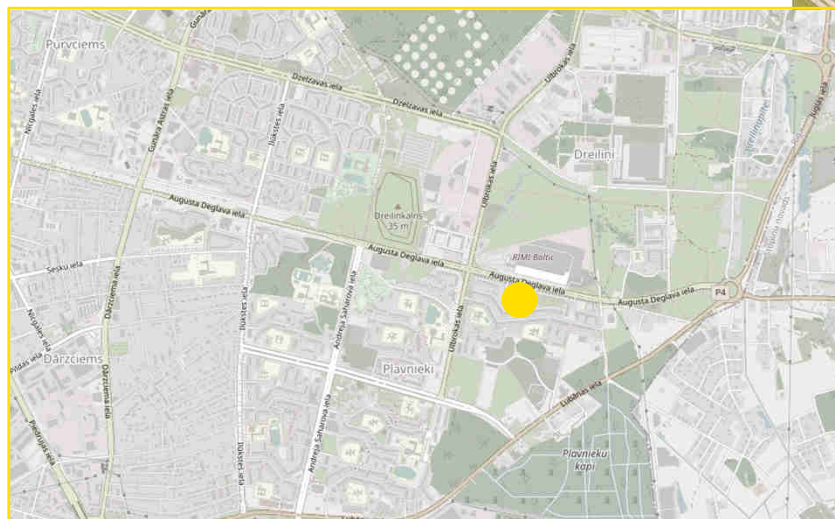


AUGUSTA DEGLAVA STREET, RIGA

- The land plot is located in one of the districts of Riga – in Plavnieki
- Multi-storey residential development area (DzD1)
- Permitted building height – up to 9 floors

Land Plot Area/ sq.m	3 367
Cadastral №	0100 121 2947
PRICE/ EUR	150 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

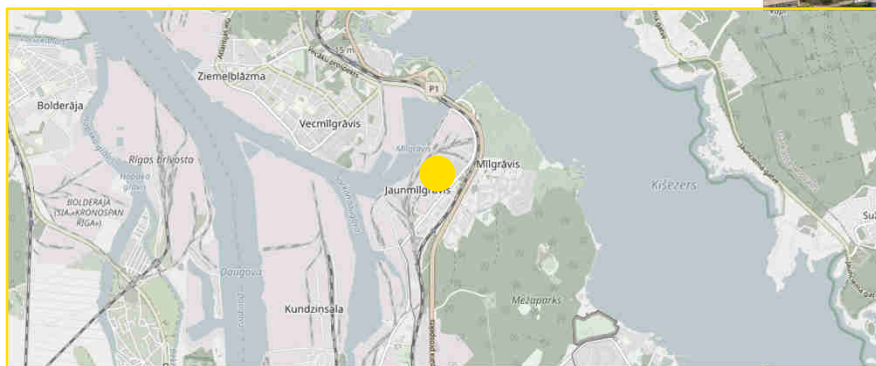


1 OSTAS STREET, RIGA

- The property consists of a land plot with total area of 15 451 sq.m on which physically outdated buildings are located
- There are 16 stone buildings built at the beginning of 1900's with a total area of 14 580 sq.m. Many of them already can be considered as ruins and should be demolished and removed
- The land has a strategical location for the companies operating in Riga port, Jaunmīlgrāvja district
- Currently, the land plot is leased to SIA «Jaunmīlgrāvja ostas kompānija» that is operating in the port and is using the land plot for timber storage
- Rent price is EUR 3 235 per month. Rent agreement is till 31 December 2020.

Land Area/ sq.m	15 451
Total Area of the Building/ sq.m	14 580
Cadastral №	0100 068 0264
PRICE/ EUR	360 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



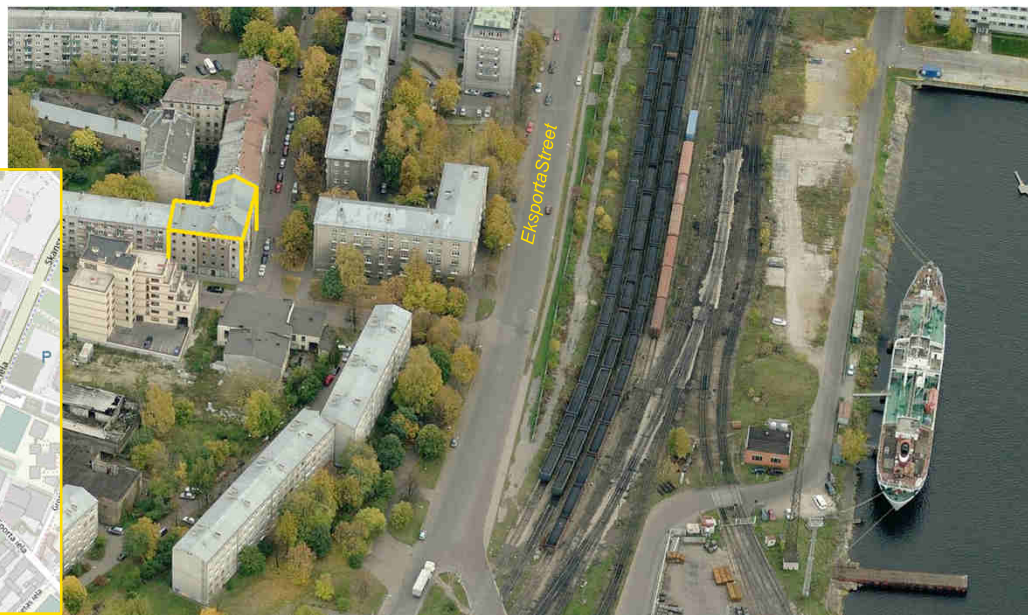
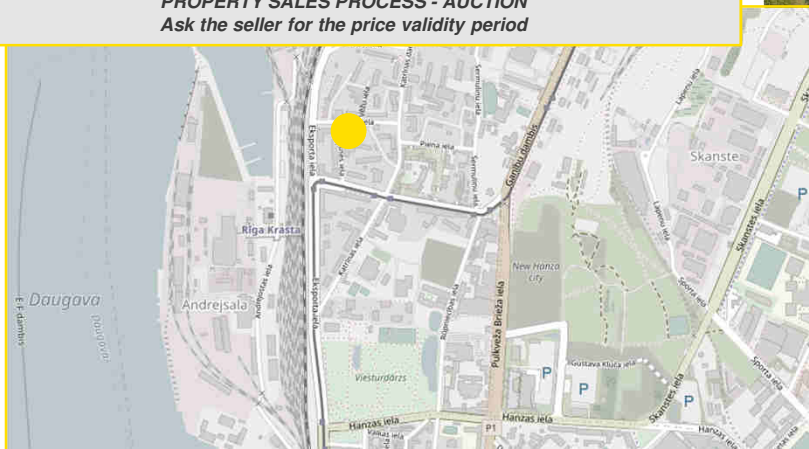
5 ALUKSNES STREET, 3 MASTU STREET, RIGA

- For sale 17 apartments in a multi-apartment building constructed in 1912 and renovated in 2015
- The property is located 1,5 km from Riga centre in the district called Petersala. The district is located near the port and there are multi-store apartment houses and commercial buildings in the area
- convenient location, as the center and the Old Town can be reached within walking distance, but nearby city parks, public transport, supermarket. Despite the close proximity to the center and convenient infrastructure, the building is located on a quiet street with no active traffic flow
- There are retail and office spaces on the first floor, and apartments on the second to fifth floors
- In a total there are 23 apartments with areas from 55 to 125 sq.m in the building
- In general apartments are in good technical condition, except apartments No.16, 17, 18
- Currently 11 flats out of 17 are leased.



