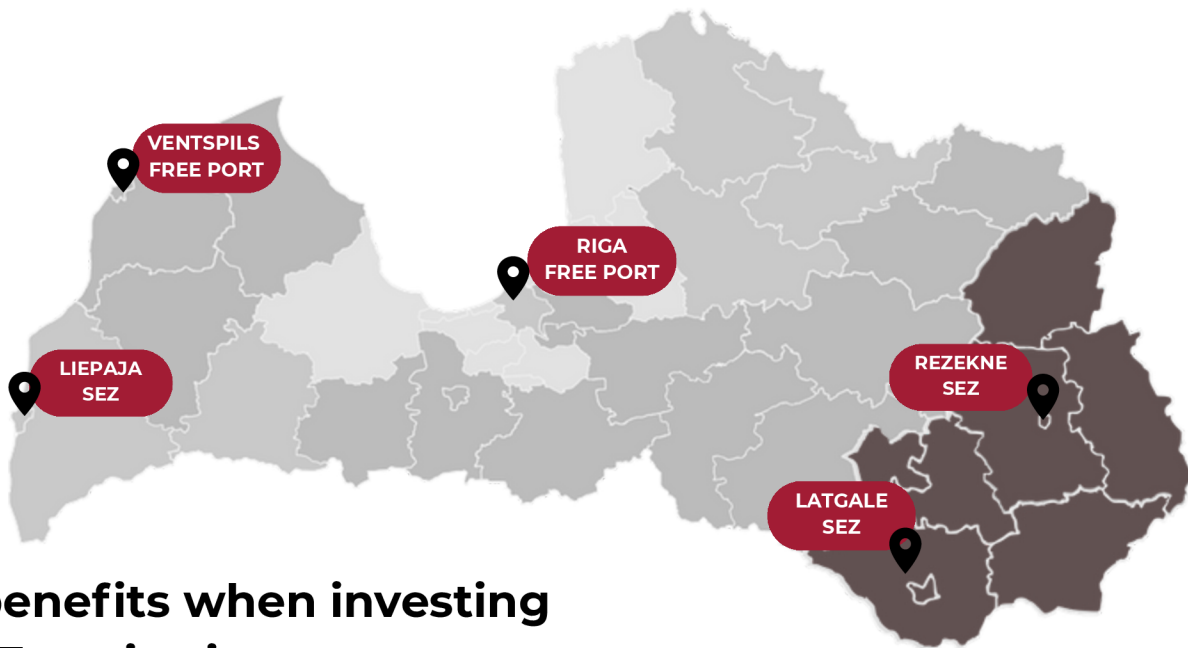


SPECIAL ECONOMIC ZONES AND FREEPORTS IN LATVIA

Latvia's Special Economic Zones and Freeports (SEZ) offer **greenfield and brownfield territories for investments, tax incentives, good infrastructure and utilities, including green energy options, and tailored business support**, creating a competitive business environment for investors. SEZs serve as dynamic gateways to the European market and are strategically positioned to accelerate growth, reduce operational costs, and maximize return on investment.



Tax benefits when investing in SEZ territories:

80% discount on real estate tax

Can be increased up to 100% with special municipality decision. Standard real estate tax rates range from 0.2-3%. SEZ companies pay only 0.04-0.6%.

80% discount on CIT for dividends

CIT is 0% in Latvia for retained profit, but 20% on gross distributed profit. SEZ companies pay only 4%.

No upfront VAT payments

in situations when VAT is normally paid upfront and later reimbursed.

Excise tax exemption

Excise tax is exempt on oil fuel used on boats/ships for business, or production of electricity/heating.

"Investment base" determines the maximum tax saving amount that you can get from SEZ.

	Eligible costs, i.e. the costs that can be included in the Investment base .			Maximum tax benefit amount as % of investment base, depending on company size			Tax discount intensity	
	Salaries	Capex	R&D expenses*	Large	Medium	Small	CIT	Real estate Tax
Riga Free port	✗	✓	✓	30%	40%	50%	80%	up to 100%**
Ventspils Free port	✗	✓	✓	40%	50%	60%		
Liepaja SEZ	✓	✓	✓	40%	50%	60%		
Rezekne SEZ	✓	✓	✓	40%	50%	60%		
Latgale SEZ	✓	✓	✓	40%	50%	60%		

* Costs of acquisition of patents and technology that meet requirements of the [SEZ law](#).

** 80% by default, and can be increased up to 100% based on a separate decision by municipality.

SPECIAL ECONOMIC ZONES AND FREEPORTS IN LATVIA

If "investment base" **exceeds EUR 50 M** in a 3 year period, then max tax benefit amount does not depend on company size, but is calculated **as per formula**:

$$\text{Max tax savings} = \left(30\% \text{ for the amount } < \text{EUR } 55 \text{ M} \right) + \left(15\% \text{ for the amount } > \text{EUR } 55 \text{ M and } < \text{EUR } 110 \text{ M} \right) + \left(0\% \text{ for the amount } > \text{EUR } 110 \text{ M} \right)$$

Supported investments:


- a company can choose **capex** or **salaries** as investment base, from which max tax benefit amount is calculated.
- "Salaries" are the costs on gross salary+employer's share in mandatory state social insurance contributions (VSAOI) for all newly created jobs, **arising from the new investments**.
- the employees must be declared as living in the area, and job retained for 5 years (Large) or 3 years (SME).

