

## Forest land portfolio in Latvia, 947 ha

Here is a unique opportunity to acquire a forest property package in Latvia. The foundation Skogssällskapet, which supports forest owners in Sweden, Finland and the Baltics in managing and developing their forest properties, is selling parts of its own well-managed forest holding in Latvia.

The portfolio consists of 51 separate properties with a total area of 947ha. The portfolio comprises 709ha of productive forest land, 163ha of agricultural land and 75ha of other land. The standing volume is 69'778m<sup>3</sup> according to the official Forest Management Plan updated in June 2026.

The properties have a high average site productivity of 6.4 m<sup>3</sup>/ha, which offers good value growth in the long term but also good revenue opportunities in the short term. The forest properties are owned by one Latvian subsidiary.

The portfolio is offered for sale as a single transaction comprising all 51 properties. Both legal entities and private people may acquire the associated properties.

Indicative bids to be submitted no later than 30th of September 2026 to:  
[offer@skogssallskapet.se](mailto:offer@skogssallskapet.se)

### Require more information?

If you have any questions, or want to receive more information, please send an email to:

[offer@skogssallskapet.se](mailto:offer@skogssallskapet.se)

We will then get back to you with answers to your question(s) or further instructions about how to obtain the complete information material about the sale.



Skogssällskapet

## The Properties

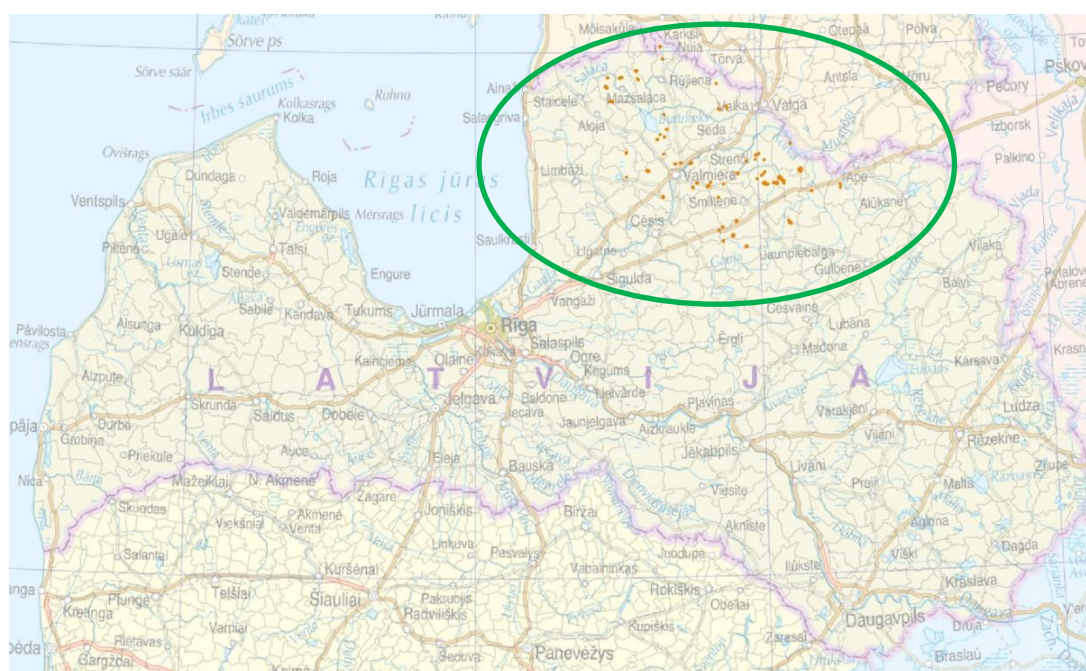
The property package, with a total of 51 registered properties, is owned by Jaunmežs SIA, a wholly owned subsidiary of Skogssallskapet Holding SIA.

The properties are located in the Valka, Smiltene, and Valmiera municipalities in northeastern Latvia, with a notable concentration in coniferous and mixed forest areas.