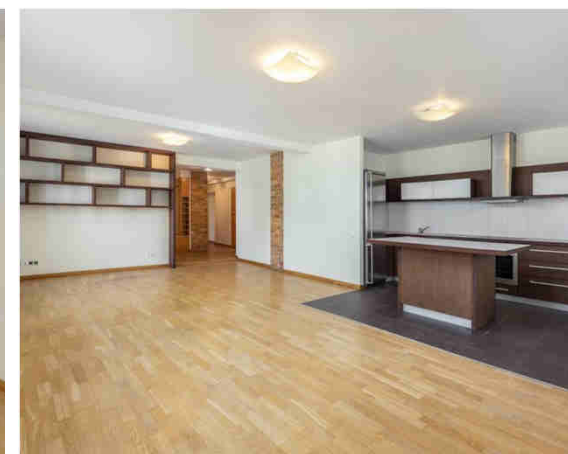
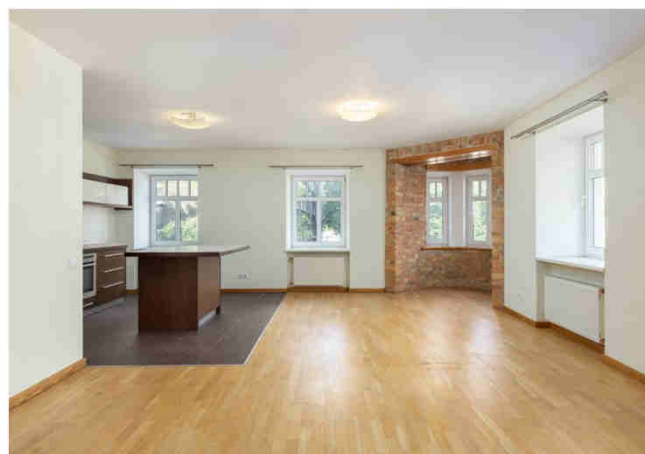
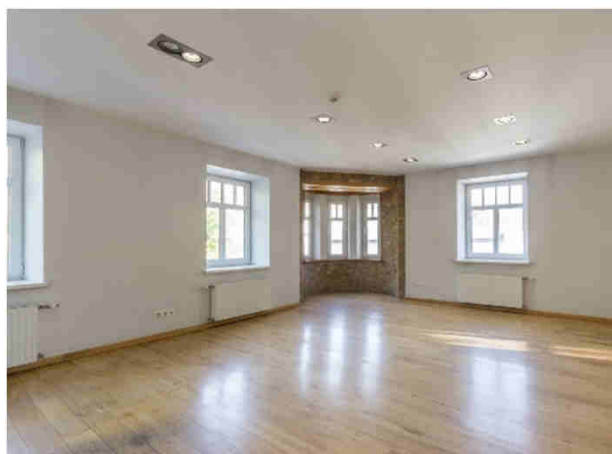
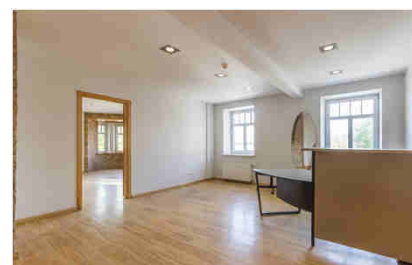
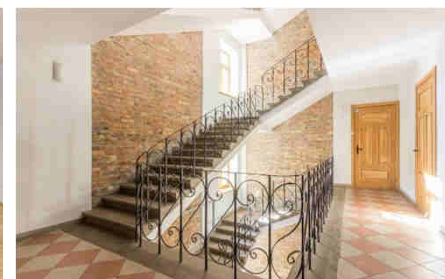
Total Area of the Apartments/ sq.m	1 291
Number of Floors	5
PRICE/ EUR	1 383 110

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



5 ALUKSNES STREET, 3 MASTU STREET, RIGA

Apartment No.	Area/ sq.m	Floor	Condition	Usage	Price/ EUR
Aluksnes 5-1	70,5	1	Good	Commercial	75 500
Aluksnes 5-2A	125,4	1	Good	Commercial	124 150
Aluksnes 5-4	87,1	2	Good	Office/apartment	95 810
Aluksnes 5-5	56,1	2	Good	Apartment	74 700
Aluksnes 5-6	124,9	2	Good	Apartment	137 390
Aluksnes 5-8	93,4	3	Good	Office	92 700
Aluksnes 5-9	57,3	3	Good	Office	68 760
Aluksnes 5-10	133,4	3	Good	Office	140 000
Aluksnes 5-12	90,8	4	Good	Office	90 000
Aluksnes 5-14	133,1	4	Good	Office	137 000
Aluksnes 5-15	55,3	4	Good	Apartment	77 400
Aluksnes 5-16/17	48,3	5	Bad	Apartment	62 790
Aluksnes 5-18	38,8	5	Bad	Apartment	35 000
Aluksnes 5-19	53,4	5	Good	Apartment	70 000
Aluksnes 5-21	67,6	5	Good	Apartment	87 300
Aluksnes 5-22	55,9	5	Good	Apartment	77 400
TOTAL					1 383 110



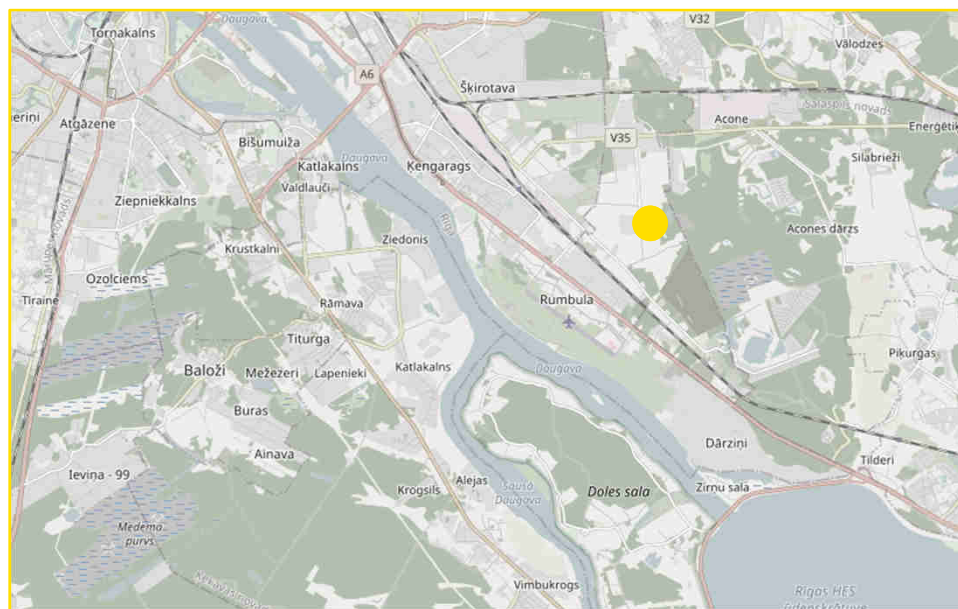
5 GETLINU STREET, RUMBULA, STOPINU DISTRICT

- The real estate is located in Stopiņu district, Getliņu Street, a place where industrial construction is very common - most of the production/ warehouse type buildings were built in the last 10 - 15 years
- The property consists of a land plot and a production/ warehouse building with the administrative part, as well as auxiliary buildings located in the territory**
- The land has a flat terrain. The whole territory of the real estate is divided into two relative parts -fully developed part of the territory ~ 17,000 sqm (the area containing the building and asphalted parking lots, pile sites, driveways) and part of the territory with an area of ~ 10,000 sqm, which is without facilities and is in fact partially exploited
- The whole territory of Getliņi 5 is fenced, guarded and illuminated during the dark hours of the day. A guard house is installed at the entrance. A metal construction gate has been installed for entry. The part of the territory with buildings is fully landscaped - spacious areas for parking and convenient access to buildings are paved with asphalt
- The building has two parts: a 2-storey administrative part of the building and a 1-storey production/ warehouse part.



Land Area/ sq.m	26 611
Cadastral №	8096 007 0218
Total Area of the Buildings/ sq.m	3 676
Gross Warehouse/ Production Building Area*/ sq.m	2 969
*Administrative part – 788 sq.m, warehouse and production part – 2 181 sq.m	
Other Buildings:	
Heating House/ sq.m	149,3
Small Warehouse/ sq.m	173,6
Guard House/ sq.m	3,7
Glass Boxes/ sq.m	278,9
Car Scales/ sq.m	100,9
PRICE/ EUR	1 500 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

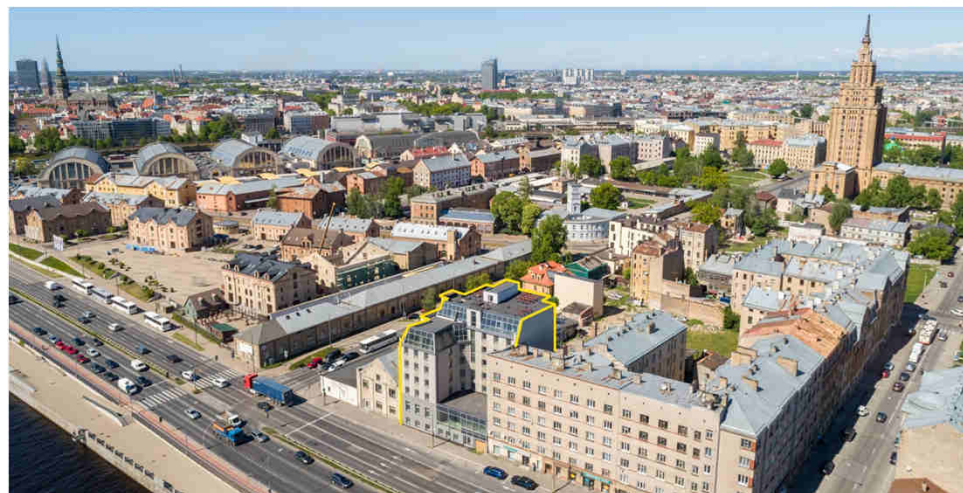


15 GENERALA RADZINA KRASTMALA, RIGA

- The property has a unique location on the bank of the River Daugava. Already from the 2nd floor windows of the building open a charming panoramic view of the river, bridges, Lucavsala, Kipsala and Old Riga
- Currently, a hotel project has been prepared for the further development of the building. However, the internal walls have not been yet created, so the design of the building can be still changed in order to use the building for other purposes
- However, before the hotel project another project has been prepared for the building: commercial premises on the 1st floor, offices from the 2nd to the 4th floor and apartments from the 5th to the 7th floor. On average, each floor approximately 380 sq.m
- At the moment - all works are suspended. The building is unfinished and works are frozen
- It is estimated that at least EUR 850 000 have to be invested to complete the project (EUR 150 000 for utilities, around EUR 600 000 for internal works and around EUR 100 000 for asphaltting and site improvement).

