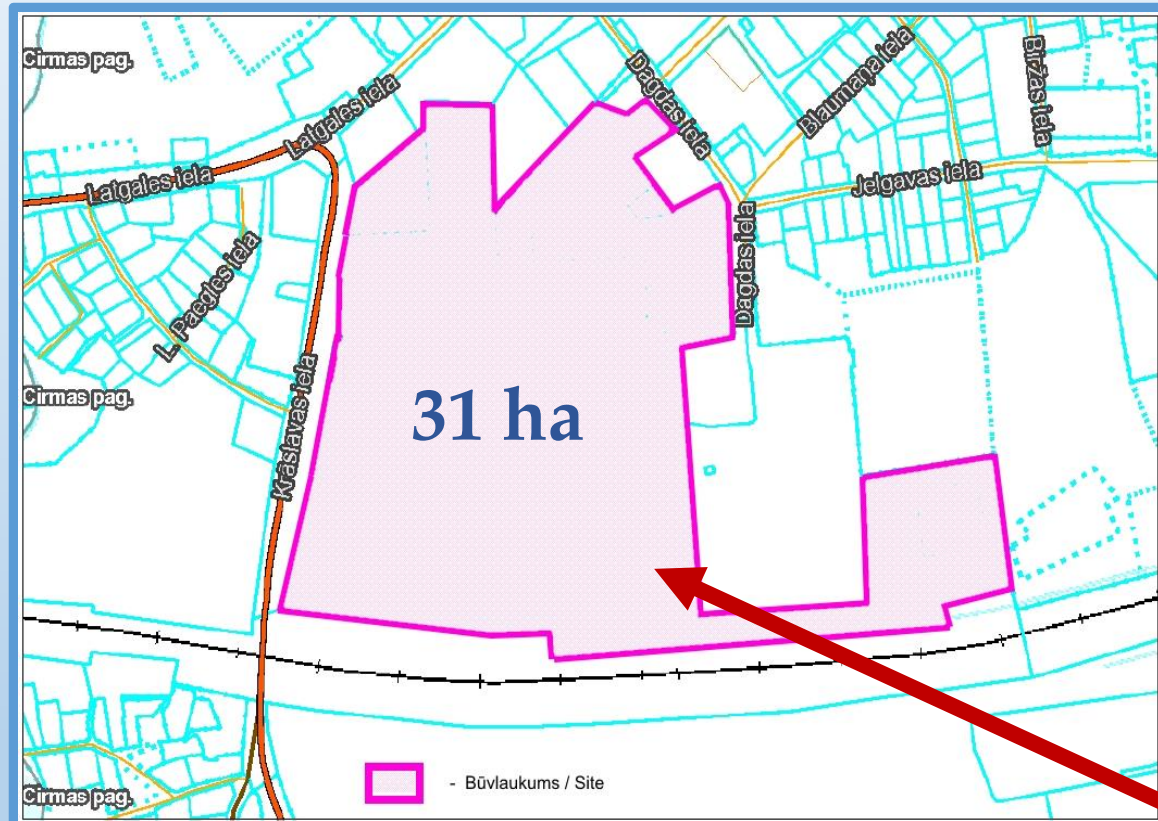


Technological park Latgale



Technological parks Latgale

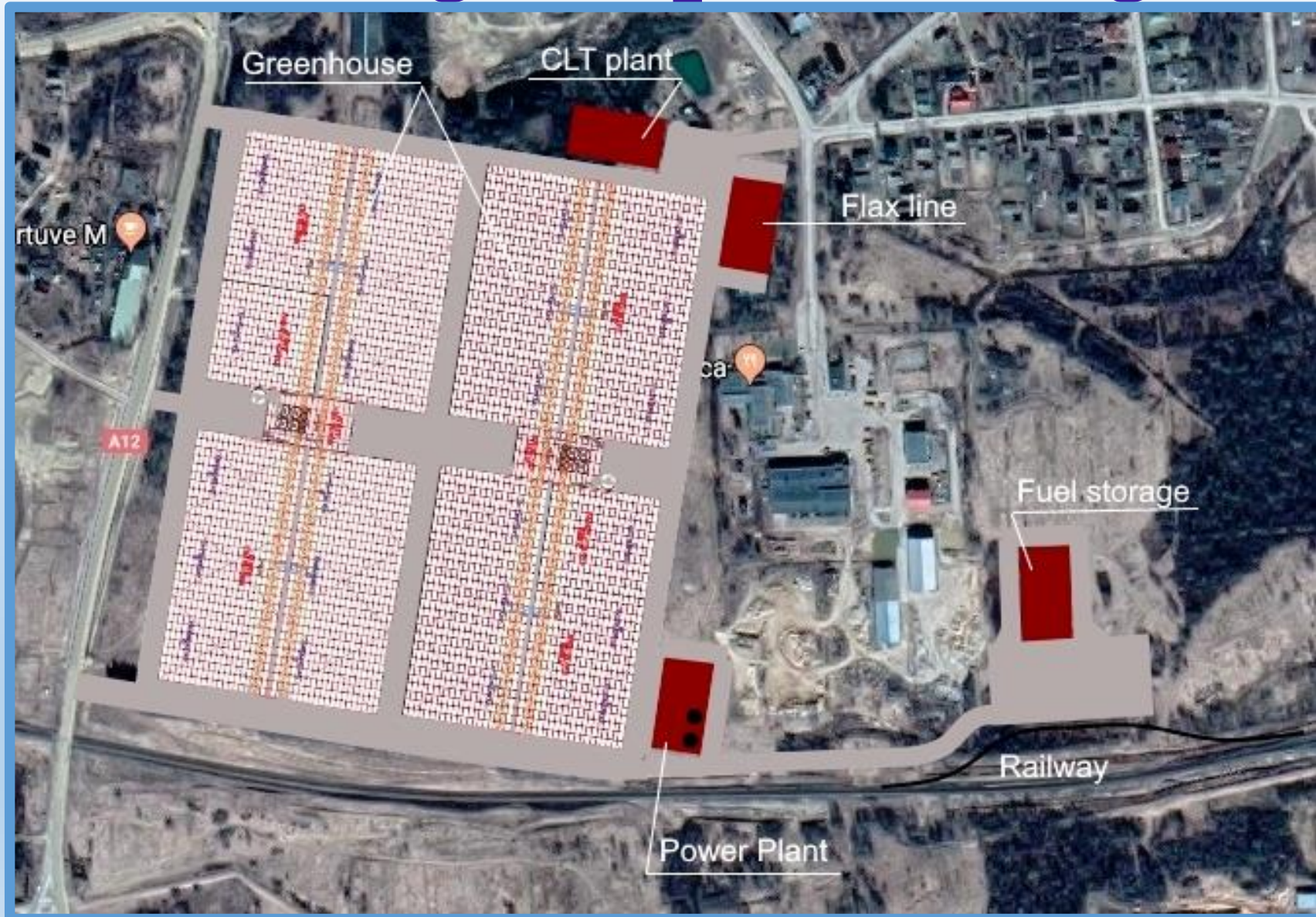


Location

Technological parks Latgale



Preliminary Layout



Technological parks Latgale

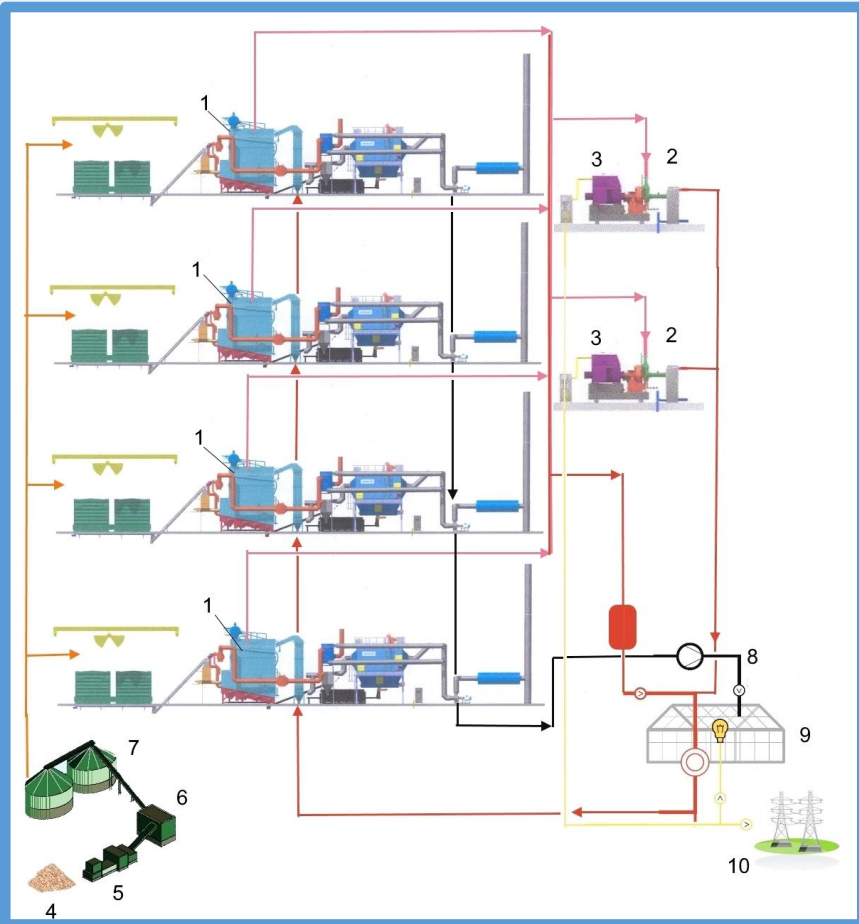


1 Stage

Energy complex + Greenhouse complex

Total investment

74 594 000 EUR



12 Mwe1 + 60 MWth
Fuel – wood chips



177 600 m²
growing tomatoes

Technological parks Latgale

1 Stage



Project indicators for energy complex

| | October | November | December | January | Februar | Mart | April | May | June | July | August | September | Total |
|------------------------------|---------|----------|----------|---------|---------|------|-------|------|------|------|--------|-----------|-------|
| Average air temperature, ° C | 6.1 | 1 | -3.8 | -6.7 | -5.9 | -1.8 | 5.2 | 12.1 | 15.7 | 16.9 | 15.9 | 11.2 | 5.5 |

