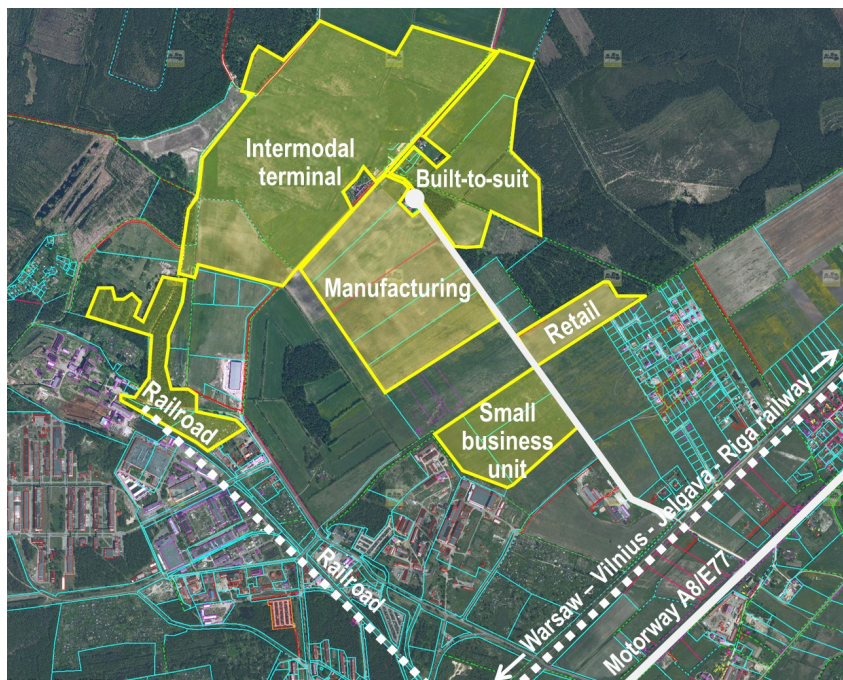


INVESTMENT OPPORTUNITY, Latvia

Warehousing/Logistics Development - 'Olaine Industrial'

KEY BENEFITS

- Excellent location and site access — next to one of main transit international roads in Latvia with direct motorway and railroad access. Fast road and railway connection to Riga city center, Riga ring road, Via Baltica Road and Riga International Airport
- All utility connection points at the Project site
- Recognized brand of municipality of Olaine as an industrial town with a good worker pool for logistics, warehouse and industrial uses



LOCATION

Distances to:

- Via Baltica Road 2 km
- Riga Ring Road 8 km
- Riga City Center 25 km
- Riga Sea Port 26 km
- Riga International Airport 18 km



/Macro location/

PROPERTY DESCRIPTION

| | |
|--------------------|---|
| Total land area: | 218 ha |
| Functional zoning: | Logistics/Warehouses/Industrial/Commercial |
| Utilities: | Gas, Water, Sewage, Electricity |

Potential site uses include:

Railroad (17 ha) - disposed for small manufacturers or third party logistics companies.

Intermodal terminal (89 ha) - with a railway and road access. Technical infrastructure allows to carry at least 20,000 TEU (twenty foot equivalent) yearly.

Built-to-suit (35 ha) - recommended for built-to-suit facilities for warehousing and logistics.

Manufacturing (48 ha) - production and storage premises area could be developed in phases.

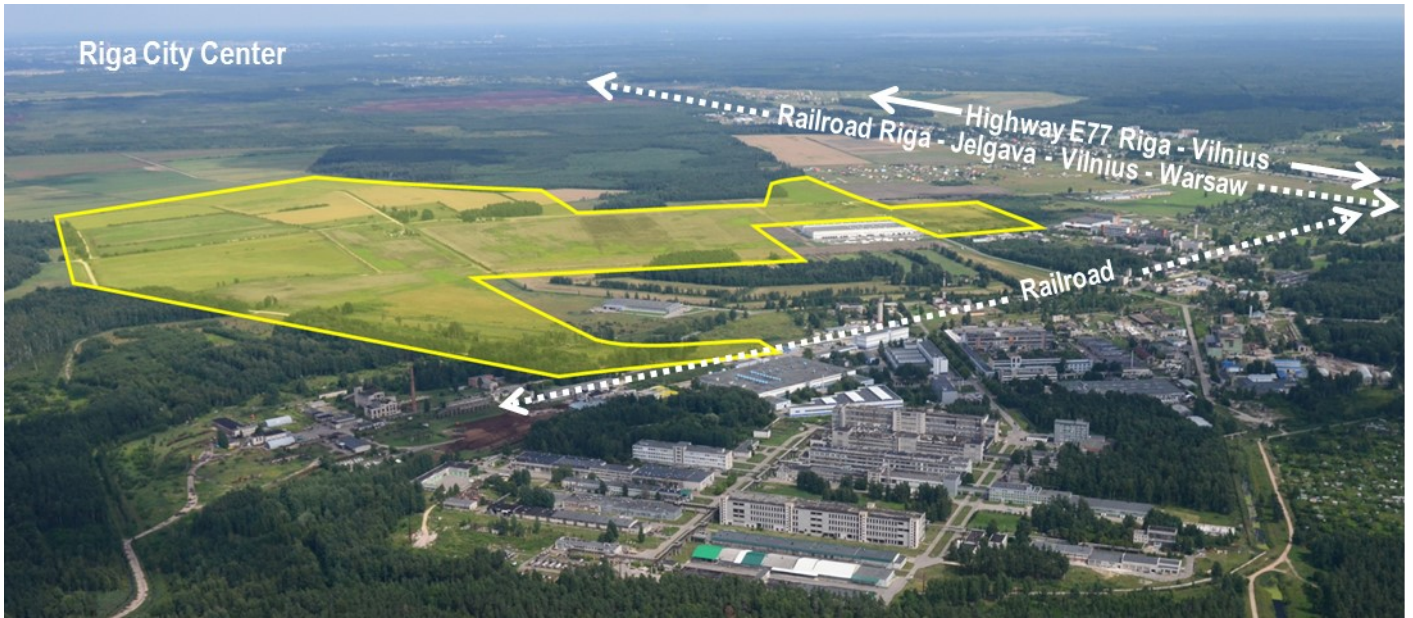
Retail (9ha) - intended for retail use to serve growing Olaine vicinity population.

Small business unit (20 ha) - plot can be easily divided into smaller units 1-2 ha. Ready-made infrastructure and proximity to the main roads makes plot suitable for manufacturers, 3 PL and other needs.

INVESTMENT OPPORTUNITY, Latvia

Warehousing/Logistics Development - 'Olaine Industrial'

PHOTOS



/Neighborhood development/



/Paved site access roads/



/Photos of neighbors - Maxima Logistics/