Table 1: Total numbers

| Descriptive asset                                                                                                                 | Volume |
|-----------------------------------------------------------------------------------------------------------------------------------|--------|
| ·  Total area, ha                                | 947.38 |
|  Total number of properties                      | 51     |
| · Average size of property, ha                                                                                                    | 18.58  |
| · Total number of units                                                                                                           | 81     |
| · Average size of unit, ha                                                                                                        | 11.7   |
|  Agricultural land, ha                           | 163.44 |
|  Rented out Agricultural land, ha                | 97.8   |
|  Agricultural land rent fee, EUR/ha/ year       | 97     |
|  Productive Forest land, ha                    | 708.58 |
|  Total growing stock volume, m <sup>3</sup>    | 69 778 |
| ·  Other land (e.g., bushland, infrastructure) | 75.36  |
| ·  Properties with buildings, nb               | 0      |

- The total forest area amounts to 746.66 ha, of which 708.58 ha is classified as productive forest land



Regional location of the properties

No buildings are located within the properties included in the portfolio.

The invasive plant species *Heracleum Sosnowskyi* has been identified in one land unit, covering an area of approximately 6 hectares. Control measures are being implemented to limit the spread of the species. This issue is highlighted separately, as the management and eradication of *Heracleum Sosnowskyi* is a long-term process that may result in additional management costs for the future owner.

Currently, there are three active stumpage sales contracts with local small-scale logging companies. The total volume sold under these agreements is approximately 600 m<sup>3</sup>. Harvesting operations have not yet been completed; therefore, the sold standing timber is still reflected in the forest database with their full standing volume and have not yet been updated to reflect the ongoing operations. The total area affected by harvesting operations is approximately 13.8 ha, including:

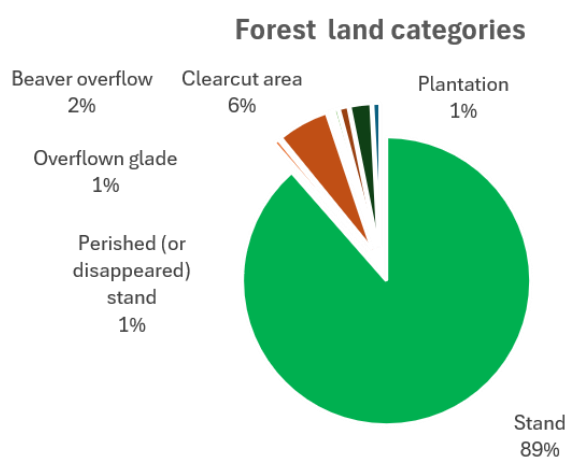
- Clear-cutting areas – 1.9 ha
- Thinning operations – 11.5 ha
- Sanitary felling– 0.4 ha

These operations are part of the regular forest management activities carried out within the properties.

## Forest and forest land

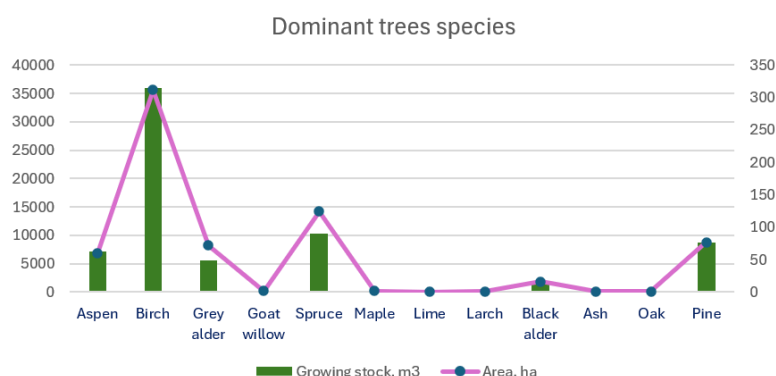
Table 2: Total numbers

| Descriptive asset                                                                                                                                                                       | Volume |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|  Productive Forest land, ha                                                                          | 708.58 |
|  Total growing stock volume, m <sup>3</sup>                                                          | 69 778 |
|  Average growing stock per forest hectare, m <sup>3</sup> /ha                                        | 98     |
|  Estimated annual volume growth, m <sup>3</sup> /year                                                | 4 521  |
|  Growth rate applied, m <sup>3</sup> /ha/year ( <i>based on species, age, and soil composition</i> ) | 6.4    |



| Forest land category            | Total area, ha |
|---------------------------------|----------------|
| Stand                           | 667.11         |
| Perished (or disappeared) stand | 4.15           |
| Clearcut area                   | 41.17          |
| Grass swamp                     | 0.88           |
| Transitory swamp                | 1.66           |
| Forest glade                    | 2.01           |
| Overflown glade                 | 8.37           |
| Beaver overflow                 | 17.57          |
| Plantation                      | 3.74           |
| <b>TOTAL</b>                    | <b>746.66</b>  |

