



# INDUSTRY AHEAD

OCTOBER 2025



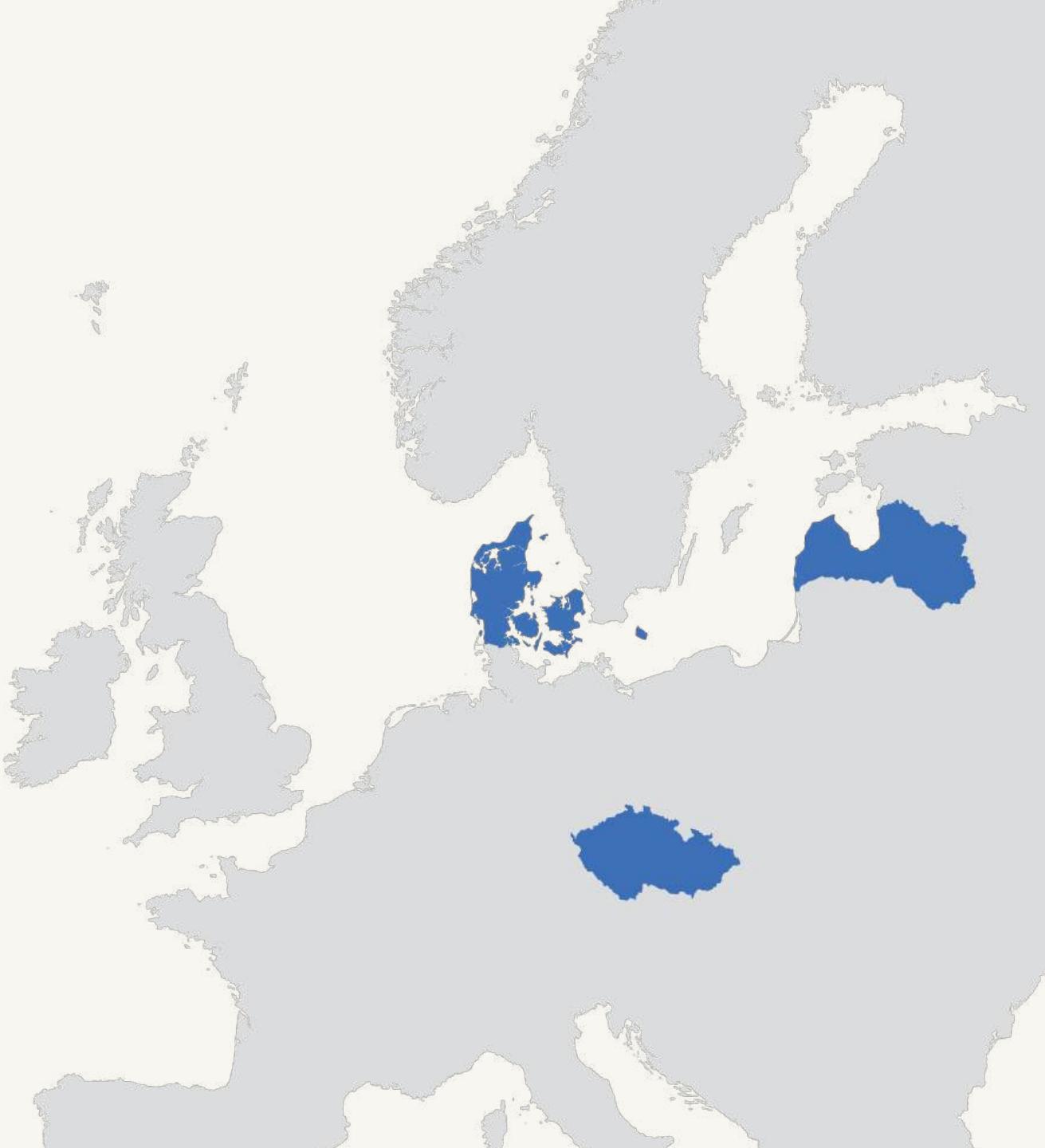
## NORDIC PARTNERS EVOLUTION

**Nordic Partners** has a rich history, evolving from pizza and plastic production to becoming a leader in food production and industrial parks.

**NP Foods** the holding company of Gutta; Laima; Staburadze; HAME. Portfolio **sold in 2017**.

**NP Properties** Largest industrial park developer in Latvia to this day.

Operating since **1996**.