Land Plot Area/ sq.m	1 770
Cadastral №	0100 041 0102
Gross Building Area/ sq.m	3 220
Floors	7 + 1
Parking lots	30
PRICE/ EUR	1 270 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

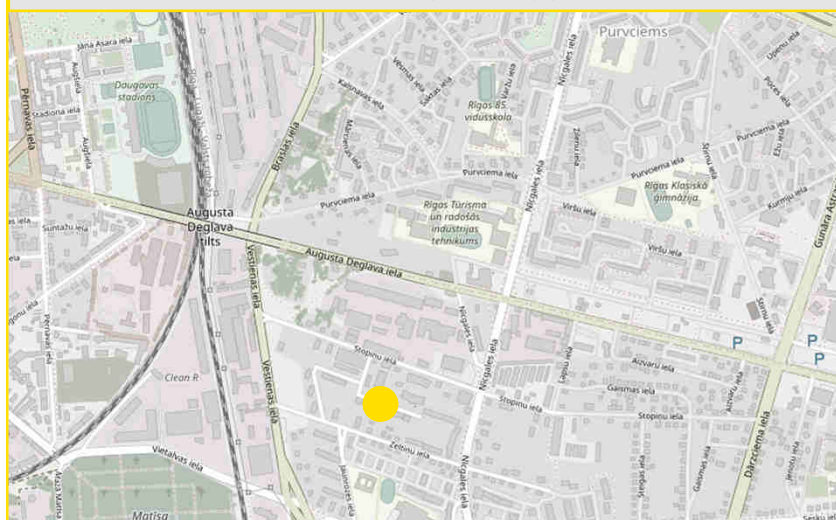


11 ZELTINU STREET, STOPINU STREET W/N, RIGA

- The property consists of a complex of 10 garages, each with an area of 15 sq.m and a land plot on which the complex is located
- The property can be accessed from Zeltiņu street side
- The property is not fenced and well-maintained
- A power supply is provided to the territory.
- The main infrastructure objects (school, grocery stores, pharmacy, etc.) can be accessed via 0,5 –1 km radius
- The possible allowed usage of the land plot is construction of residential housing with maximum 5 floors (land plot is located in residential area).

Total Area of the Garages/ sq.m	150
Land Area/ sq.m	2 347
Cadastral №	0100 571 0461 0100 071 2053
PRICE/ EUR	56 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

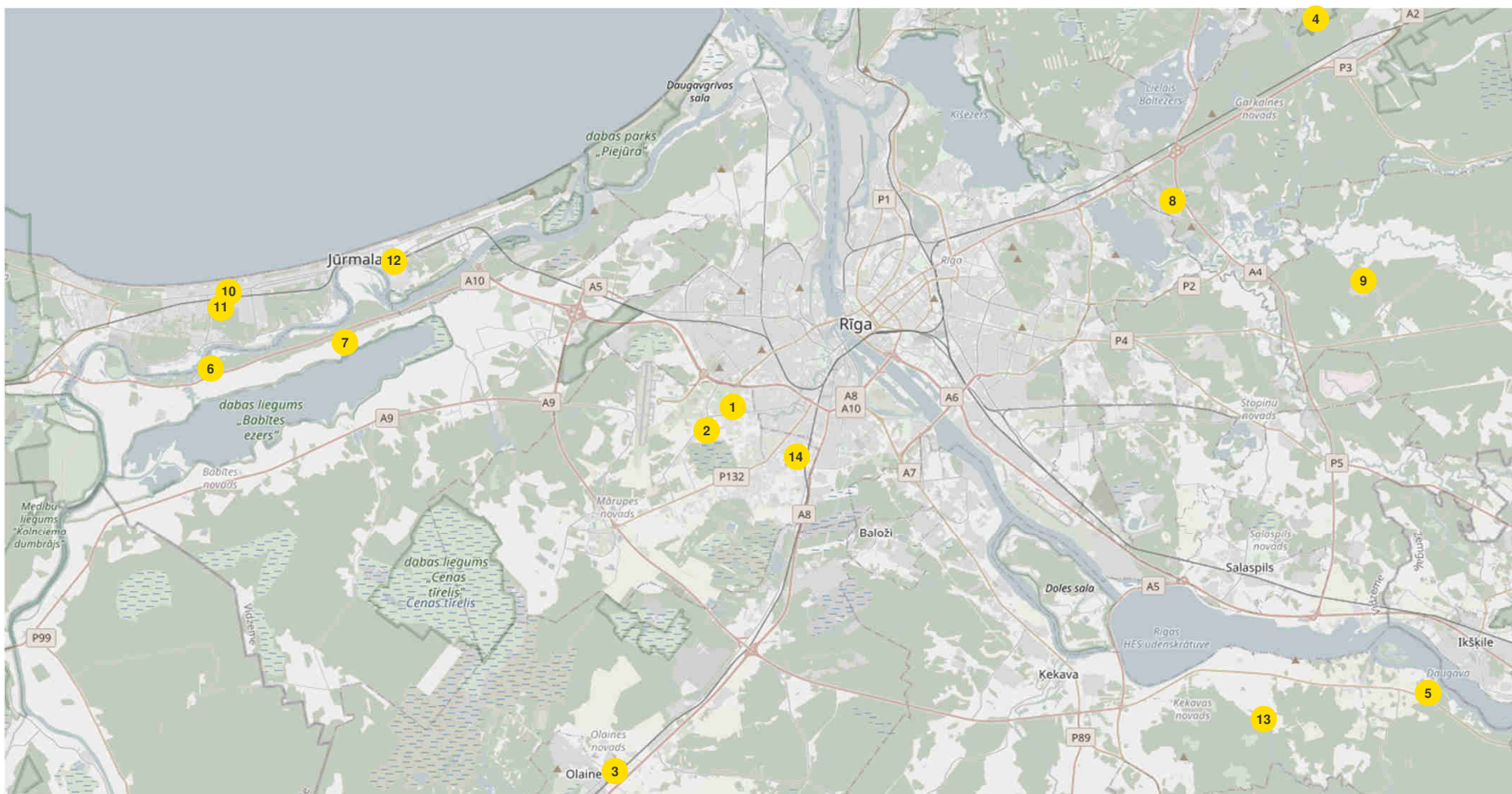


PROPERTY IN RIGA'S REGION / JURMALA

No.	ADDRESS
1	38 DRUVAS STREET, MARUPE
2	«BULDURI – 1», MARUPE DISTRICT
3	«RITUPES– 1», GRENE, OLAINES DISTRICT
4	«SENČI», ADAZU DISTRICT
5	«OZOLPARKS», KEKAVAS DISTRICT

No.	ADDRESS
6	ALISES CELS 11,13,15, BABITES MUNICIPALITY
7	KAJAS DIMANTI, LAIVNIEKI DIMANTI, RUDZI DIMANTI, EZERKRASTIŅI DIMANTI, BABĪTES MUNICIPALTY
8	19, 19A, 19B, 19C, 19D LAPU STREET, BERGI
9	«JĀŅSILI», ROPAZU MUNICIPALITY

No.	ADDRESS
10	18 OLGAS STREET, JURMALA
11	42 LIENES STREET, JURMALA
12	LIENES IELA 42, JŪRMALA
13	«BĒRZES», DAUGMALES PARISH
14	9 PILSKALNU STREET, MARUPE

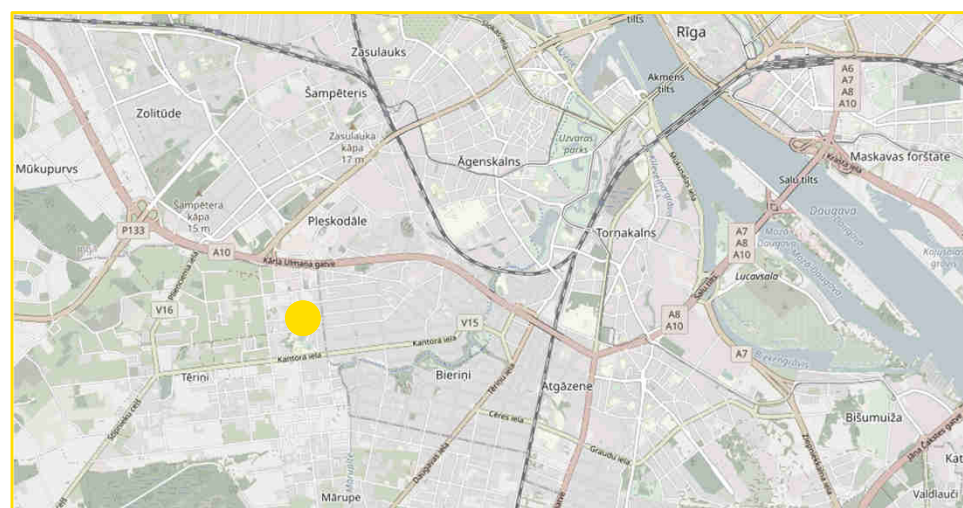


38 DRUVAS STREET, MARUPE

- The property is located in one of the most prestigious districts in the Riga region – in Marupe
- The construction of the residential building took place in 2006 - 2008
- Construction works completed is about 80%, including all communications (electricity, heating, water)
- The property is divided into 15 apartments with an average area from 70 to 150 sq.m
- Due to the fact that the building has not been used for more than 10 years, some of the communications and engineering equipment may be obsolete and additional investment will be required. The investments required is approximately EUR 350 000.