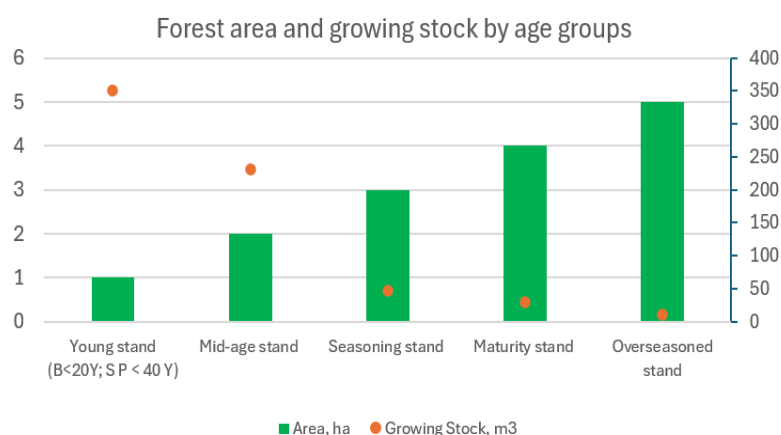
The forest consists of predominantly Birch, with a total standing volume of 35 969m3, according to the Forest Management Plan updated in June 2026.



| Dominant species | Area, ha | % of area | Growing stock, m3 | % of growing stock |
|------------------|----------|-----------|-------------------|--------------------|
| Birch            | 312      | 47        | 35 969            | 52                 |
| Spruce           | 124      | 19        | 10 275            | 15                 |
| Pine             | 77       | 12        | 8 679             | 12                 |
| Aspen            | 60       | 9         | 7 194             | 10                 |
| Grey alder       | 72       | 11        | 5 506             | 8                  |
| Black alder      | 16       | 2         | 1 283             | 2                  |
| Goat willow      | 2        | 0         | 235               | 0                  |
| Maple            | 1        | 0         | 145               | 0                  |
| Lime             | 0        | 0         | 42                | 0                  |
| Larch            | 1        | 0         | 100               | 0                  |
| Ash              | 1        | 0         | 177               | 0                  |
| Oak              | 1        | 0         | 173               | 0                  |

The species breakdown is: birch 52%, spruce 15%, pine 12% and other tree species 21%. The average standing volume is 98 m3/ha. The entire holding has an average site productivity of 6.4 m3/ha, with predominantly young and middle-aged forest, which over time will generate a strong increase in value.

The annual growth is 4521m3, which gives good revenue opportunities in the short term.



The forests are well-managed and have undergone effective and qualitative pre-commercial thinning and other thinning, which enables good volume increment and increases in value.

Forthcoming pre-commercial thinning may be financed with EU grants.

All forest properties are certified according to FSC® standards.

## Forest Management Restrictions

Most of the forest area is free from management restrictions, with only a small proportion subject to limitations on forestry operations.

| Indication of strongest limitation of economic activity | Area, ha      | Growing stock, m3 |
|---------------------------------------------------------|---------------|-------------------|
| Clearcutting restrictions                               | 31.3          | 3 233             |
| Seasonal restrictions on forest management activities   | 30.63         | 1 766             |
| No restrictions on forest management activities         | 684.73        | 64 779            |
| <b>TOTAL</b>                                            | <b>746.66</b> | <b>69 778</b>     |

## Agricultural land

The portfolio contains 163.44 ha of agricultural land.

Agricultural land within the portfolio is partly leased to local farmers. In total, 6 agricultural land lease agreements are in place, covering approximately 97.8 hectares. The average agricultural land lease fee is 97 EUR/ha per year. These agreements provide additional annual income from non-forest land areas while ensuring that the agricultural land remains actively managed and maintained.

## Renewable energy potential

A preliminary assessment indicates potential for renewable energy development, including wind and solar power projects. Although the properties are fragmented, opportunities may exist through cooperation with neighboring landowners.

## Hunting and fishing

Hunting rights lease agreements have been concluded for part of the properties included in the portfolio. In total, 27 valid hunting rights lease agreements are in place, covering 687.5 ha of the portfolio area, while 259.9 ha are not subject to hunting lease agreements. The agreements cover several land units and are concluded with local hunting collectives. All contracts are paid leases, with a lease fee of 1 EUR/ha per year. The agreements include an automatic extension clause for each subsequent calendar year, unless terminated by either party in accordance with the contract conditions.