# FIRST INDUSTRIAL PARK DEVELOPER IN LATVIA

**NP Properties** is the leading industrial park developer in Latvia managing **155 000 m<sup>2</sup>** of gross building area across three industrial parks.

Products offered — Property management; project management; energy and IT services.



# SNAPSHOT OF OPERATIONAL DATA 2025

**3** Industrial parks

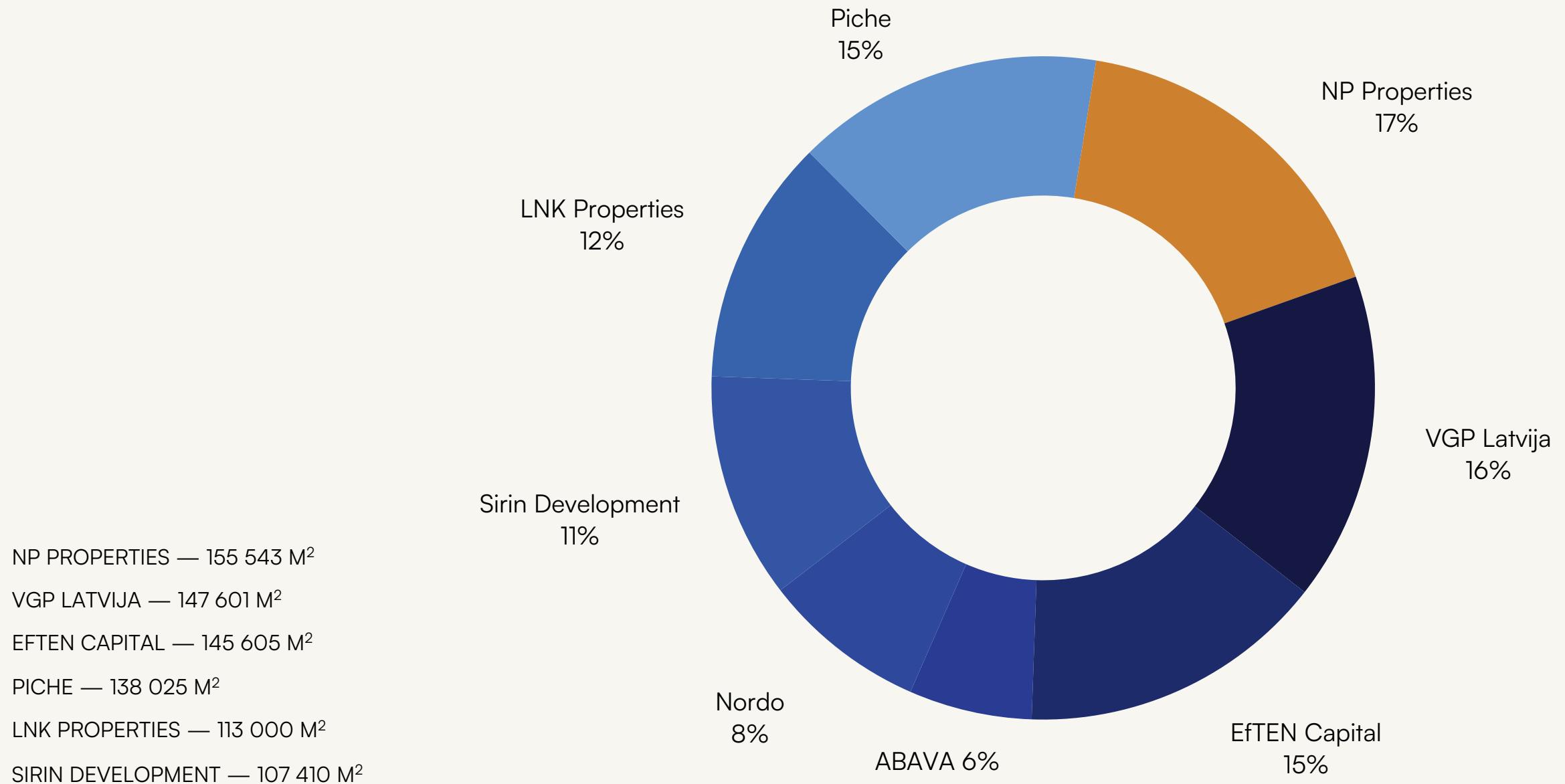
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**142 000** m<sup>2</sup> of gross leasable area