Land Area/ sq.m	1 405
Cadastral №	8076 003 0645
Gross Building Area/ sq.m	1 750
Useful Area/ sq.m	1 612
Inner Area of the Apartments/ kv.m	1 328
Balconies/ sq.m	285
Common Use Area/ sq.m	138
Floors	3 + underground
Parking Lots	15
Real Estate Tax EUR/ year	12 000
PRICE/ EUR	495 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

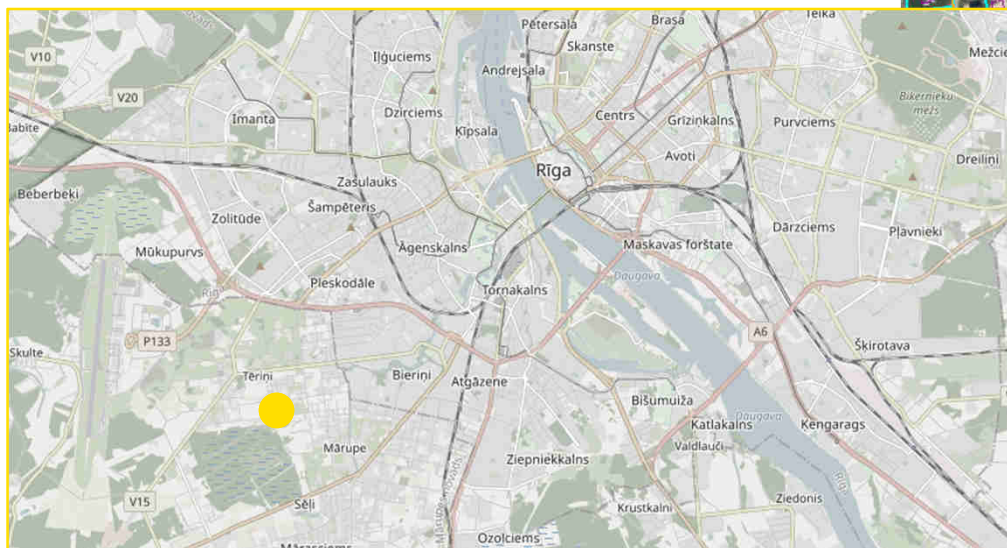


«BULDURI – 1», MARUPE DISTRICT

- Land plot is located in detached house development area
- All main infrastructure facilities (school, shops, kindergarten, pharmacy, dispensary) are at a distance of 2 - 4 km
- Best use of land plot is parcellation and development of residential villages
- Land plot has an electricity connection.

Land Area/ sq.m	57 400
Cadastral №	8076 003 0255
PRICE/ EUR	650 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



«RITUPES— 1», GRENE, OLAINES DISTRICT

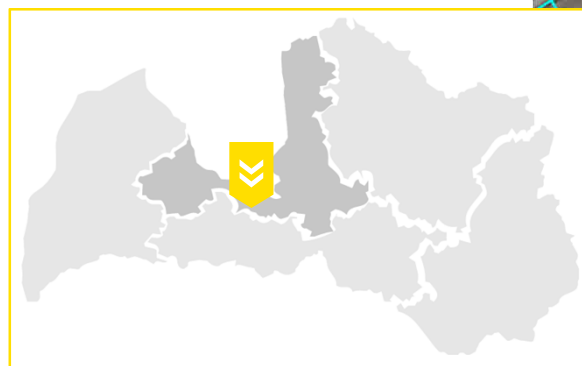
- Land plot is located in detached house development area
- All main infrastructure facilities (school, shops, kindergarten, pharmacy, dispensary) are at a distance of 2 - 4 km. About 1.5 km from the highway Riga - Jelgava (A8)
- Best use of land plot is parcellation and development of residential villages
- The surrounding area of the property consists of new residential buildings built during the last fifteen years, separate undeveloped plots of land.

SOLD



Land Area/ sq.m	67 000
Cadastral №	8080 003 0005
PRICE/ EUR	-

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

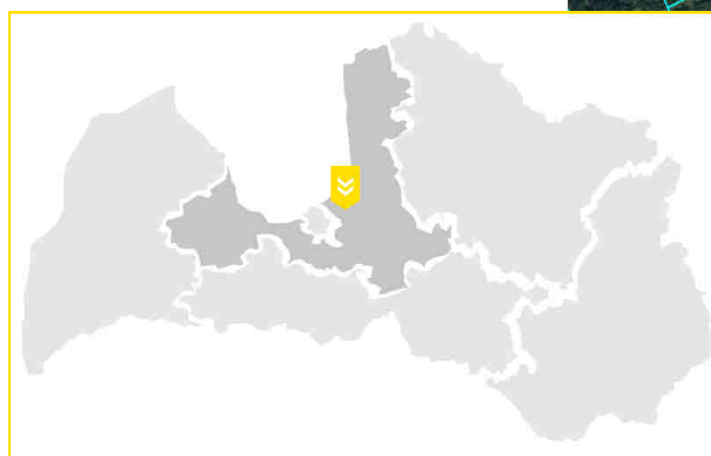


«SENČI», ADAZU DISTRICT

- The land plot is located on the bank of the River Gauja, in Adazi District
- Permitted usage - farmland, as well as rural development and forest park development area
- The plot has an access road, it consists of both forest and meadows.

Land Plot Area/ ha	13,02
Cadastral №	8044 012 0302
PRICE/ EUR	90 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

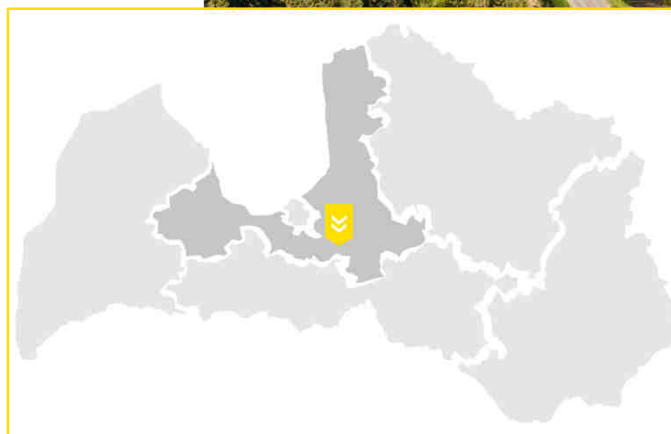


«OZOLPARKS», KEKAVAS DISTRICT

- The property consists of 25 land plots with a total area of 86 700 sq.m
- The properties can be accessed along Ozolparka Street, they are located by the Daugava, land plot No.18 can be accessed by gravel road. The plots are neither fenced nor rented
- The main infrastructure objects are located about 4.5 km away in Daugmale (school, shop, pharmacy, etc.), distance to Riga around 30 km and 12 km to Kekava. The nearest public transport stop is within a 50-meter radius
- Areas of land plots from 2 503 sq.m up to 4 626 sq.m. The total area of the land plot with gravel access road is 1,21 ha
- It is possible to connect electricity
- The permitted usage of the plots is the construction of commercial facilities and/ or residential buildings.

Total Area/ sq.m	86 700
Cadastral № (few of the Cadastral №)	8056 002 0259
PRICE/ EUR	170 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

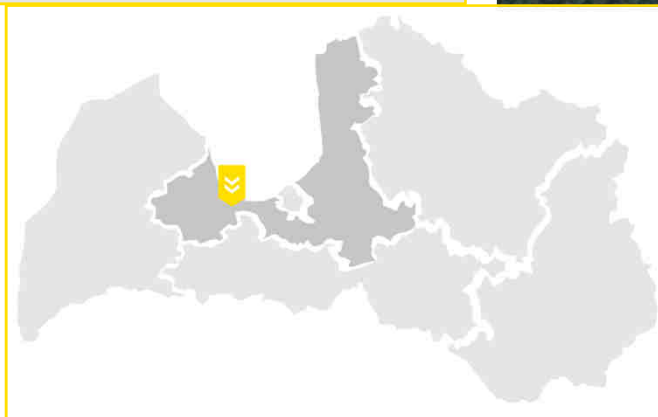


ALISES CELS 11,13,15, BABITES MUNICIPALITY

- Residential building area. The main use - construction of residential buildings
- The properties are located in the rural territory of the Island, in Spunciems, 30 km from Riga
- The land plots are suitable for the creation of 3 separate building territories in a newly built village.

