

“PNB BANK” PROPERTY CATALOGUE

GENERAL TERMS OF THE PROPERTY ACQUISITION

- 1) The property can be mostly purchased at 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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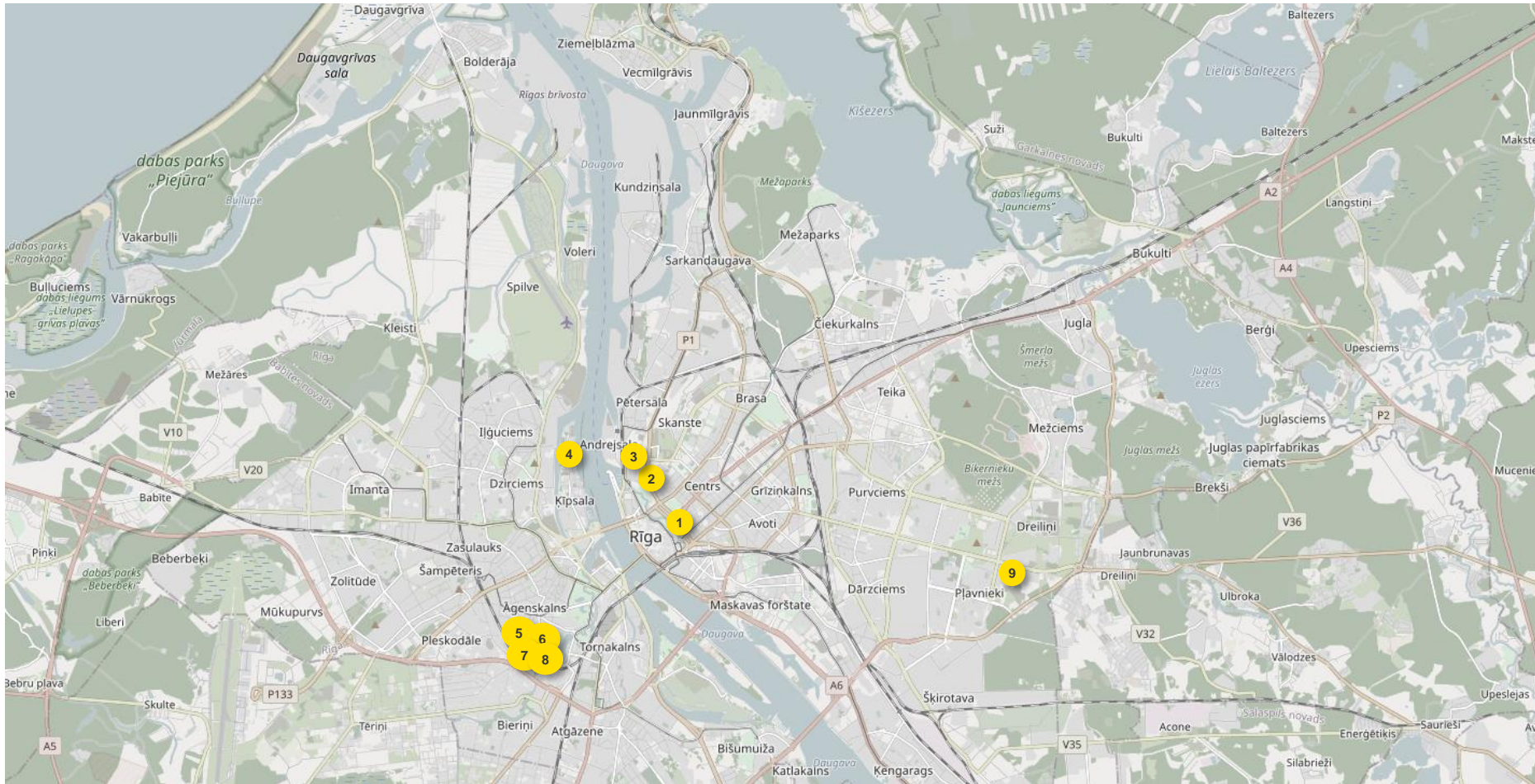
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PROPERTY IN RIGA

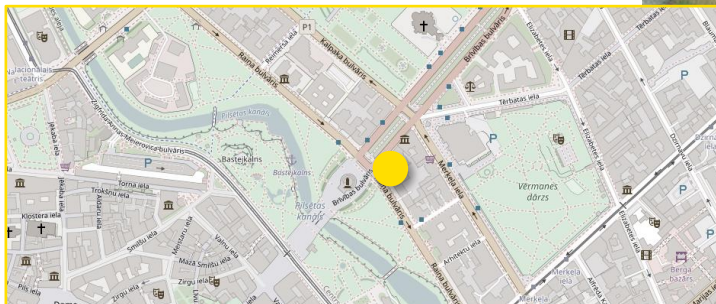
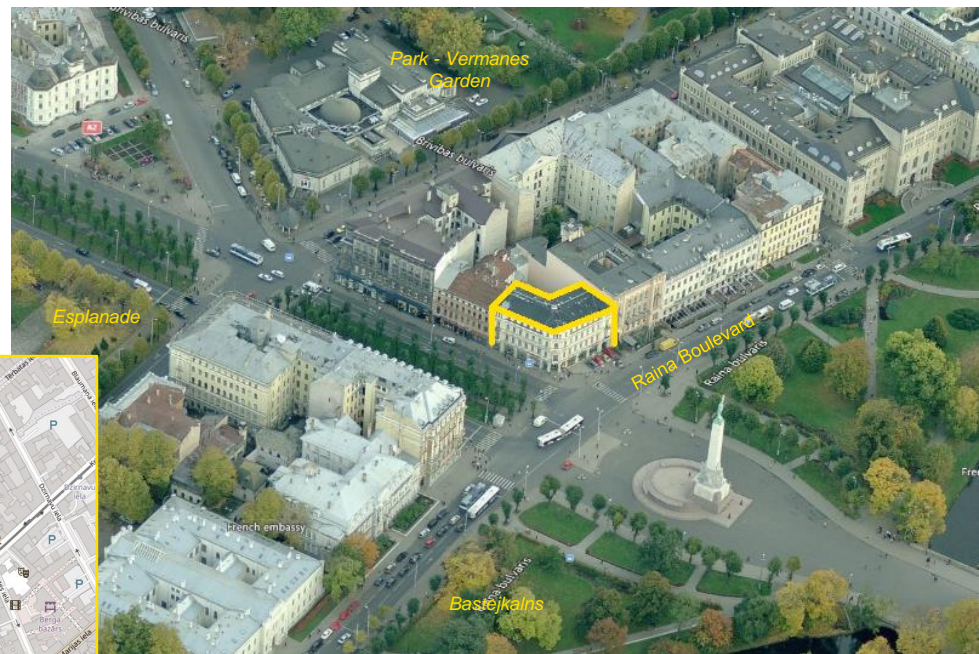
№	ADDRESS
1	11 RAINA BOULEVARD, RIGA
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№	ADDRESS
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8	42 LIEPĀJAS STREET, RIGA
9	AUGUSTA DEGLAVA STREET, RIGA