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**64** Tenants

# COMPETITIVE SITUATION



# SNAPSHOT OF FINANCIAL DATA 2025

**5M** EBITDA

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**13M** Revenue

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**11M** Investments

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**50 M** Valuation, **17%** market share

# PROPERTY METRICS

INDUSTRIAL PARK	GLA	RENTED	RENTED VS GLA	YIELD
<b>Nordic Industrial Park</b>	48000	41000	85%	9.2
<b>Jelgavas Business Park</b>	57000	57000	100%	8.4
<b>NP Business Centre</b>	37000	33000	89%	7.69
<b>TOTAL</b>	<b>142000</b>	<b>131000</b>	<b>92%</b>	<b>8.43</b>



NORDIC INDUSTRIAL PARK



JELGAVA BUSINESS PARK



NP BUSINESS CENTRE

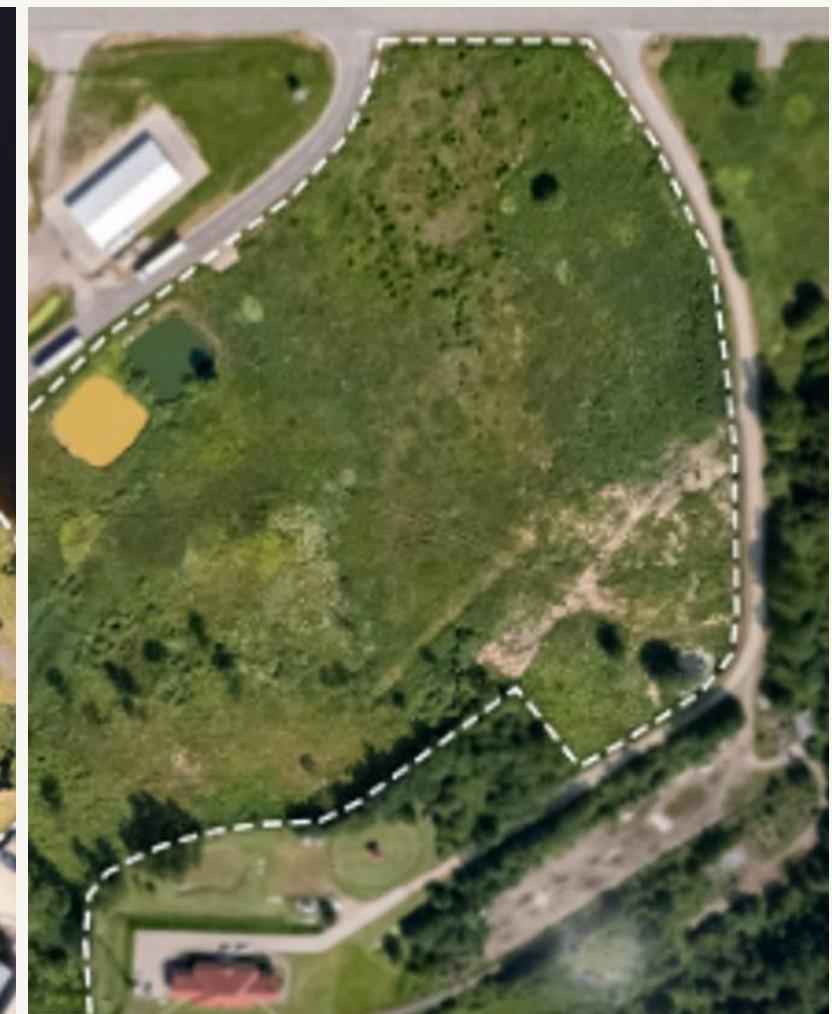
## OTHER ASSETS



60 HA OF LAND FOR THE 4TH BUSINESS PARK



