WELCOME TO
RIX AIRPORT CITY
RIX Airport City is a new mixed-use development at Riga Airport (RIX): the leading aviation hub for the three Baltic states of Estonia, Latvia, and Lithuania. Located just 15 minutes from downtown Riga, Riga Airport is an important growth engine for one of Europe’s most dynamic regions, providing quick connections by air, road, and high-speed rail to all three Baltic capitals.

Located on the doorstep of this new air-rail hub, we have a once-in-a-lifetime opportunity to transform RIX Airport City into the best connected business district in the Baltics. Our mixed-use vision for the 24ha site includes an airport hotel, offices, and retail, along with services for passengers, cargo handlers, and the local community. Our aim is that RIX Airport City will become the hub of choice for people and companies doing business in the Baltics and Northern Europe.

But we can’t do that on our own. That’s why we’re looking for partners to help us build the Baltic Gateway to Northern Europe. Our plan is to find a master developer to partner with us for the further development of RIX Airport City so as to move forward with this project. This vision document offers an insight into our objectives, opportunities for investors, and our current thinking on the tender process.
The lake park is a recreational area where city visitors will have the opportunity to relax by the water and re-energize.

OLIVIER JANKOVEC
Director General,
Airport Council International (ACI) Europe

"The aviation industry is embracing a sustainable and digitised future in new and exciting ways. Airports are transforming into vibrant hubs for innovation, multi-modality, and job creation. The vision of RIX Airport City clearly illustrates what can be achieved both today - and tomorrow."
RIX AIRPORT CITY AT A GLANCE

CORE FOCUS ON AVIATION-LINKED INDUSTRIES:
- Freight and logistics
- E-commerce
- IT and electronics
- Pharmaceutical
- Tourism

TARGET LAND USE:
- Hotels
- Offices
- MICE infrastructure
- Retail
- Food and Beverage
- Light manufacturing
- Logistics

FIRST PHASE MINIMUM VOLUME
- 4* HOTEL with direct terminal access
- Target for the first phase completion - 2027, to coincide with the completion of the new terminal and Rail Baltica station

OFFICE BUILDINGS
- 24 ha of developable land
- 340,000 m² targeted for development
- 60% Maximum plot density
- 10% of land reserved for parks and public space
- 30,000+ daily traffic, including airport passengers, employees, office workers, visitors
RIX is currently transforming into an emerging hub of Northern Europe and a next-generation air-rail hub thanks to its strategic location along Rail Baltica, a high-speed link that connects all three Baltic capitals to high-speed rail networks in Finland, Poland, and Germany. Construction of the airport railway station broke ground in 2022.

When it is completed in 2027, Rail Baltica will offer comfortable connections from RIX to Tallinn and Vilnius in less than 2 hours. Frequent transfers to Riga central station—a mere 8 minutes away—will transform RIX into an extension of the central business district. The Rail Baltica station will be fully integrated into a new state-of-the-art passenger terminal, which will also be completed in 2028 and serve up to 12 million passengers annually.
Rail Baltica station at Riga Airport will be the only Air-to-rail connection point in the region.

LAILA ODĪŅA
Chairperson of the Board, Riga Airport

“Riga Airport has an ambitious goal to become the leading aviation hub of Northern Europe. Riga Airport City is an essential step toward achieving that goal. Our Airport City will be an exciting travel destination and a meeting place for ideas, people and businesses.”
Rail Baltica will ensure a high-speed connection across the three Baltic States and integration into the European rail network.

**RAIL BALTICA CONNECTION**

**RIX FACTS**

**AIRPORT INFRASTRUCTURE**
Airport Infrastructure that can accommodate all types of aircraft

**NET ZERO 2050**
Committed to achieving climate neutrality by 2050

**BALTIC MARKET SHARE 2019-2022**

<table>
<thead>
<tr>
<th>Airport</th>
<th>Passengers</th>
<th>Cargo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riga Airport</td>
<td>40%</td>
<td>39%</td>
</tr>
<tr>
<td>Vilnius Airport</td>
<td>29%</td>
<td>30%</td>
</tr>
<tr>
<td>Tallinn Airport</td>
<td>20%</td>
<td>21%</td>
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</table>

*Data showcases the top 3 airports of the Baltics

**PASSSENGER PROJECTIONS**

<table>
<thead>
<tr>
<th>Year</th>
<th>2019</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2027</th>
<th>2031</th>
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<td>15</td>
<td>20</td>
<td>30</td>
<td>50</td>
<td>100</td>
<td>150</td>
</tr>
</tbody>
</table>

**CATCHMENT AREA**

- 3 h 30 min - up to 6 mil. people
- 2 h - 100 mil. people

**RAIL BALTICA CONNECTION**

Tallinn → Riga centre → RIX → Vilnius
THE BEST CONNECTED AIRPORT IN THE BALTICS

DIRECT LINKS TO PRIMARY BUSINESS AND TRADING CENTRES IN SCANDINAVIA, CENTRAL AND WESTERN EUROPE, MIDDLE EAST AND NORTH AFRICA.