11 RAINA BOULEVARD, RIGA

- Centrally located property for sale. The property consists of a 4-storey bank - administrative building, an underground storage area, and a cellar under the yard
- The building has quality finish administrative premises meeting the latest 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 linking the centre with Riga neighbourhoods and sleeping 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 OR COMPETITIVE BIDDING
Ask the seller for the price validity period

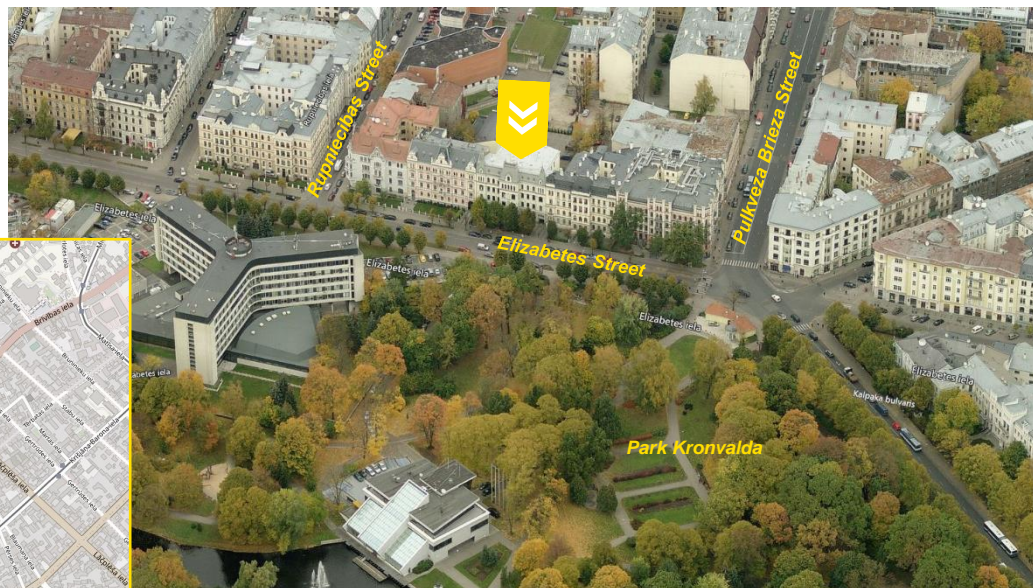
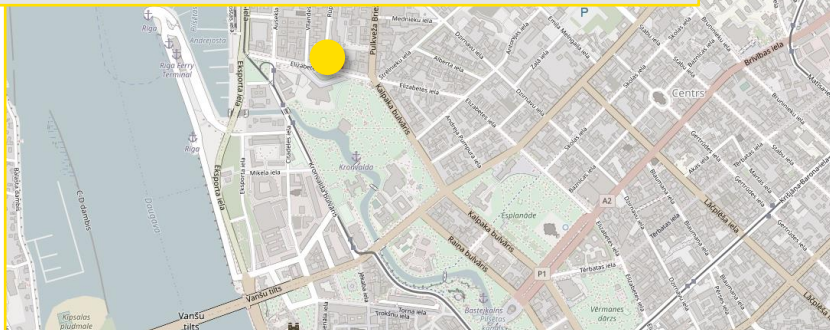
17 ELIZABETES STREET, RIGA

- For sale an apartment at 17 Elizabethes Street, in the Silent Centre of Riga, in the district called the gem of Art Nouveau architecture - close to green parks, luxury restaurants, cozy cafes, art galleries, banks and embassies. The property is located in a quarter enclosed by Elizabethes, Rupniecibas and Pulkveza Brieza streets
- The building was erected in 1898 by architect Heinrich Karl Scheel. It represents the style of eclecticism.
- There are 2 flats per floor in the building
- The apartment has in total seven rooms: 2 living rooms, 3 bedrooms, two bathrooms, two study/home office rooms, a kitchen, auxiliary rooms
- 3 fireplaces of historical value
- The building was fully renovated in 2017 - 2018 with the total investments of nearly EUR 430 000.
- Apartment has a «smart-home» system with temperature controls in the rooms.
- Bathrooms are fully equipped.