LAND IN VĀRNUKROGS 8400 SQM



LAND IN RĒZEKNE 71000 SQM

# OTHER ASSETS



NORDIC PARTNERS HQ IN RIGA 1410 SQM

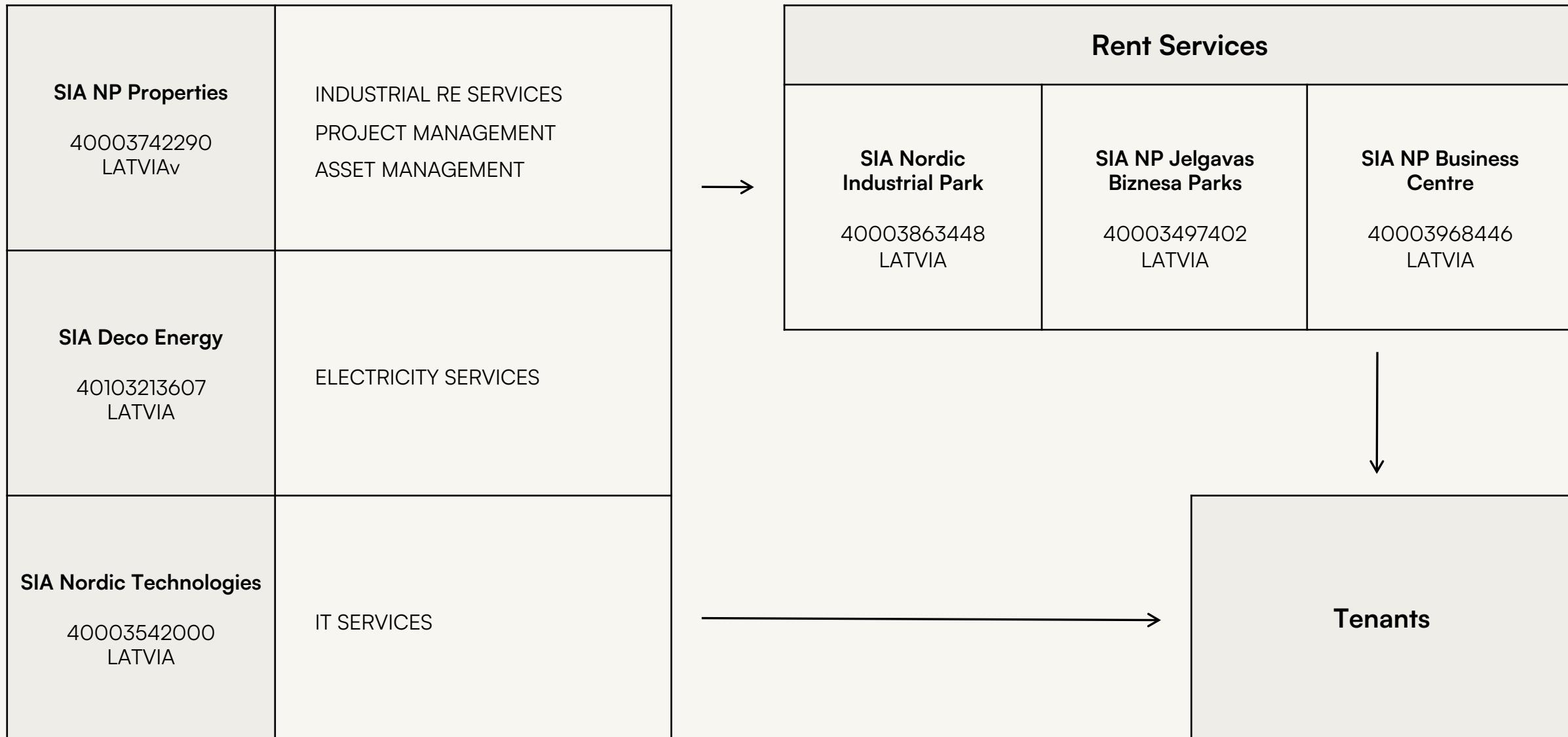


SOLAR ELECTRICITY STATION 2.5MW



BATTERY ENERGY STORAGE SYSTEM

# BUSINESS MODEL. NOW.



# NORDIC PARTNERS

## Investment Group

Own operate and grow industrially  
focussed businesses



## Industrial Parks

Develop, own, and manage  
eco-industrial real estate

## *Deco energy*

### Energy Provider

Electricity; gas and heat provider in our parks.  
over looks engineering systems in our parks

## *Nordic Technologies*

### Internet provider

It services and low currant  
engineering network management



*2025 – 2029*  
PLANS FOR THE FUTURE



*We invest in industrially focussed businesses  
to offer full value chain industrial real estate  
development and management*