Data according to Latvian standard "Building climatology" - LBN 003-15 "Būvklimatoloģija"



| | | |
|---------------------------------|--------------------|-------|
| Heat production per year | t.MWh | 112.8 |
| Heat supply per year | t.MWh | 86.6 |
| Electricity production per year | mil.kWh | 57.7 |
| Fuel price | EUR/m ³ | 6.93 |
| Cost price of electricity | EUR/kWh | 0.017 |
| Cost price of heat | EUR/MWh | 13.55 |

Technological parks Latgale



1 Stage

Sales prices and open sources of information

Tomato yield - 50 kg. from m² per year

Tomato Price – 3,47 +VAT 21% = 4,20 EUR/kg - <http://www.getlini.lv/en/greenhouse>

Electricity Price – 120,333 EUR/MWh - <https://likumi.lv/doc.php?id=207458>



Technological parks Latgale



Main indicators of project 1 stage

| Indicator | Value |
|---|----------------|
| Tomato production, tons per year | 8 880 |
| Heat production in year, thousand MWh | 112.8 |
| Electricity production, mln. KWh | 57.7 |
| Annual consumption of wood chips, th. MWh | 225,5 |
| Capital investments, thousand EUR | 74 594 |
| Estimated project duration, years | 20 |
| Discount rate, % | 5 |
| Net present value, thousand EUR | 113 252 |
| Internal rate of return, % | 19,20 |
| Discounted payback period, years | 6 |



project revenue per year
31 470 500 EUR



Technological parks Latgale



1 Stage

Existing contracts of intents

Supply of greenhouses
(Holland) EPCM offer

Supply of power equipment
(Denmark) EPCM offer

Supply of wood chips
(Belarus) – Contract

Construction of infrastructure
(Municipality of Ludza)



Purchase of greenhouse
complex products – 100%
Green Group(Poland)
10 years Contract of Intent

Purchase of electricity
based on "Regulation of
Cabinet of Ministers
of Latvia No. 262