Apartment Area/ sq.m	316,6
Cadastral №	0100 901 3988
Floors	4/4
PRICE/ EUR	949 800

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

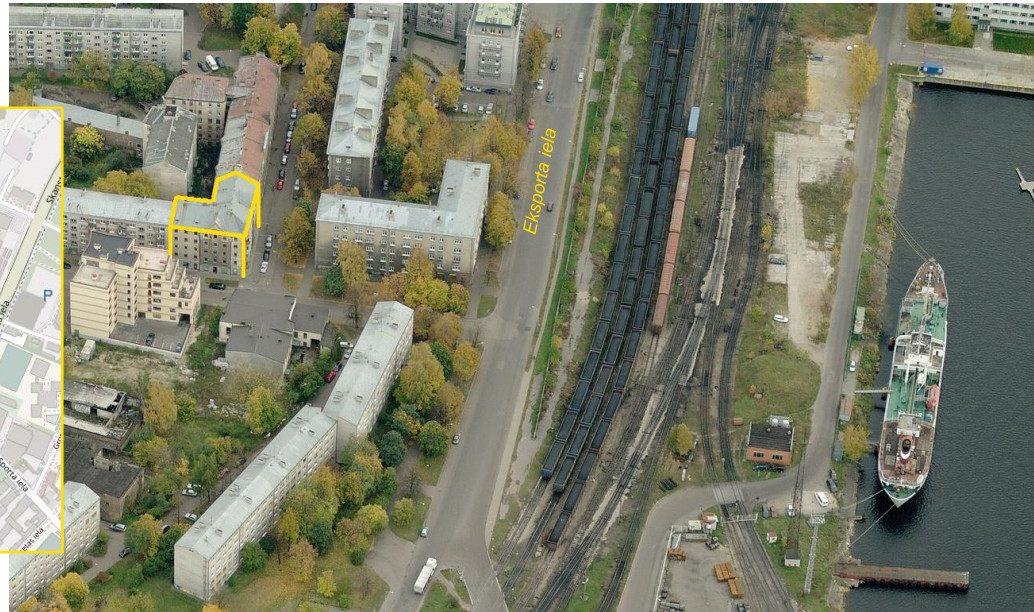
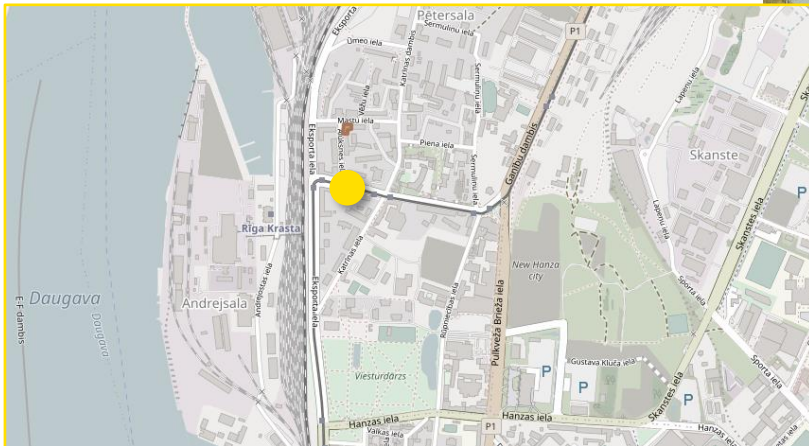


5 ALUKSNES STREET, 3 MASTU STREET, RIGA

- The last units available for sale – an office/apartment and commercial premises on the ground floor and 1st floor of a renovated multi-apartment building erected in 1912 and renovated in 2015.
- The building is located 1.5 km away from Riga centre in the district named Petersala. The district is nearby the port. There are multi-apartment buildings and commercial buildings in the area.
- Convenient location, as the center and the Old Town can be reached within walking distance, and it is close to city parks, public transport, supermarkets. Despite the proximity of the center and developed infrastructure, the building is located on a quiet street with little traffic.
- The premises are in good technical condition.

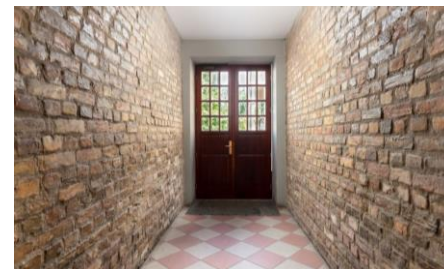
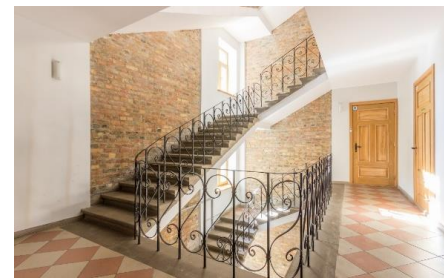
Apartment No.	Area/ sq.m	Floor	Usage	Price, EUR
Alūksnes 5-1	70.5	1	Commercial	75 500
Alūksnes 5-2A	125.4	1	Commercial	124 150
Alūksnes 5-16/17	48.3	5	Apartment	62 790