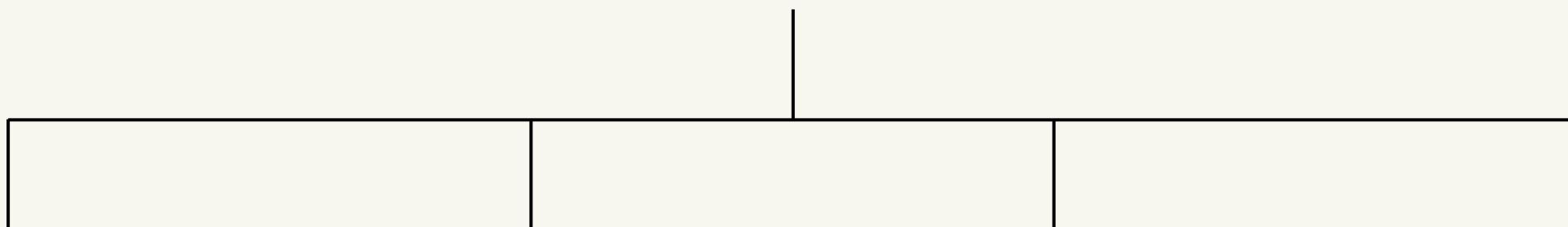
OUR WHAT

# FOCUS – 4 MAIN PRODUCTS WORKING IN SINERGY

## NORDIC PARTNERS

### Investment Group

Own operate and grow industrially  
focussed businesses



**Industrial park management**  
Develop, own, and manage  
industrial real estate



**Semi-green construction**  
Build sustainably  
and cost-effectively



**Energy solutions and distribution**  
Ensure independence and energy  
safety



**PropTech**  
Digitize asset management  
and tenant interaction

# OUR MISSION & VISION

## *Mission*

To bring together all stages of industrial real estate development into a single system turning fragmented markets into a closed loop of value creation — each unit strengthens the other and grows independently

## *Vision*

To create the *industry ahead* through industrial symbiosis

# INTERNATIONAL EXPANSION

Based on a COLLIERS research we have identified countries we will be expanding in. Decision based on two parameters Economy & Regulation;

Main commercial real estate parameters Economical (CRE).

Indicators used: From political and economic stability to constructions costs amongst 8 others.

## *Countries under consideration*

- Poland
- Czech-Republic
- Slovakia
- Slovenia
- Hungary
- Croatia

## *Entry strategy*

- Properties with added value potential
- Properties with manufacturers
- Yields 8-10%
- Sales leaseback
- 20 000 sqm + development land around per property

## OUR PLANS IN NUMBERS

*+250 000 m<sup>2</sup>*

Gross building area by 2029

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*130 M*

Investments by 2029

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*140 M*

Valuation 2029



*2025 – 2029*  
**PROJECT PIPELINE**

# EXISTING PARK DEVELOPMENT

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## *About*

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- Parks are fully vacated
- Available area to build on 15k SQM
- Goal is to maximise the value of our parks

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## *Financials*

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- Investment around 11M
- 25% equity
- Cashflow starts 2027

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# BATTERY ENERGY STORAGE SYSTEM DEVELOPMENT

## *About*

- Market instability allows to participate in electricity balancing market
- Infrastructure allows us to create 10 MW of BESS
- Possibility to transform into long term EL storage facility
- Potential to develop Cold storage VIA heat recovery

## *Financials*

- Expected investment 16M
- Potential for EU financing 50%
- 25% equity
- Cashflow starts 2027

## *Products:*

- Electricity balancing
- Energy as a service
- Cold storage



# INTERNATIONAL EXPANSION

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## *About*

- Expected yields 7-10%
- Sales leaseback
- Properties with manufacturing companies
- 20k sqm + development land per site
- Expected growth rate 50kSQM per year

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## *Financials*

- LTV 55%
- 140M total investment



# CURRENT VALUATION

	CASHFLOW VALUE	OTHER ASSETS	CASH	LIABILITIES	TOTAL
NOI	<b>4.6 M</b>				
YIELD		<b>8,6 %</b>			
VALUE	<b>55 M</b>	<b>12,2 M</b>	<b>3,8 M</b>	<b>21 M</b>	<b>50 M</b>

# USE OF FUNDS

SEMI-GREEN CONSTRUCTION

ACQUISITION

NP ENERGY

TOTAL

50 M

64 M

16 M

130 M

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38%

49 %

13 %

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+ 72 000 M<sup>2</sup>

+ 70 000 M<sup>2</sup>

BESS

# MEET THE TEAM



*Edvards R. Vitols*  
CEO



*Artūrs Koks*  
COO



*Gunīta Kīesnere*  
CSCO



*Kristaps Kučinskis*  
CFO



# CONTACT US!

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