Land Area/ sq.m	3 106 3 107 3 271
Total Land Area/ sq.m	9 484
Cadastral №	8088 005 0581 8088 005 0583 8088 005 0585
PRICE/ EUR	Alises cels 11 – 14650 EUR Alises cels 13 – 14650 EUR Alises cels 15 – 15480 EUR

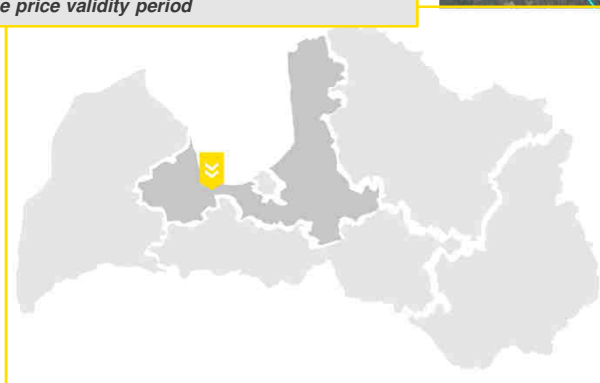
PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



KAIJAS DIMANTI, LAIVNIEKI DIMANTI, RUDZI DIMANTI, EZERKRASTIŅI DIMANTI, BABĪTES MUNICIPALITĀTĒ

- The main intended use of these plots of land is for private construction
- The properties are located in a residential area of private houses in Babīte municipality, near the highway Rīga-Ventspils (A10), in the quarter between Slāvu Street, Vēju Street and Alise Road.
- The land plots are located on the side of Lake Babīte. The plots are not well maintained, but there is electricity and local sewerage.

Land Area/ sq.m	3 509, 3 519, 3 504, 3 645
Total Land Area/ sq.m	14 177
Cadastral №	8088 006 0118 8088 006 0120 8088 006 0122 8088 006 0038
PRICE/ EUR	Kaijas Dimanti – 24730 EUR Laivinieki Dimanti – 24630 EUR Rudzi Dimanti – 24630 EUR Ezerkrastiņi Dimanti – 24730 EUR
PROPERTY SALES PROCESS - AUCTION <i>Ask the seller for the price validity period</i>	

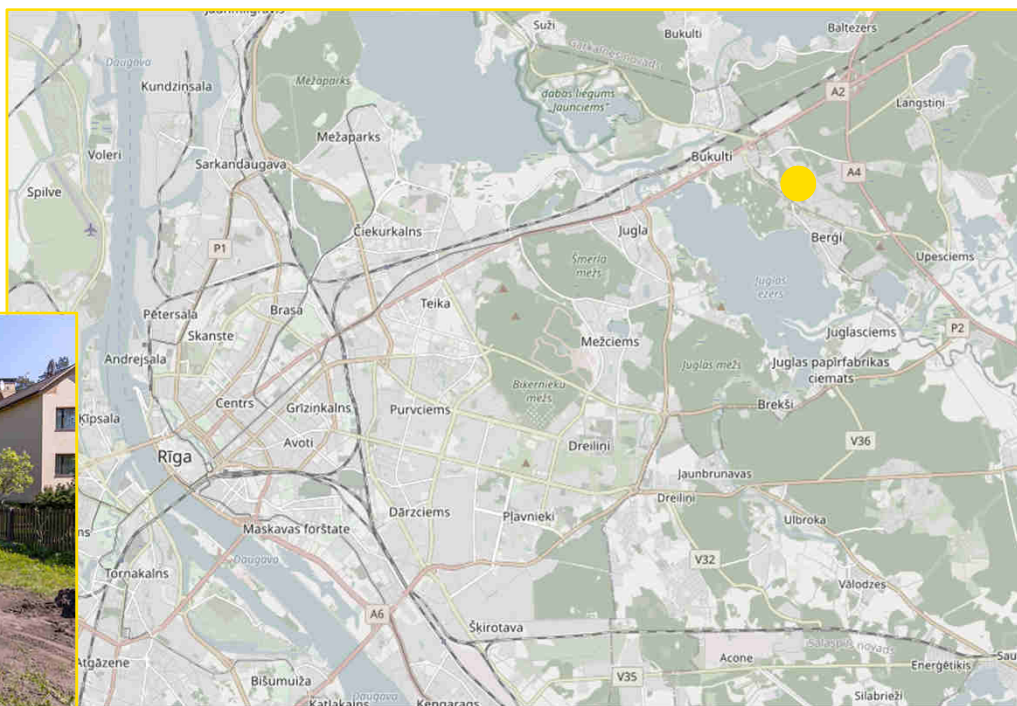


19, 19A, 19B, 19C, 19D LAPU STREET, BERGI

- Land plots are located in Bergi which is one of the private residential towns near Riga. It is around 30 min from Riga centre or just 5 min from Riga border
- Five land parcels are parts of one land plot that was parcelled
- The land plot has no access by road from Lapu street. There is no internal road to reach each parcel as well
- The land plot has a low level of the ground and it is partially flooded. Some additional land reclamation works should be done.

Land Plot Areas/ sq.m	899, 2 659, 1 525, 1 408, 1 535
Total Area of the Land Plots/ sq.m	8 026
Cadastral №	8060 006 0723/ 8060 006 0722/ 8060 006 0721/ 8060 0060720/ 8060 006 0719
PRICE/ EUR	70 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



«JĀŅSILI», ROPAZU MUNICIPALITY

- The property consists of a plot of land under old garages
- It is located in Ropaži municipality, Silakrogs, 5 km from the Riga ring road and about 30 km from Riga.

Land Plot	4,5 ha
Cadastral №	8084 007 0021
PRICE/ EUR	200 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



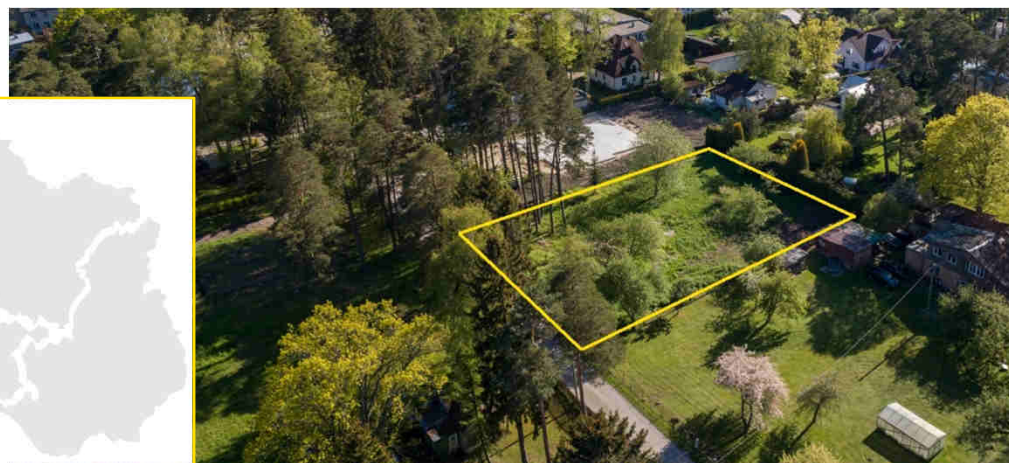
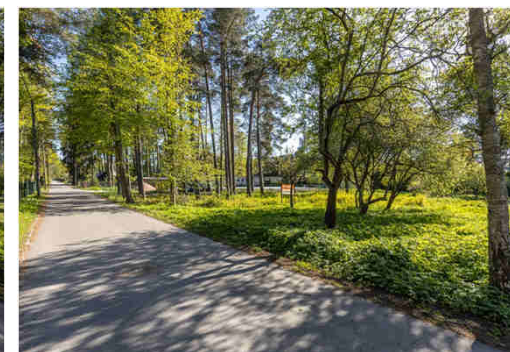
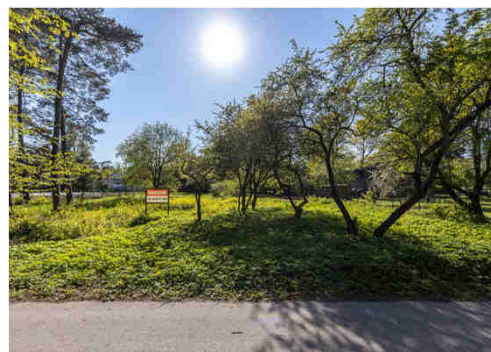
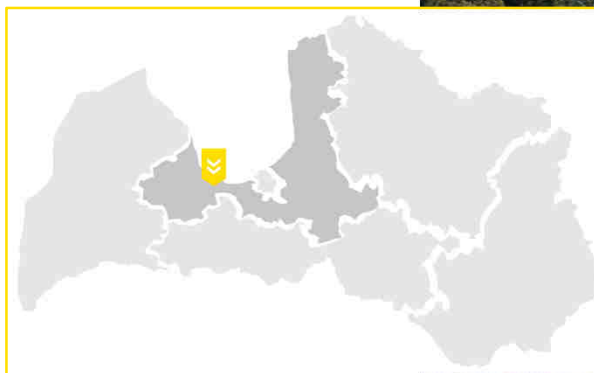
916/1100 PARTS OF THE LAND PLOT

18 OLGAS STREET, JURMALA

- Ownership rights are established for 1 787 sq.m – which is 916/1100 parts of the land plot with total area of 2 143 sq.m. Remaining part belongs to another person
- The property is located in Jurmala, in Asari district, behind the railway line, in a block formed by Olgas, Zemgales, Davja and Melita streets
- The property is located in a block of residential buildings with semi-developed infrastructure. At a distance of 0.7 km from the sea.