PROPERTY SALES PROCESS - AUCTION OR COMPETITIVE BIDDING
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
Alūksnes 5-1	70.5	1	Good	Commercial	75 500
Alūksnes 5-2A	125.4	1	Good	Commercial	124 150
Alūksnes 5-4	87.1	2	Good	Office/apartment	SOLD
Alūksnes 5-5	56.1	2	Good	Apartment	SOLD
Alūksnes 5-6	124.9	2	Good	Apartment	SOLD
Alūksnes 5-8	93.4	3	Good	Office	SOLD
Alūksnes 5-9	57.3	3	Good	Office	SOLD
Alūksnes 5-10	133.4	3	Good	Office	SOLD
Alūksnes 5-12	90.8	4	Good	Office	SOLD
Alūksnes 5-14	133.1	4	Good	Office	SOLD
Alūksnes 5-15	55.3	4	Good	Apartment	SOLD
Alūksnes 5-16/17	48.3	5	Bad	Apartment	62 790
Alūksnes 5-18	38.8	5	Bad	Apartment	SOLD
Alūksnes 5-19	53.4	5	Good	Apartment	SOLD
Alūksnes 5-21	67.6	5	Good	Apartment	SOLD
Alūksnes 5-22	55.9	5	Good	Apartment	SOLD

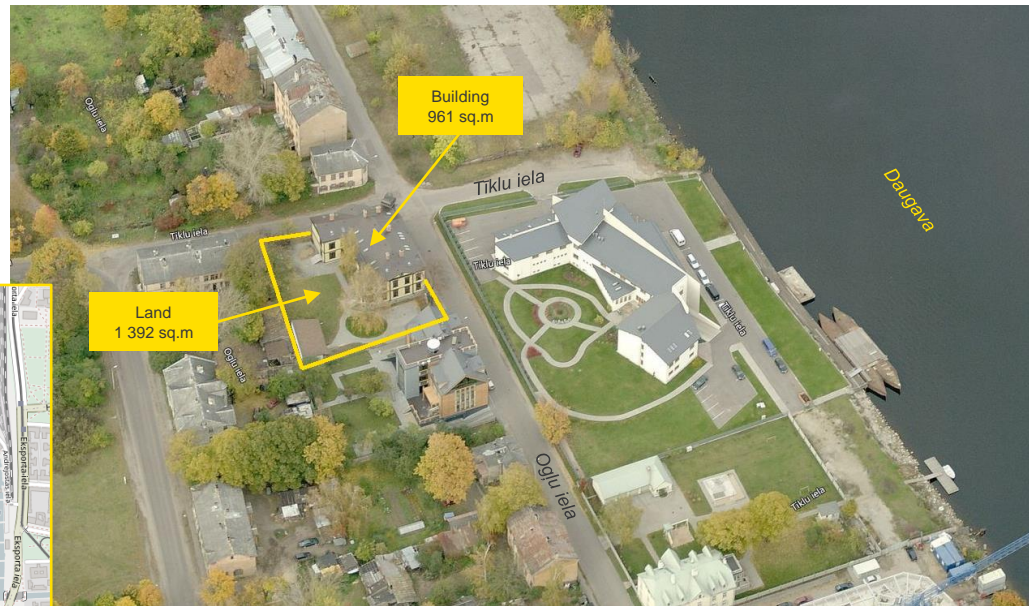
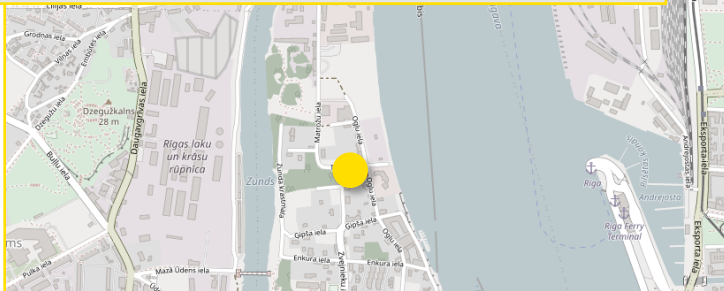


28 OGĻU STREET, RIGA

- For sale the last unit – loft apartment of 59,3 sq.m!
- The 3-storeyed historical building comprising just 13 apartments is situated in the historical development area – Kipsala Peninsula. It is just a few minutes' drive to the heart of Riga and just 800 m away from Daugava River!
- The house was built in the early 20th century (1900), renovated in 2007, and it is an architectural monument.
- Gated courtyard, where private parking is available. It is also possible to park toll-free along the street by the building.
- Autonomous gas-based heating, local sewerage system.
- The apartment is in good technical condition yet minor redecoration is recommended.

Cadastral No.	0100 9230 770
Apartment area/ sq.m	59.3
PRICE/ EUR	79 000

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



Apartment No.	Area/ sq.m	Price, EUR
1	69.2	SOLD
2	71.4	SOLD
6	39.4	SOLD
7	44.6	SOLD
8	86.3	SOLD
9	34.9	SOLD
10	47	SOLD
11	59.3	79 000
12	67.2	SOLD
13	86.8	SOLD
15	48.9	SOLD
16	46.4	SOLD
17	54.4	SOLD

