

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**.

A stylized map of Europe in light gray, with Latvia highlighted in a solid blue color. The map shows the outlines of major European landmasses and islands.

FIRST INDUSTRIAL PARK DEVELOPER IN LATVIA

NP Properties is the leading industrial park developer in Latvia managing **155 000 m²** of gross building area across three industrial parks.

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

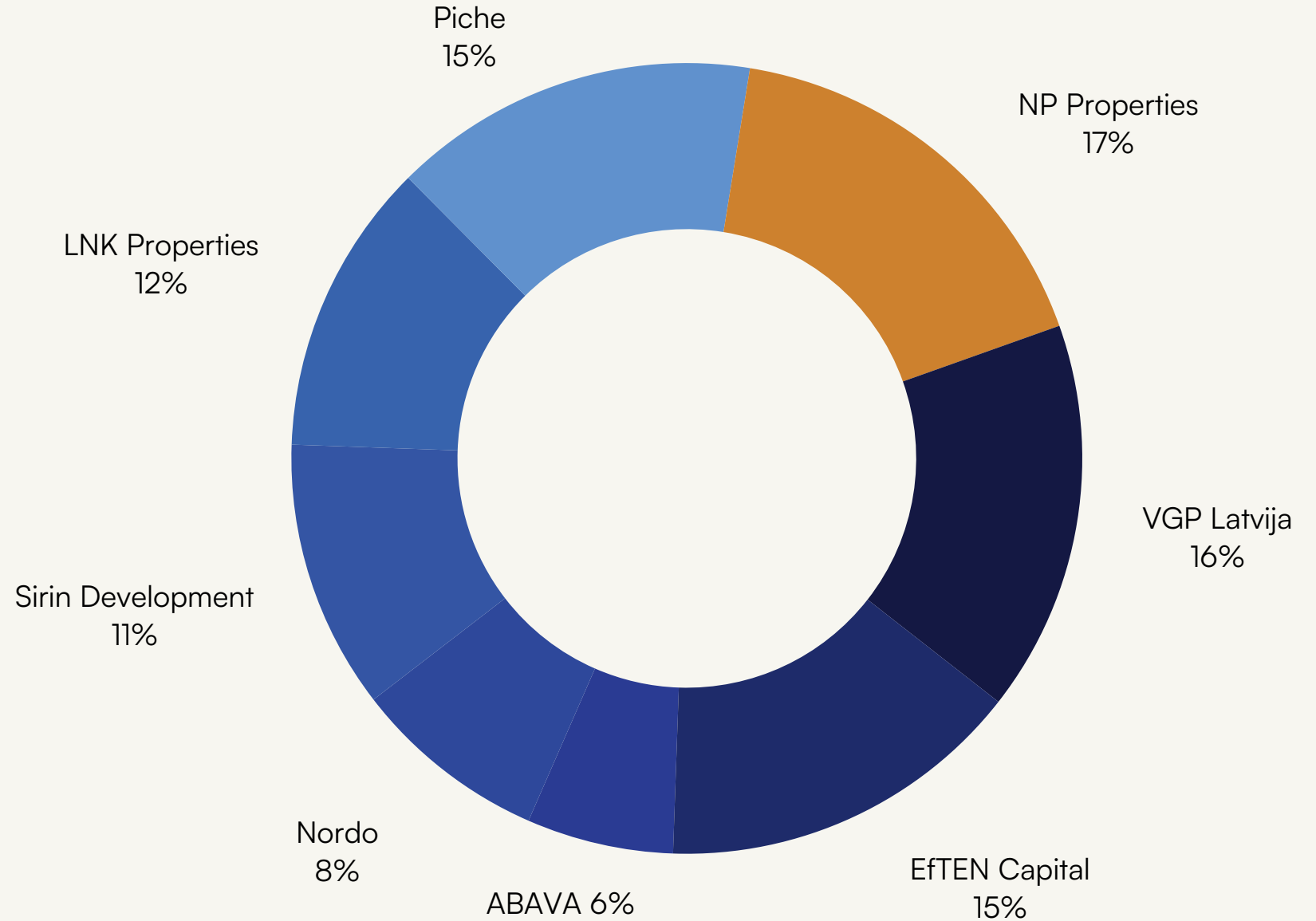
SNAPSHOT OF OPERATIONAL DATA 2025

3 Industrial parks

142 000 m² of gross leasable area

64 Tenants

COMPETITIVE SITUATION



NP PROPERTIES — 155 543 M²

VGP LATVIJA — 147 601 M²

EFTEN CAPITAL — 145 605 M²

PICHE — 138 025 M²

LNK PROPERTIES — 113 000 M²

SIRIN DEVELOPMENT — 107 410 M²

SNAPSHOT OF FINANCIAL DATA 2025

5M EBITDA

13M Revenue

11M Investments