Total Land Plot Area/ sq.m	2 143
Offered Land Area (916/1100 parts)/ sq.m	1 787
Cadastral №	1300 016 3810
PRICE/ EUR	41 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

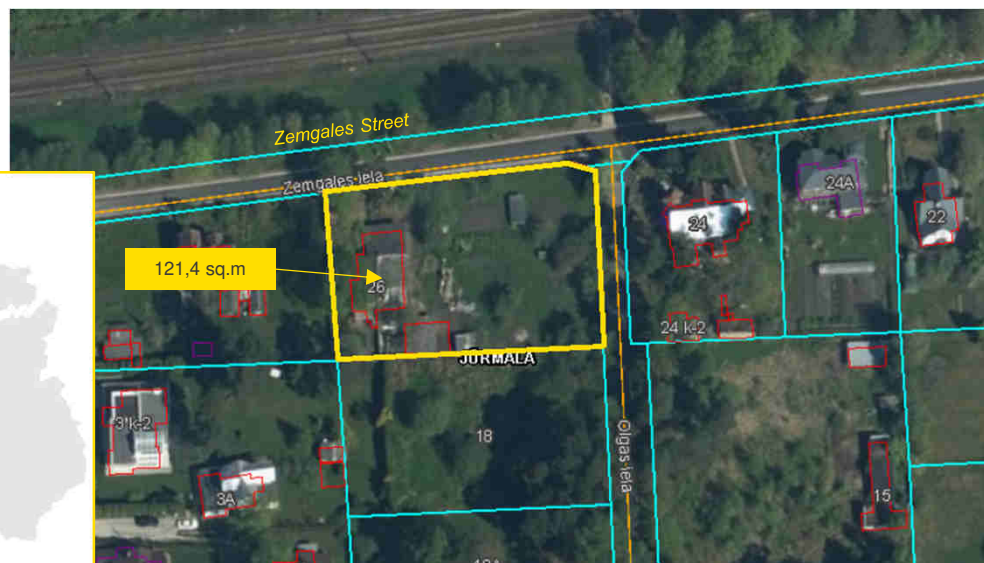
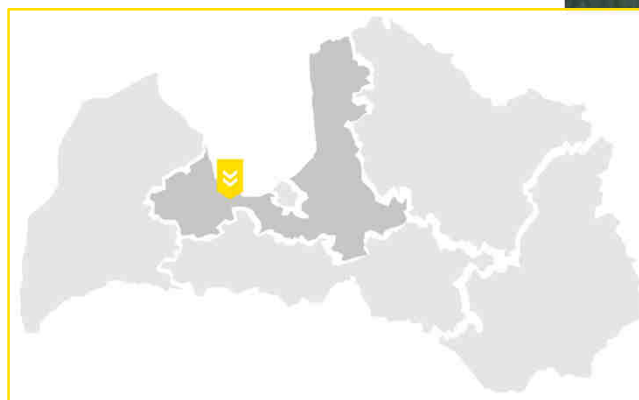


26 ZEMGALES STREET, JURMALA

- The apartment is located in Jurmala, Asari. It is located just 700 m from the sea
- The property is a flat with separate entrance
- It consists of 1/2 from the building (121,4 sq.m) and 1222/10000 from the land that is 299,26 sq.m
- Refurbishment is obsolete
- Currently the property is leased for EUR 2 000 p.a. (on average 167 EUR/month). Agreement is with automatic prolongation by each 6 months.

Apartment Area (1/2 parts)/ sq.m	121,4
Land Area (1222/10000 parts)/ sq.m	299,26
Cadastral №	1300 016 3809
Annual Real Estate Tax/ EUR	450
PRICE/ EUR	55 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

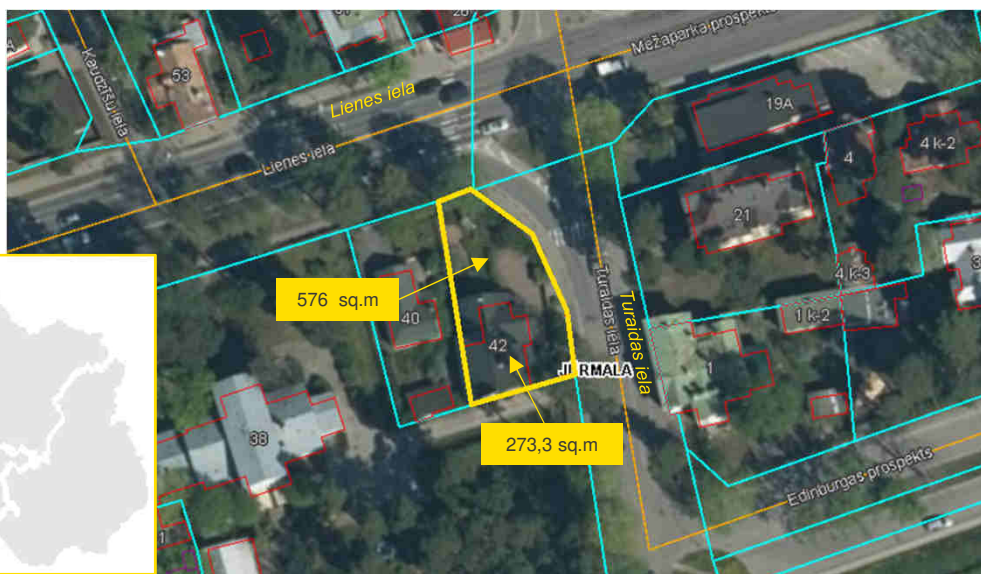
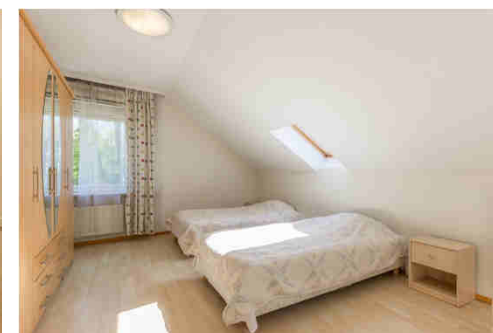
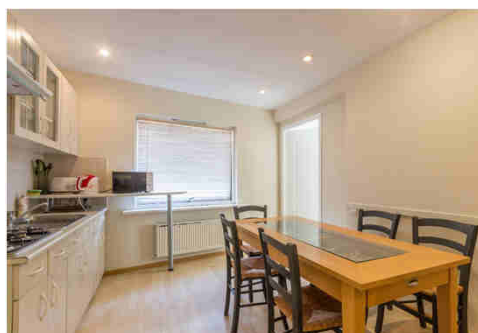


42 LIENES STREET, JURMALA

- The property consists of a land plot and a residential building (2 separate 2-floor apartments with individual entrance each) located on it
- The building is suitable for two families, but the layout can be easily changed to a single-family house
- The house was built in 2001
- Interior is in satisfactory condition
- Each side of the building has its own gas heating system
- The property is located in the central part of Jurmala – in Majori, in the area of individual residential buildings - in the quarter located between Lienes Street and the railway. A few minutes away, there is a concert hall «Dzintari», distance to the sea – 600 m, to Riga – 22 km. Convenient access by car.

Total Building Area/ sq.m	273,3
External Area/ sq.m	19,5
Land Area/ sq.m	576
Cadastral №	1300 009 5805
PRICE/ EUR	333 750

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



«BĒRZES», DAUGMALES PARISH

- The land plot is located in Daugmales parish, Kekavas district, on the coast of the River Bērze. The parcel is located in a 3 km distance from main infrastructure sites (school, shop, pharmacy etc.). Daugmale is located in 17 km distance from Riga and 10 km distance from Kekava. The closest bus stop to the land plot is within 1.5 km radius
- The expected type of use of the land plot is construction of modern residential buildings in accordance with the Daugmales rural municipality territory plan 2009 - 2019.

Land Plot Area/ ha	7,03
Cadastral №	8056 001 0359
PRICE/ EUR	70 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



9 PILSKALNU STREET, MARUPE

- **Three apartments in a two-storey four-apartment building in Marupe**
- Fully finished apartments, wooden doors, large wooden windows, balconies, Grohe plumbing, built-in kitchen with all the equipment
- The apartment building was built in 2013
- The property is located in a private building development area, in a quiet place, 1,5 km from Jurmala road, 20 minutes from Riga city center and Riga airport
- The territory of the house is fenced (automatic gate), private parking is available.