## Sales conditions

The portfolio comprises 51 properties owned by Jaunmežs SIA, a wholly owned subsidiary of Skogssallskapet Holding SIA. The entire portfolio is offered for sale as one package and will not be divided into separate transactions.

Supplementary material will be provided after contact with the seller.

## Disclaimer

The seller has required that a disclaimer clause should be included in the sales and purchase agreement, where the seller is discharged from defects and shortcomings in the properties. A buyer shall be aware that such a disclaimer is very extensive.

## Access

By agreement, with a proposed completion date.

## Buyer's obligation to inspect / Due diligence

The buyer has far-reaching responsibility to investigate the property assigned, and ascertain its condition, component properties, forest condition etc. before the purchase. The bidder is therefore given the opportunity to, either in person or through a consultant, inspect the properties before the purchase and the property assigned in general, and thereby acquaint themselves with the state of property.

## Submissions of bids, etc.

Indicative bids, labelled "Bid Forest land portfolio in Latvia", must be received no later than 30th of September 2026 by e-mail to [offer@skogssallskapet.se](mailto:offer@skogssallskapet.se).

The bid shall relate to the property holding's market value and shall be given in EUR with a fixed price. Percentage bids or similar will not be accepted. Following the submission of indicative bids, selected bidders may be invited to participate in the next stage of the sales process.

The seller reserves free discretionary rights and the right to stop the selling process without notifying other interested parties.

## Management agreement

The properties are currently managed by Skogssallskapet SIA.

Skogssallskapet SIA offers also in the future a professional, independent and long-term management solution for these properties. The service includes also acquisition services that enables a continuous growth of the forest portfolio in all Baltic countries, Finland and Sweden. The agreement concerns management of forest and land, and full service and administration of land ownership issues and economy.

The entire management task is carried out by local staff who have a long experience in forest estate management and silviculture.

## Viewings

Interested parties may inspect the properties by themselves, but consideration must then be taken to neighboring properties, forest, and any activities taking place on the properties. Skogssallskapet SIA is coordinating these visits and can also assist with personnel to present the properties and guide the visitors.

## Contact person

Tomas Landers

Telephone: +358 50 350 0760

Email: [Tomas.Landers@skogssallskapet.se](mailto:Tomas.Landers@skogssallskapet.se)