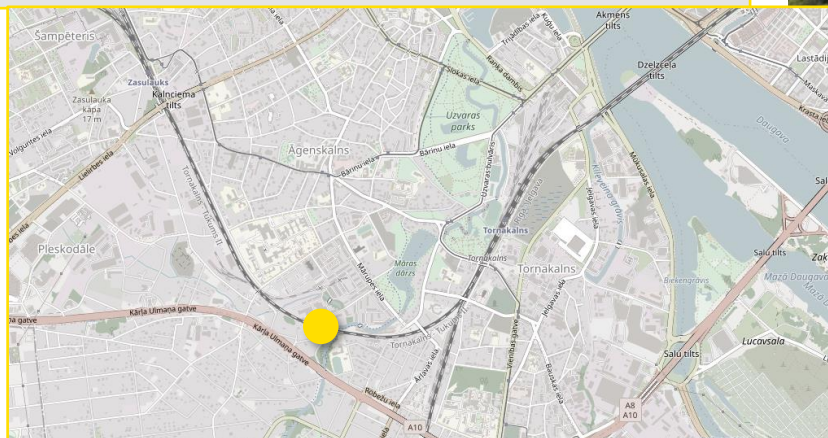


8, BLDG.6, GARDENES STREET, RIGA

- Commercial development area comprising a land plot and industrial buildings of the former military plant Arsenal.
- The buildings were erected in 1940-70's. They are in bad technical condition and do not meet the latest standards. 50% of the buildings are absolutely obsolete and should be demolished.
- The buildings are provided for utilities.
- Easy access from Liepājas Street. There is a functioning industrial railway with a loading ramp on the territory.
- According to the current Riga Spatial Plan – this is a mixed-use development area. The maximum quantity of floors – 6. According to the new Riga Spatial Plan – mixed-use centre development area (JC2), allowing development 3-6 floors high.

Land area/ sq.m	31 879
Cadastral identification	0100 0560 0357
PRICE/ EUR	1 662 760

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



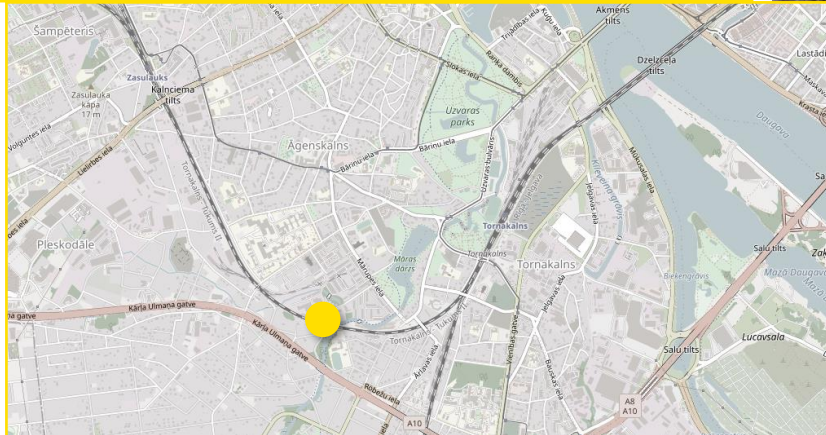
8, BLDG.36, GARDENES STREET, RIGA

- Commercial development area comprising a land plot and some obsolete structures.
- The buildings were erected in 1940-70's. They are in bad technical condition and do not meet the latest standards so they should be demolished.
- The buildings are provided for utilities.
- Easy access from Liepājas Street.
- According to the current Riga Spatial Plan – this is a mixed-use development area. The maximum quantity of floors – 6. According to the new Riga Spatial Plan – mixed-use centre development area (JC2), allowing development 3-6 floors high.



Land area/ sq.m	26 104
Cadastral identification	0100 0560 0356
PRICE/ EUR	2 025 060

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



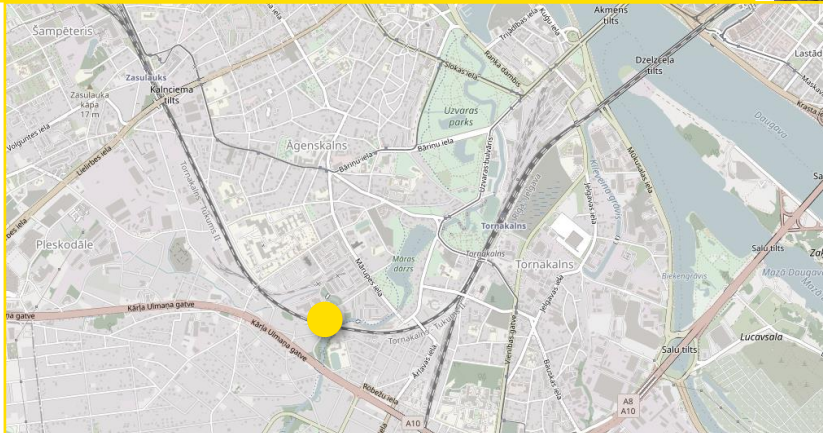
11 GARDENES STREET, RIGA

- Commercial development area comprising a land plot and some obsolete structures.
- The buildings were erected in 1940-70's. They are in bad technical condition and do not meet the latest standards so they should be demolished.
- The buildings are provided for utilities.
- Easy access from Liepājas Street.
- According to the current Riga Spatial Plan – this is a mixed-use development area. The maximum quantity of floors – 6. According to the new Riga Spatial Plan – mixed-use centre development area (JC2), allowing development 3-6 floors high.



Land area/ sq.m	5 141
Cadastral identification	0100 0560 0358
PRICE/ EUR	359 800

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

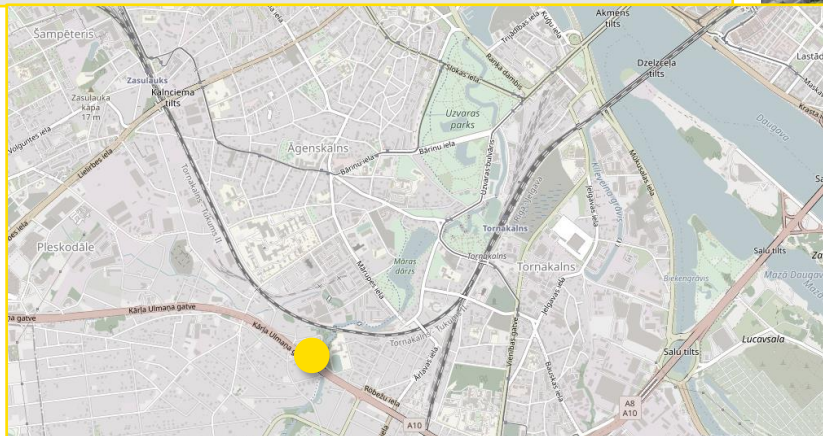


42 LIEPĀJAS STREET, RIGA

- A land plot used for parking currently.
- Easy access from Liepājas Street.
- According to the current Riga Spatial Plan – this is a mixed-use development area. The maximum quantity of floors – 6. According to the new Riga Spatial Plan – mixed-use centre development area (JC2), allowing development 3-6 floors high.