50 M Valuation, 17% market share

PROPERTY METRICS

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



NORDIC INDUSTRIAL PARK



JELGAVA BUSINESS PARK



6

5

NP BUSINESS CENTRE

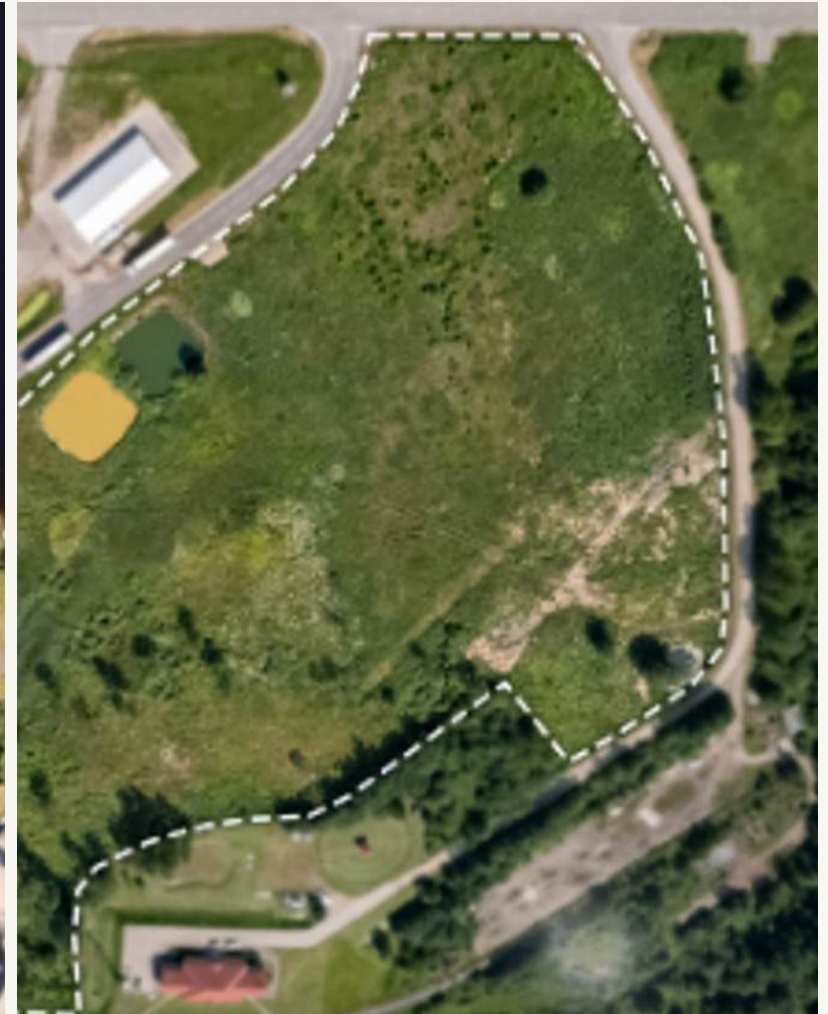
OTHER ASSETS



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

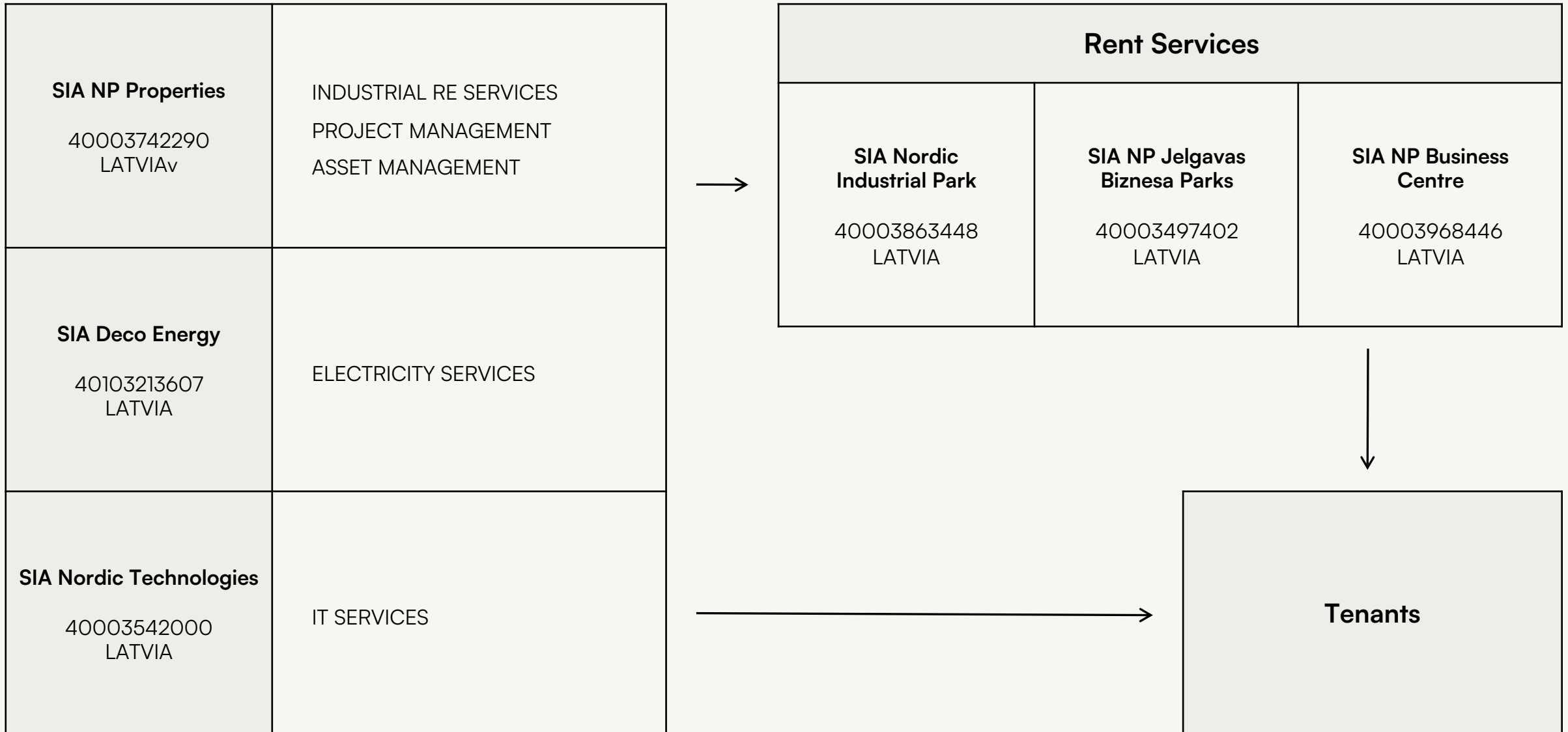


SOLAR ELECTRICITY STATION 2.5MW



BATTERY ENERGY STORAGE SYSTEM

BUSINESS MODEL. NOW.



NORDIC PARTNERS

Investment Group

Own operate and grow industrially
focussed businesses



NP
Properties

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



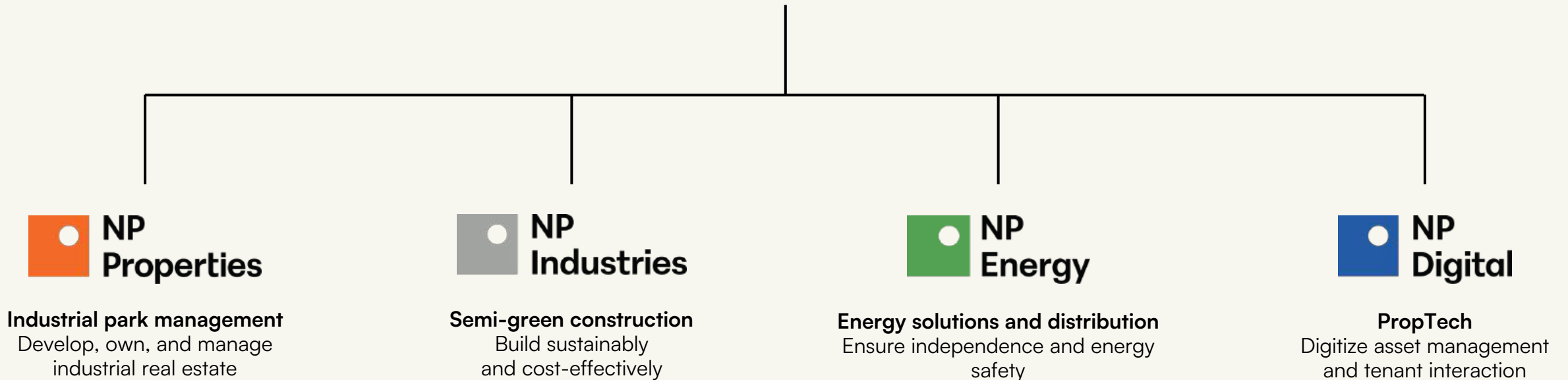
*We invest in industrially focussed businesses
to offer full value chain industrial real estate
development and management*

OUR WHAT

FOCUS — 4 MAIN PRODUCTS WORKING IN SINERGY

NORDIC PARTNERS

Investment Group
Own operate and grow industrially
focussed businesses



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 m²

Gross building area by 2029

130 M

Investments by 2029

140 M

Valuation 2029



2025 – 2029

PROJECT PIPELINE

EXISTING PARK DEVELOPEMENT

About

- 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

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



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

About

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

Financials

- LTV 55%
- 140M total investment



CURRENT VALUATION

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

USE OF FUNDS

SEMI-GREEN CONSTRUCTION

ACQUISITION

NP ENERGY

TOTAL

50 M

64 M

16 M

130 M

38%

49 %

13 %

+ 72 000 M²

+ 70 000 M²

BESS

MEET THE TEAM



Edvards R. Vītols

CEO



Artūrs Koks

COO



Gunita Ķiesnere

CSCO



Kristaps Kučinskis

CFO

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