

FOR SALE

4400 ha  
in Latvia



3870 ha  
FARMLAND

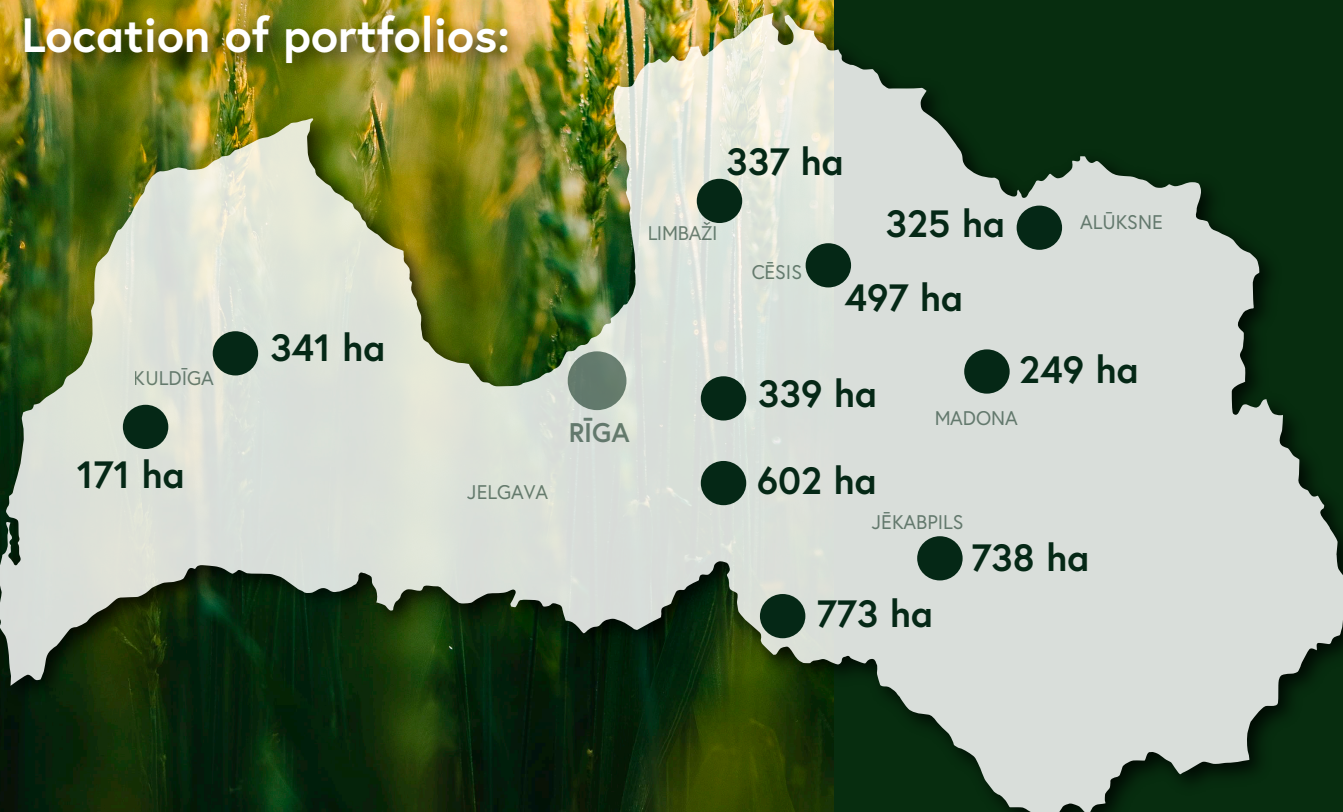


330 ha  
FOREST



200 ha  
NATURE AND  
INDIVISIBLE  
PARTS

Location of portfolios:



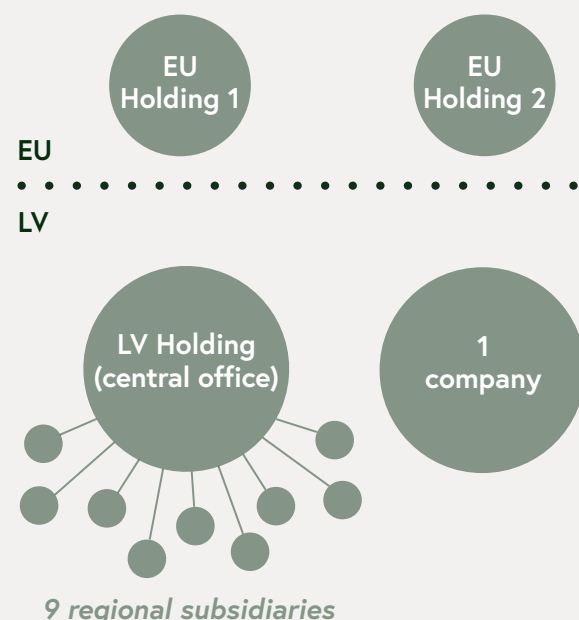
We offer for sale a private farmland and forest holding of 4400 hectares of land in Latvia, Baltic States.

Holding has been established, formed and managed over past 10 years and today presents a well-structured and well-managed consolidated portfolios of land in different regions of Latvia. All farmland is leased out to local farming operators on a base of long term lease agreements.

## Key notes:

- Acquisition of this portfolio provides an opportunity to enter the farmland market of a Baltic State – Latvia – in a **one step, short go**, and continue the long-term development of the portfolio using well-structured existing system.
- This portfolio provides further expansion in the size.
- Portfolio is developed strictly in accordance with national regulations and international (EU) decisions, conforming to efficient, yet sustainable management goals.

## Structure of the holding:



## Opportunities:



### **Experienced team**

*Portfolio is managed by a highly experienced and trustful team and the new owner will benefit from this experience with little efforts.*



### **Active farming**

*Currently, farmland is leased out to local farmers on a long-term basis. The new owner has opportunity to engage and develop active farming initiatives.*



### **Intensive forest management**

*Forests are managed on customary basis and more active, commercial strategies can be introduced post sales.*



### **Alternative energy projects**

*Several compositions of the portfolio lie in areas with opportunities to develop middle- and large-scale alternative (green) energy projects, i.e., farming fiber, solar, wind or hybrid and have been requested by energy developers.*



# Financial data:

## EBIT\*

€ 942 747 69% margin

## AVR. TURNOVER\*

€ 1 367 036

## NET RESULT\*

€ 900 216 66% margin

\*5-year average (2018-2022)

EUR	2023*	2022	2021	2020	2019
	Insight into financial data will be				
	available only for identified				
	interested buyers.				

\*5-year average (2018-2022)

## Conditions of farmland acquisition in Latvia:

- Latvia does have limitations on foreign acquisitions of farmland, namely – 2000 hectares of agricultural land per natural person or legal entity and totally 4000 hectares of agricultural land per beneficiary owner. Forest parts and other labels of land do not count into this limitation. Detailed legal opinion on farmland acquisition in Latvia are available for a fee at the market leading advisory company ActusQ ([www.actusQ.lv](http://www.actusQ.lv))
- The agricultural land in Latvia may be acquired by the legal entities and citizens of OECD countries. The list of countries can be seen on the [www.oecd.org/about/members-and-partners/](http://www.oecd.org/about/members-and-partners/)

## Further information:

- Interested buyers shall properly present themselves and document the availability of capital for an intended size of acquisition and enter a non-disclosure agreement (NDA).
- After signing the NDA prospective buyers will be able to request and collect more detailed information about the subject of the sales and its operations.