Technological parks Latgale



2 Stage

CLT panels

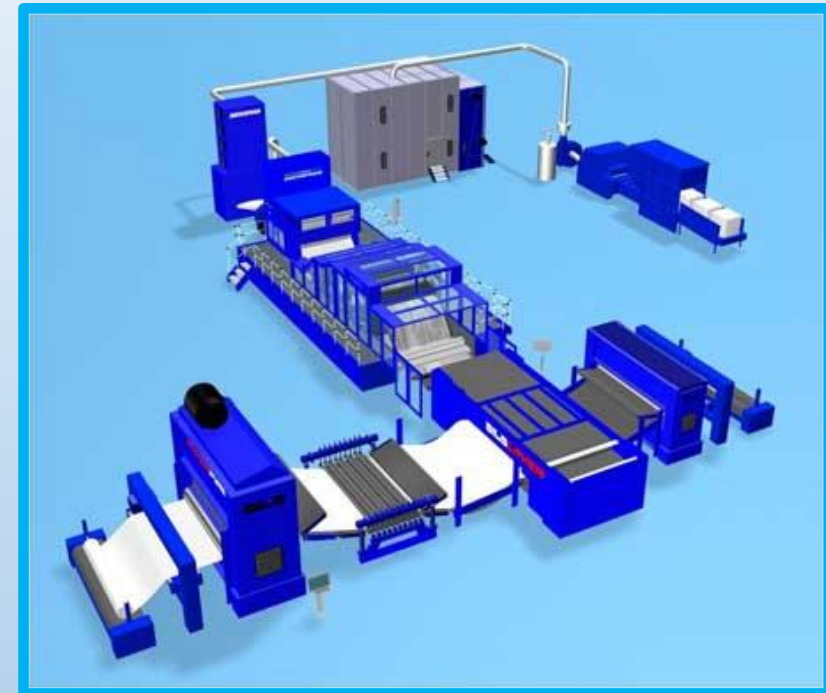


House with attic total area 84m²



Estimated selling price - 49 900 Euro

Flax fiber



Financing of second stage is planned from the funds received as result of activities of greenhouse complex and energy center.

Technological parks Latgale



Project Financing Schedule

| Nº | Title of works | Amount, EUR | Payer | Terms of execution in months (months in order) |
|----|---|----------------|--------------------|--|
| 1. | Technical project, approvals and administration | 500 000 | General Investor | 6 (0-6) |
| 2. | Detail documentation and project administration | 500 000 | General Investor | 6 (6-12) |
| 3. | Territory preparation and engineering networks | 1 000 000 | Ludza Municipality | 3 (6-9) |
| 4. | Construction of infrastructure – roads, railroads, grid supply etc. | 3 000 000 | Ludza Municipality | 6 (9-15) |

Technological parks Latgale









Project Financing Schedule

| Nº | Title of works | Amount, EUR | Payer | Terms of execution in months (months in order) |
|----|--|----------------|---------------------------------|--|
| 5. | Ordering and delivery of power plant equipment. Power plant construction, installation and commissioning | 29 000 000 | General Investor + bank loan | 9 (6-15) |
| 6. | Delivery and construction of greenhouse complex. | 40 000 000 | General Investor + bank loan | 9 (9-18) |
| 7. | Field supervision and administration of project | 500 000 | General Investor | 12 (6-18) |

Technological parks Latgale



Project co-financing possibility

| Financial intermediaries | Region of activity | Type of finance | Amount of finance | Investment focus | Additional information | Sources of finance |
|--|--------------------|--|----------------------------------|--|---|--------------------|
|  ALTUM OP Corporate Bank (Pohjola Bank) | | Loan/ Guarantee | < 25.000.000 € | All sectors/ general | EIB loans can be used to finance all tangible and intangible investments. | EIB |
|  OP-Pohjola Bank | | Loan/ Guarantee | < 25.000.000 € | All sectors/ general | EIB loans can be used to finance all tangible and intangible investments. | EIB |
|  EIB | | Loan/ Guarantee | > 7.500.000 € < 300.000.000 € | All sectors/ general, Research, development, innovation | Loans and guarantees to innovative businesses; Financing of research & development projects | EIB, InnovFin |
|  EIB | | Loan/ Guarantee, Equity/ Venture capital | > 5.000.000 € < 15.000.000 € | Cleantech | Focus: Nature, Biodiversity & Climate Change Adaptation | LIFE |
| East Accession BV  | | Equity/ Venture capital | > 5.000.000 € < 15.000.000 € | All sectors/ general, Expansion stage (growth) | | EIF |
| 3TS Capital Partners  | | Equity/ Venture capital | > 300.000 € < 10.000.000 € | All sectors/ general, Expansion stage (growth), ICT sector | Focus: Technology & Telecoms, Media & Marketing, Services, Environment & Energy | EIF |



Technological parks Latgale



Thank you for your time!

Tehn[🍅]**parks**
Latgale