Total Area of the Apartments/ sq.m	369,8
Cadastral №	8076 900 3666 8076 900 3667 8076 900 3668
Areas of the Apartments/ kv.m	129,2/ 116/ 124,6
PRICE/ EUR	-

Pilskalnu St. 9-1, Marupe	-
Pilskalnu St. 9-2, Marupe	-
Pilskalnu St. 9-4, Marupe	-

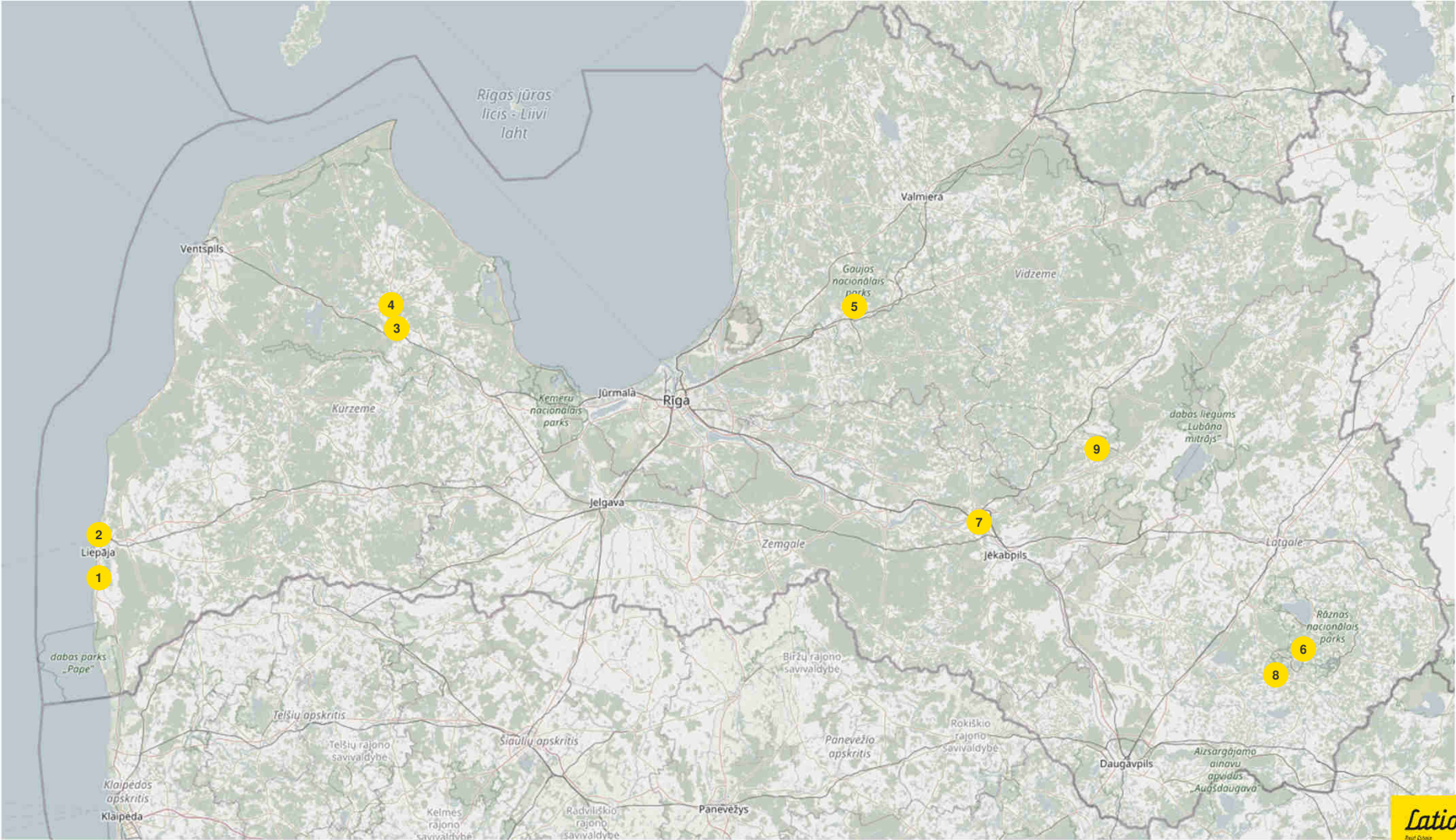
PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



PROPERTY IN LATVIA

No.	ADDRESS
1	«STIEBRI», «PĒRKONES DZINTARI», «DRIĀDES», NICAS DISTRICT
2	3 SILA STREET, LIEPAJA
3	«VECOZOLI», LIBAGU PARISH, TALSU DISTRICT
4	1.MAJJA STREET, TALSI

No.	ADDRESS
5	1A PILSONU STREET, LIGATNE
6	KĀLIŠI 1, 2, DAGDAS MUNICIPALITY
7	«BUCIŅI», «KRĀČĪTES», «UPESVĒJI», SALAS DISTRICT
8	«BĒRZGAĻI-1», KASTUĻINAS PAGASTS, AGLONAS DISTRICT
9	64 SAULES STREET, MADONA



«STIEBRI», «PĒRKONES DZINTARI», «DRIĀDES», NĪCAS DISTRICT

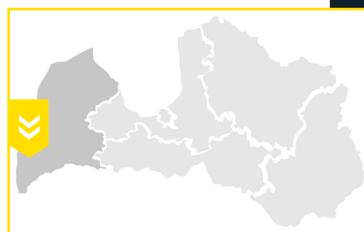
- The land plots are located in a strategically important and business - friendly place between the Baltic Sea, the Lake Liepāja and the City of Liepāja (Grīnvaltu village, Nīcas district, at the road A11. This location is appealing for a development of a new project
- Permitted usage - residential, public and mixed use development area.

1	«STIEBRI»	
	Land Plot Area/ sq.m	30 600
	Cadastral №	6478 003 0006
	PRICE/ EUR	-

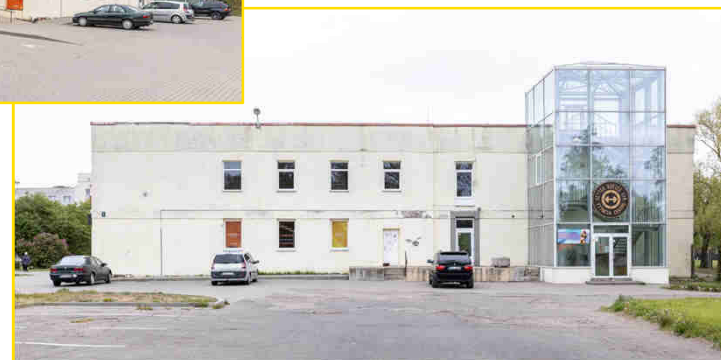
2	«PĒRKONES DZINTARI»	
	Land Plot Area/ sq.m	11 100
	Cadastral №	6478 003 0015
	PRICE/ EUR	-

3	«DRIĀDES»	
	Land Plot Area/ sq.m	31 600
	Cadastral №	6478 004 0062
	PRICE/ EUR	50 300

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



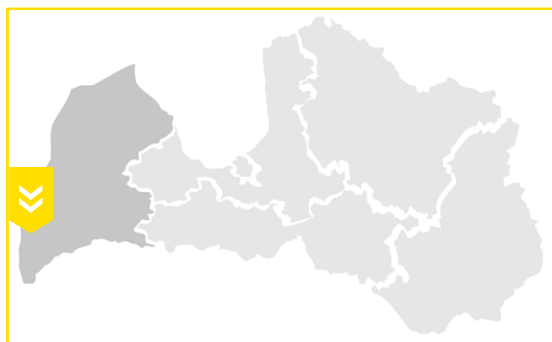
3 SILA STREET, LIEPAJA



- The property is located in Liepaja, 230 km from Riga. The total population of Liepaja is around 70k inhabitants
- In the surrounding area there are multi-apartment residential houses and commercial properties
- The property consists of a land plot (12 435 sq.m) and a 2-story building (1 560 sq.m) that is used for commercial purposes
- The building was built in 1983
- The purpose of the land parcel and the location of the existing building allow a part of the land to be used for the construction of new buildings
- Engineering communications - electricity, water supply, sewerage, central heating.