Land area/ sq.m	11 552
Cadastral identification	0100 0560 355
PRICE/ EUR	1 066 400

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

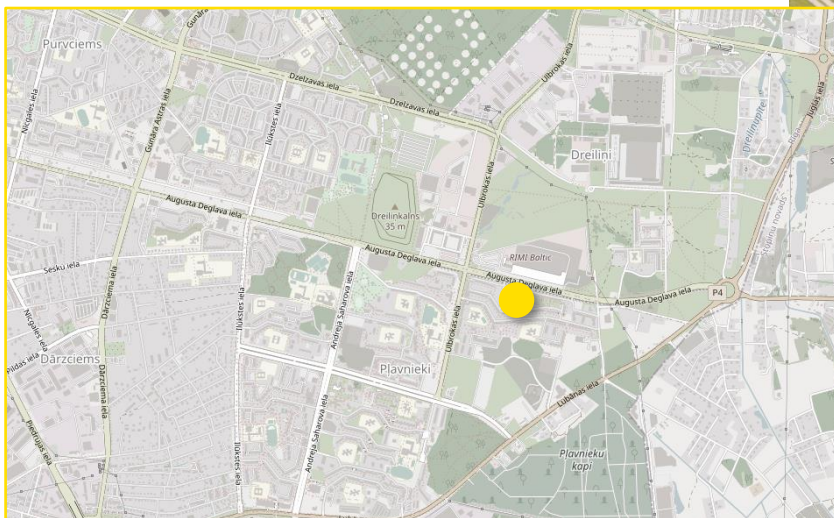


AUGUSTA DEGLAVA STREET, RIGA

- 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	104 000

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



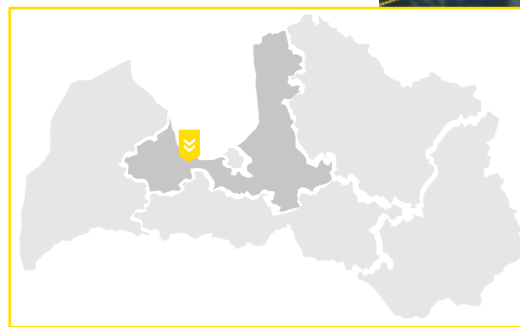
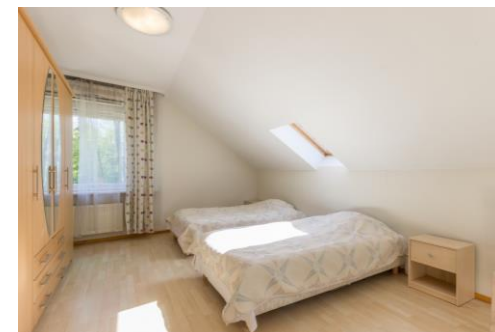
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42 LIENES STREET, JURMALA

- The property consists of a land plot and a residential building (2 separate split-level apartments with private entrance per each)
- The building suits two families, yet the layout can be easily merged to make a single-family house.
- The house was built in 2001.
- The interior is in satisfactory condition
- Each wing of the building is provided for autonomous gas-based heating system.
- The property is located in the central part of Jurmala – in Majori, in the area of private houses - 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. Easy 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	260 000

PROPERTY SALES PROCESS - AUCTION OR COMPETITIVE BIDDING
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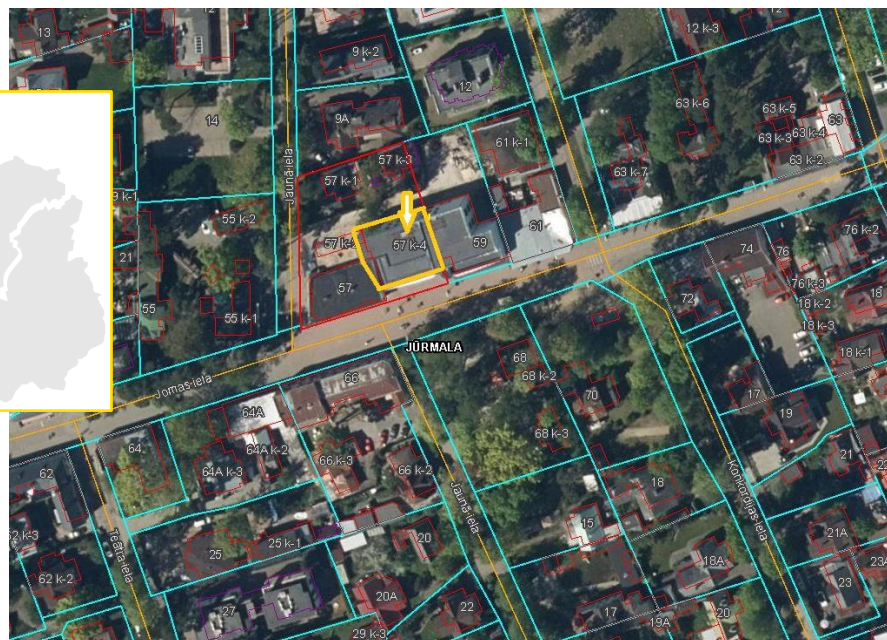
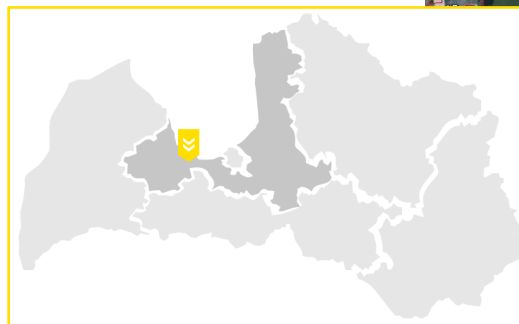