100+ DIRECT DESTINATIONS

40+ UNIQUE DESTINATIONS NOT OFFERED BY REGIONAL COMPETITORS

HOME BASE AIRLINES

airBaltic  RYANAIR  SMARTLYNX
A five-minute walk to Riga Airport terminal and Rail Baltica high-speed train station will ensure that within 2 hours RIX Airport City is accessible to 100 million people in Northern and Central Europe by air and 6 million people in the Baltics by rail. This unique multimodality will also be vital for cargo handling as RIX Airport City plans to become a key connection point for freight. The city will offer various services and suitable infrastructure that will serve the needs of the aviation industry and supporting business sectors. Together, the infrastructure and the connectivity of people and cargo will make RIX Airport City a vibrant business district for companies seeking to enter or grow their presence in the Baltics and Northern Europe.
OUR URBAN VISION

to build a people-focused airport city that will become a destination in its own right.

Customer focus is the foundation of a thriving airport city. RIX Airport City will be built with a people-first mentality. It will be a uniquely connected, modern, human-friendly and sustainable space which will foster human interactions, innovations and business development. The city will feature office space, hotels and various public and private services, all created around common areas such as a park with a lake, a central square and a pedestrian street. It will be a place where people want to stay after work to spend their free time. Not just a business park, but a place for everyone. Not just a stopping point, but a destination in itself.
FUTURE VISION OF RIX AIRPORT CITY

*Diagram is for illustrative purposes only and is subject to change*
BENEFITS OF INVESTING IN LATVIA

UNIQUE LOCATION AND MULTIMODALITY

Thanks to its geographical location at the crossroads between the main Eurasian markets, Latvia is one of the most convenient and practical hubs for transporting goods from Asia to Europe and vice versa. Latvia is ranked amongst the top 50 countries in the Global Logistical Ranking. Multimodal logistic solutions: plane + truck, plane + ferry, plane + plane, plane + train.

COMPETITIVE TAX POLICY

Ranked #1 and #2 among OECD countries in the International Tax Competitiveness Index. Latvia has a corporate income tax (CIT) under which retained earnings are exempt from CIT, and only distributions are taxed. The CIT rate on gross profit distribution is 20%.

REAL ESTATE MARKET POTENTIAL

There is a high demand for new energy-efficient A-class offices as occupiers are searching for ways to optimise their offices and react to remote and hybrid working trends. However, the demand is not met, as the introduction of new projects is slower than the rise in demand for premium office spaces.
<table>
<thead>
<tr>
<th>SKILLED AND COMPETITIVE WORKFORCE</th>
<th>LEGAL ENVIRONMENT</th>
<th>INCENTIVES FOR INVESTORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latvia ranks #2 among European states for the percentage of residents who, in addition to their mother tongue, can speak at least one foreign language. Highest university attendance rates - the gross enrolment ratio is 81%. The 5th lowest labour costs per hour in the EU.</td>
<td>As Latvia is an EU-member state, both movement between member countries and employment of EU citizens are free from additional regulation. For non-EU citizens, Latvia is one of the easiest countries to get working and residence permits.</td>
<td>Latvia offers a wide selection of incentives for investors. These include support via the EU Structural Funds, attractive tax rebates for businesses, and EU membership privileges, such as free movement of goods and services, access to capital and labour markets, and the advantages of the Eurozone.</td>
</tr>
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NEXT STEPS

COMPETITIVE TENDER
2022–2023

- **2022 Q4** Prequalification
- **2023 Q1** Dialogue with shortlisted bidders
- **2023 Q4** Contract award

UPCOMING INVESTMENT PHASES
FROM 2024

- **2024** Baltic Cargo Hub
- **2024** Multi-storey car parking

2026–2030 Phased start of Rail Baltica operations

- **2027** Rail Baltica station building
- **2028** The new Riga Airport passenger terminal
  Target for the completion of the firsts phase

*The timeline reflects Riga Airport’s current intentions and is subject to change.*
LET'S BUILD RIX AIRPORT CITY TOGETHER

rixairportcity.com

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