Land Area/ sq.m	12 435
Cadastral №	1700 002 0231
Total Building Area/ sq.m	1 560
1st Floor/ sq.m	760
2nd Floor/ sq.m	746
PRICE/ EUR	-

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

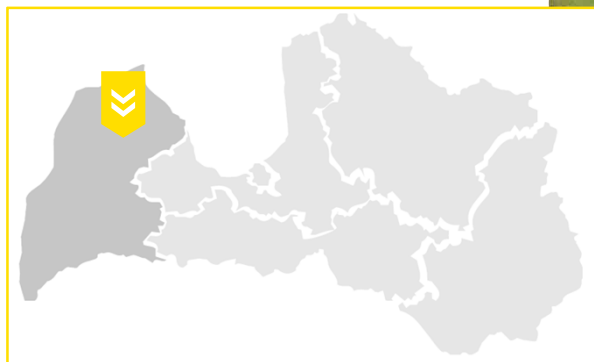


«VECOZOLI», LIBAGU PARISH, TALSU DISTRICT

- The property consists of a land plot with a total area of 3,53 ha and an existing cobblestone factory with a total area of 1 936 sq.m
- The factory was built in 2006
- The property is located in Talsi district, 1 km from the road that leads to Ventspils. It is located 105 km from Riga, 80 km from Ventspils and 8 km from the center of Talsi.

Land Area/ ha	3,53
Production Building/ sq.m	1 836
Boiler House/ sq.m	101
Cadastral №	8872 008 0018
PRICE/ EUR	300 000

PROPERTY SALES PROCESS - AUCTION
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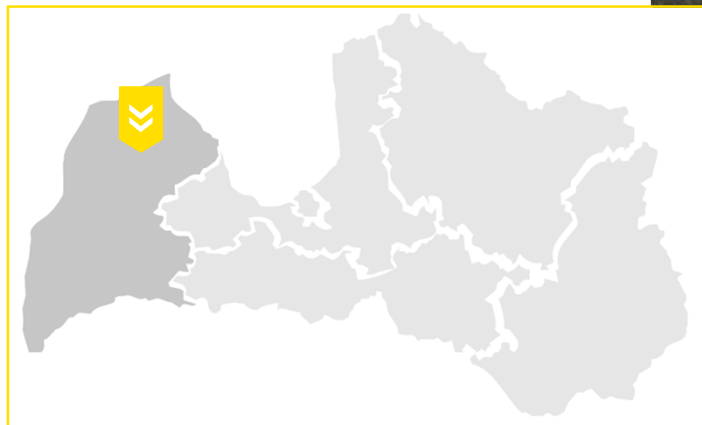
3,53 ha

1 MAIJA STREET, TALSI

- The property is located in Talsi, in the area of the cooperative «Kurzemes ābele», near the city centre
- This is a residential area and the allowed use of the land plot is a construction of residential/ detached house
- The parcel has a non - regular shape with flat terrain
- The main infrastructure facilities (school, shops, pharmacy, etc.) are located within 0,5 - 1 km radius from the property
- Electricity supply is established.

Land Area/ ha	2,8399
Cadastral №	8801 002 0094
PRICE/ EUR	33 225

PROPERTY SALES PROCESS - AUCTION
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1A PILSONU STREET, LIGATNE

- The property is located in the central part of Ligatne, on an area of 700 meters along the river coastline. Ligatne is located at a distance of 75 km from the capital
- The property consists of two land plots with a total area of 11,46 ha. There are 28 buildings on the former Ligatne Paper Mill territory. The total area of the buildings is 19 563 sq.m
- Land plots do not have common borders and are located on the opposite river banks. The plots are connected by a wooden bridge
- Permitted use - land plot No. 1 - industrial territory, land plot No. 2 - partially industrial territory, partial public development territory
- Recently, the territory has not been used and tidied up - it has construction waste and unused raw materials on it
- Construction of the factory began in 1814 and the development of the factory continued for the next 150 years. The building complex is characterized by late 19th and early 20th century architecture, materials used in construction (red bricks) and constructive solutions
- The technical condition of each building varies, but the general technical condition is defined as "obsolete". Some buildings no longer meet modern standards of production/ warehouse/ office premises
- The property has not been operated since 2014
- The area around is asphalted. Asphalt pavement is in poor condition
- To use the premises, an investment in the reconstruction and the adaptation of the building for other purposes is needed.

Total Land Plot Area/ ha	11,46
Plot №1 (cad.№ 4211 002 0004)/ ha	10,3278
Plot №1 (cad.№ 4211 006 0026)/ ha	1,1343
Total Area of the Buildings/ sq.m	19 563
PRICE/ EUR	From 642 000 to 1 101 000*

**price with or without movable property*

PROPERTY SALES PROCESS - AUCTION
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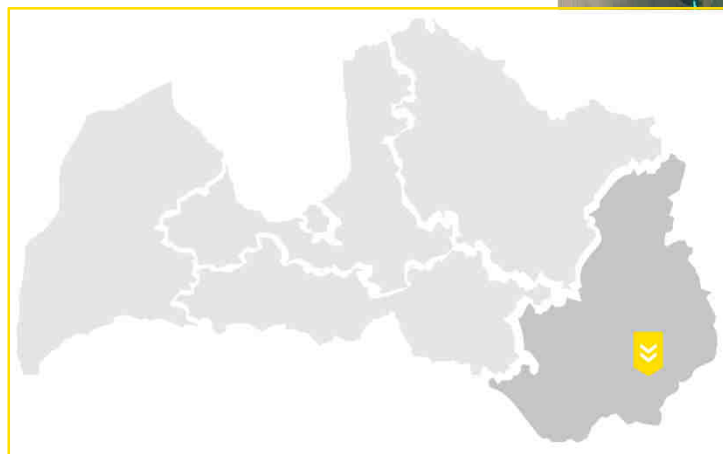


KALISI 1, 2, DAGDAS MUNICIPALITY

- The main intended use for these land plots is residential use.
- Properties are located in the Andrupenes rural municipality of Dagda municipality about 7 km south east of Andrupene.
- Land plots are located on the coast of the Lake Visolda (Kazimirovas) and are appealing.
- Parcels have borders with agricultural and forestry land, which is managed.
- Sites have a poorly developed infrastructure.

Area/ sq.m	12 400 14 800
Total Area/ sq.m	27 200
Cadastrē №	6042 006 0107 6042 006 0320
PRICE / EUR	15 000

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period



«BUCIŅI», «KRĀCĪTES», «UPESVĒJI», SĒLPILS PARISH, SALAS DISTRICT

- The main usage of the land plots is agricultural land
- The properties are located in Sēlpils parish, where the whole territory is located in the River Daugava protection zone
- Plots of rectangular shape with flat terrain.

Total Area of the Land Plots/ ha	4,16
Cadastral №	5690 003 0143 5690 003 0144 5690 003 0146
PRICE/ EUR	18 000 EUR or 6 000 EUR / pc.

PROPERTY SALES PROCESS - AUCTION
Ask the seller for the price validity period

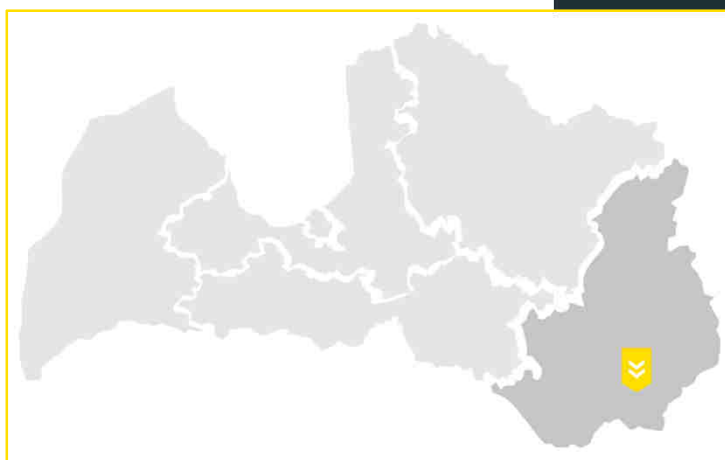


«BERZGALI-1», KASTULINAS PARISH, AGLONAS DISTRICT

- The main intended use for these land plots is commercial use – land plots for agriculture
- Properties are located in the rural municipality Kastulinas, in Aglonas district, about 7 km East of Aglona, on the coast of Lake Birzkalna
- In the surrounding area forests intersect with farmland. The surrounding forests are managed, used for timber harvesting. Nearby farmland is guarded and used for the production of agricultural products.

Total Land Area/ sq.m	23 600
Cadastral №	6072 004 0100 6072 004 0163
PRICE/ EUR	15 225

PROPERTY SALES PROCESS - AUCTION
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64 SAULES STREET, MADONA

- The property is an oil terminal located in Madona (150 km from Riga) with potential capacity of up to 18,400 cbm
- The oil terminal was built in the 1960s and was used by Latvijas Nafta
- In 2008, the renovation of the terminal and construction of 6 new reservoirs (by 1 000 cbm each) had begun. However, renovation and construction were not finished
- The oil terminal stopped its operations in 2012. Since then, real estate and all infrastructure continued to deteriorate
- The majority of construction is obsolete and can't be used. Six reservoirs constructed in 2008 (1 000 cbm each) are not connected with technical pipes and pumps
- A large part of all buildings, infrastructure, and equipment are obsolete or deteriorated and can't be used without renovation and repairs.

Total Building Area/ sq.m	1 361
Land Area/ ha	7,2771
Cadastral №	7001 001 0136
PRICE/ EUR	600 000

PROPERTY SALES PROCESS - AUCTION
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