57, BLDG.4 JOMAS STREET, JURMALA

- For sale 121/200 undivided shares of the real estate.
- The property includes a part of the land plot of 570 sq.m and a new building appropriate for business at 57, bldg.4 Jomas Street, Jurmala, 850.7 sq.m large, standing for 121/200 undivided joint ownership shares of the real estate at 57 Jomas Street, Jurmala.
- The new building has not been approved for service and the construction works have not been finished yet.
- The building permit is valid.

Total space of the premises/ sq.m	850.7 (121/200 undivided shares)
Land area/ sq.m	570
Cadastral No.	1300 0093 0006
CENA/ EUR	712 994

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

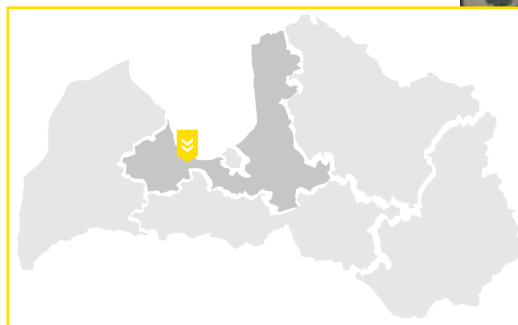


59 JOMAS STREET, JURMALA

- The real estate includes a part of the land plot measuring 310 sq.m and the 1st and 2nd floor of the new building with a total area of 595.80 sq.m, standing for 2/3 undivided shares of the joint estate at 59 Jomas Street.
- The building has not been approved for service as the construction works are not finished yet.
- The building permit is valid.

Total space of the premises/ sq.m	595.8 (Floor 1+2, 2/3 undivided shares)
Land area/ sq.m	310
Cadastral No.	1300 0093 007
PRICE/ EUR	411 281

PROPERTY SALES PROCESS - AUCTION OR COMPETITIVE BIDDING
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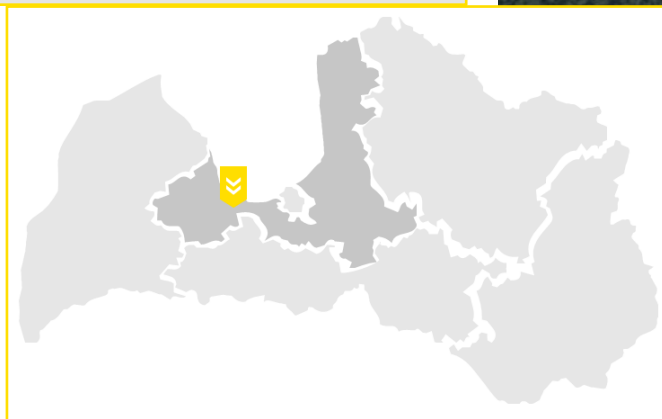


ALISES CELS 11,13,15, BABITE MUNICIPALITY

- 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 – 12000 EUR Alises cels 13 – 12000 EUR Alises cels 15 – 12000 EUR

PROPERTY SALES PROCESS - AUCTION OR COMPETITIVE BIDDING
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.