## Miscellaneous

Appendix 1 Overview map and list of properties

Appendix 2 Submission of Indicative Bids

## Appendix 1 - list of properties

### List of properties

| District                       | Property name   | Cadastral Nb | Area, ha      | Forest land, ha | Growing stock, m3 |
|--------------------------------|-----------------|--------------|---------------|-----------------|-------------------|
| Smiltene district              | Airītes         | 36900020036  | 9.9           | 4.4             | 609               |
|                                | Brokastnieki    | 94580050002  | 26.7          | 25.43           | 2 792             |
|                                | Dravnieki       | 94700140015  | 12.1          | 11.93           | 1 360             |
|                                | Dreīņi          | 94440080114  | 18.47         | 18.46           | 1 461             |
|                                | Ezerkalns 2     | 94900020139  | 7.4           | 7.66            | 406               |
|                                | Jaunvirši       | 94700140144  | 6.6           | 6.55            | 658               |
|                                | Jaunzeltiņi     | 94440060041  | 14.4          | 10.17           | 1 191             |
|                                | Jaunzemu mežs   | 94700130090  | 37.01         | 26.6            | 3 556             |
|                                | Kalna Dravnieki | 94440050003  | 60.1          | 58.68           | 1 242             |
|                                | Kalnavanderi    | 94580030158  | 19.8          | 20.72           | 2 482             |
|                                | Kalnieši 3      | 94460030093  | 5             | 4.82            | 467               |
|                                | Mazlindes       | 94740070004  | 37.5          | 37.25           | 1 774             |
|                                | Meža Pīkaņš     | 94700140137  | 6.4           | 6.35            | 810               |
|                                | Meža Pūpoli     | 36840030573  | 10.3          | 9.84            | 1 371             |
|                                | Mežvidi         | 42480040025  | 21.5          | 19.64           | 2 389             |
|                                | Pakalnieši      | 94580050003  | 100.4         | 50.72           | 3 245             |
|                                | Ruikas 1        | 94440020069  | 14.8          | 5.14            | 834               |
|                                | Urbuļi          | 94580030035  | 16.8          | 13.08           | 2 239             |
|                                | Vecdānieļi      | 94460040008  | 11.47         | 11.49           | 897               |
|                                | Veczemes        | 94700100217  | 6.5           | 5.95            | 1 146             |
| <b>Smiltene district Total</b> |                 |              | <b>443.15</b> | <b>354.88</b>   | <b>30 929</b>     |
| Valkas district                | Bērzemnieki     | 94920040172  | 25.1          | 22.24           | 3 456             |
|                                | Jaundzintras    | 94520090164  | 7.42          | 7.4             | 1 349             |
|                                | Jaunlībieši     | 94960080039  | 123.17        | 46.32           | 1 772             |
|                                | Pavasari        | 94520030116  | 7.05          | 4.59            | 701               |
|                                | Vilciņu Mežs    | 94920040141  | 6.9           | 6.82            | 338               |
| <b>Valka district</b>          |                 |              | <b>169.64</b> | <b>87.37</b>    | <b>7 616</b>      |
| Valmiera district              | Aizbenči        | 96900080168  | 1.65          | 1.65            | 136               |
|                                | Bundzenieki     | 96640160017  | 16.2          | 16.5            | 1 763             |
|                                | Demokrāti       | 96840010104  | 22.1          | 20.69           | 1 558             |
|                                | Dīķeri          | 96660010020  | 7             | 5.86            | 947               |
|                                | Dūjas           | 96520020090  | 14.81         | 8.06            | 988               |
|                                | Grāmatnieki     | 96480130068  | 8.64          | 8.63            | 1 068             |
|                                | Jaunmaristes    | 96460010500  | 9.24          | 9.24            | 595               |
|                                | Jaunpuriņi      | 96680010092  | 11.8          | 11.02           | 641               |
|                                | Klučpeivas      | 96480160205  | 4.8           | 4.8             | 794               |
|                                | Ķirbiši         | 96310010168  | 24.17         | 23.92           | 2 692             |
|                                | Lejas Cipuļi    | 96640020022  | 31.82         | 31.77           | 2 519             |
|                                | Mazķīši 1       | 96900110054  | 12            | 12.05           | 1 487             |
|                                | Meža krūmi      | 96940040186  | 17.51         | 13.98           | 1 730             |
|                                | Mežzariņi       | 94840060273  | 17.8          | 15.02           | 458               |
|                                | Mērnietki 1     | 96480100003  | 6             | 3.17            | 538               |
|                                | Muižnieki       | 96820020024  | 11.32         | 11.74           | 1 145             |
|                                | Pūrenes         | 96480050091  | 3.62          | 3.62            | 660               |
|                                | Sauleskalni     | 96520060153  | 3.61          | 3.62            | 356               |
|                                | Sieri           | 96840030035  | 7.01          | 6.97            | 1 222             |
|                                | Sīļu meži       | 96460060209  | 33.11         | 31.54           | 1 900             |
|                                | Slaupi          | 96480110048  | 10.8          | 9.84            | 1 095             |
|                                | Strēlnieki      | 94760110103  | 20.5          | 10.14           | 1 260             |
|                                | Tilgaļi         | 96460010011  | 4.6           | 4.6             | 279               |
|                                | Vācupītes       | 96840010093  | 16.6          | 17.83           | 2 944             |
|                                | Vanagu parks    | 96900080362  | 5.58          | 5.53            | 530               |
|                                | Vecdukši        | 96840010056  | 12.3          | 12.62           | 1 928             |
| <b>Valmiera district Total</b> |                 |              | <b>334.59</b> | <b>304.41</b>   | <b>31 233</b>     |
| <b>Grand Total</b>             |                 |              | <b>947.38</b> | <b>746.66</b>   | <b>69 778</b>     |

## Appendix 2 - Submission of Indicative Bids

Interested parties are invited to submit an indicative bid for the portfolio.

Indicative bids shall be submitted by e-mail to: [offer@skogssallskapet.se](mailto:offer@skogssallskapet.se) no later than 30 September 2026.

The e-mail should be labelled:  
"Bid Forest Land Portfolio in Latvia"

The indicative bid should include:

- Name of bidder (individual or company)
- Contact person
- Telephone number
- E-mail address
- Indicative bid amount in EUR
- Brief information regarding financing and acquisition structure (asset deal or share deal)

The seller reserves the right to continue discussions with selected bidders and to amend or terminate the sales process at its sole discretion.