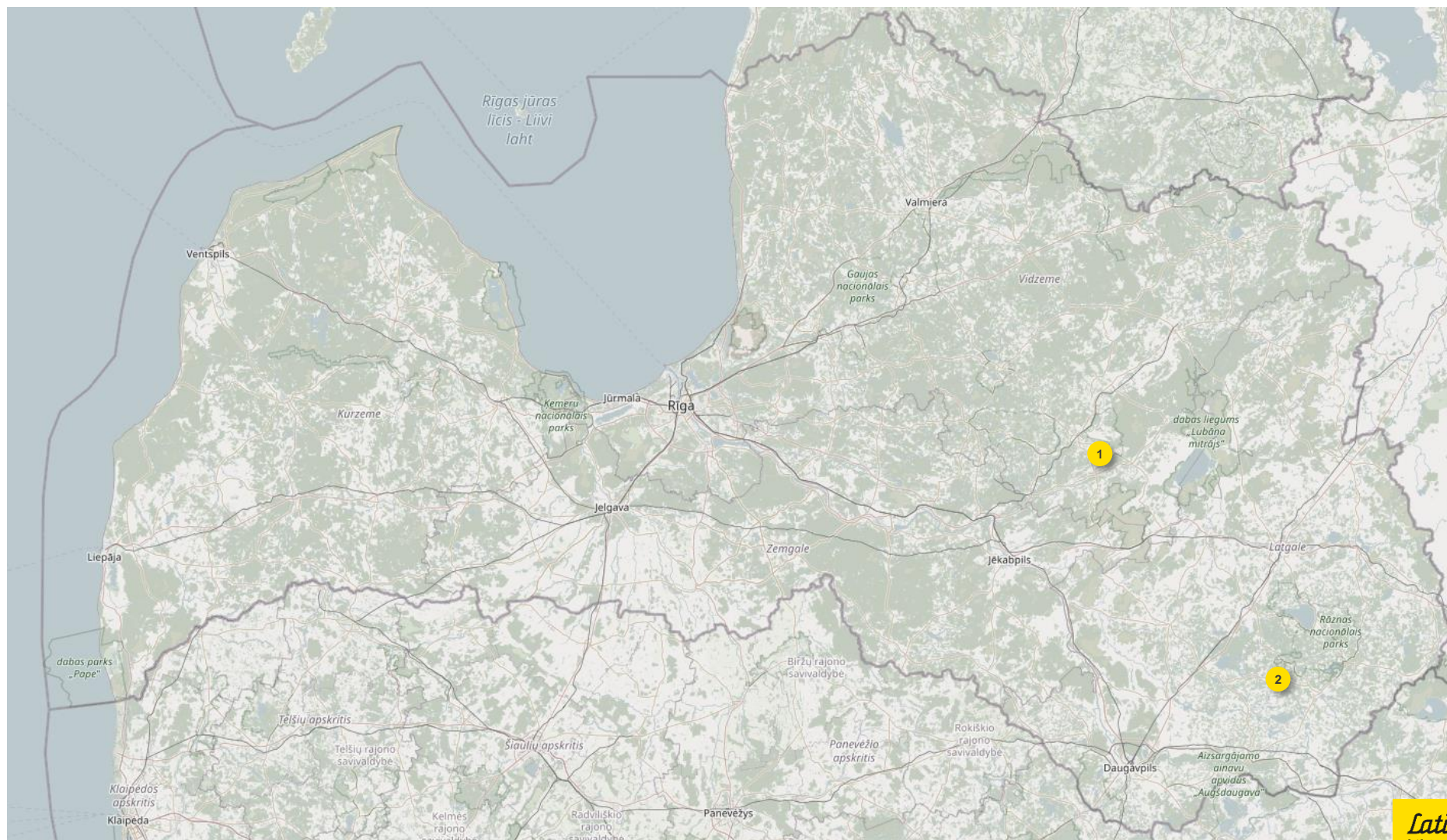
Total Area/ sq.m	86 700
Cadastral № (few of the Cadastral №)	8056 002 0259
PRICE/ EUR	102 000

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



PROPERTY IN LATVIA

Nº	ADDRESS
1	64 SAULES STREET, MADONA
2	«BĒRZGAĻI-1», KASTUĻINAS PARISH, AGLONA MUNICIPALITY

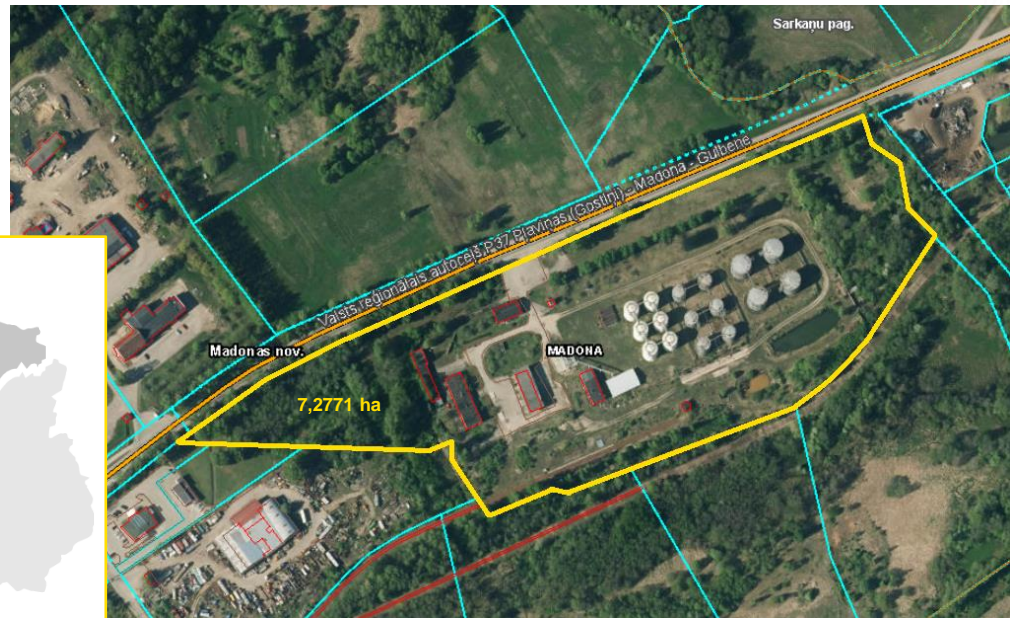
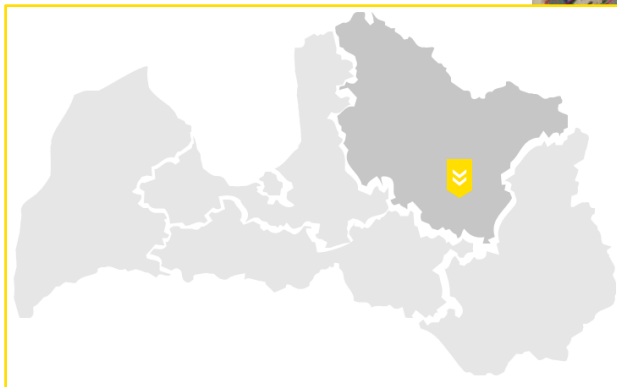


64 SAULES STREET, MADONA

- 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	280 000

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



«BERZGALI-1,2», KASTULINAS PARISH, AGLONA MUNICIPALITY

- 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	9 000

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