If salaries are chosen as investment base, then only **2 year** planned salary budget is eligible for support - as defined in the SEZ law.

If capex, or capex+R&D are chosen as investment base, then investments made until **31.12.2035**, are eligible for support.

Current regulation allows tax benefits to be "taken out" until **31.12.2035**. Extension is expected in the law.

It is advantageous to choose salaries as base when the 2 year new job salary budget **is greater** than the cost of investments made.

Example  A Large company establishes a daughter company in Latgale SEZ territory and plans to invest EUR 10 M in production facilities and equipment, all in the current year. Planned new jobs created in the new facility will be 50 with total salary budget of EUR 1 M per year. Assumed real estate value of the production facility is EUR 5 M, real estate tax 1.5%, and assumed EBT is EUR 0.5 M each year, all distributed as dividends.

Investment base, if salaries: EUR 2 M

Investment base, if capex: EUR 10 M

Max tax savings if salaries: EUR 0.8 M

Max tax savings if capex: EUR 4 M

Actual tax savings if salaries: EUR 0.160 M per year until EUR 0.8 M is saved or until 31.12.2035.

Actual tax savings if capex: EUR 0.160 M per year until EUR 4 M is saved or until 31.12.2035.

*all investments must classify as "initial investments" in the context of the SEZ law.

There are 5 Special Economic Zones (SEZs) and Freeports in Latvia:

1


Liepāja SEZ


 Feniksa Str. 4, Liepaja, LV-3401, Latvia
Phone: +371 63427605, E-mail: lsez@lsez.lv

 liepaja-sez.lv

2


Rēzekne SEZ

 Atbrīvosanas Avenue 93, Rezekne, LV-4601, Latvia
Phone: +371 28633550, E-mail: info@rsez.lv

 rsez.lv

3


Freeport of Riga

 Kalpaka Boulevard 12, Riga, LV-1010, Latvia
Phone: +371 670 308 00, E-mail: info@rop.lv

 rop.lv

4


Freeport of Ventspils

 Jaņa Str. 19, Ventspils, LV-3601, Latvia
Phone: +371 63622586, E-mail: info@vbp.lv

 investinventspils.lv

5

Latgale SEZ

 Saules Str. 15, Daugavpils, LV-5401, Latvia
Phone: +371 26511047, E-mail: lsez@lpr.gov.lv

 invest.latgale.lv

Liepāja Special Economic Zone

Latvia's Gateway to Industrial Growth and Global Trade

Located on Latvia's western coast, Liepāja SEZ is one of the most strategically positioned business zones in the Baltic Sea region. With over 25 years of experience supporting business growth, it offers exceptional logistics access, extensive development land, and investor-friendly policies.

Liepāja SEZ blends industrial scale with small-town efficiency, offering global access, tax incentives, and strong business support.

Infrastructure Highlights

Integrated Infrastructure: unified systems and efficient management.
Multimodal Connectivity: access to seaport, airport, rail, and roads.
Development-Ready Land: 3,979 ha (65% of city area), with industrial parks and greenfield sites.

Key Investor Advantages

Strategic Location: Non-freezing port on key trade routes.
Business Incentives: SEZ tax relief and stable operating conditions.
Skilled Workforce: Readily available talent and educational infrastructure.
High Quality of Life: Family-friendly city with vibrant culture and recreation
Industrial Heritage: Strong manufacturing base with logistics efficiency

Priority Investment Opportunities



- 1 Industrial Parks:** fully equipped zones with ready infrastructure.
- 2 Greenfield Sites:** custom-build potential for long-term projects.
- 3 Workforce & Services:** tap into a skilled labor pool and efficient support systems.

Why Liepāja? Liepāja is Latvia's leading industrial hub, offering large-scale opportunity with small-city ease. With 3,979 ha of SEZ land, excellent logistics, and a skilled workforce, it's ideal for sustainable, scalable growth.

Interested in investing? Contact the Liepāja SEZ Authority to explore tailored opportunities.

Contact information:

Feniksa Str. 4, Liepāja, LV-3401, Latvia
Phone: +371 63427605, E-mail: lsez@lsez.lv
liepaja-sez.lv

Rēzekne Special Economic Zone

Eastern Latvia's Gateway to Industrial Growth

Rēzekne SEZ is a dynamic business environment in Eastern Latvia, offering attractive tax incentives, ready-to-use infrastructure, and personalized investor support—designed to accelerate business development and expansion.

Rēzekne SEZ is Eastern Latvia's leading business hub, offering unmatched tax relief, infrastructure-ready sites, and seamless access to EU markets.

Infrastructure Highlights

30+ ha fully equipped land: electricity, gas, water, sewage, roads.
200+ ha available for future development.
Industrial premises available for long-term rent.
Access via **road, rail, and ports** to **European markets.**

Key Investor Advantages

Tax rebates: up to 100% real estate tax relief.
Corporate income tax relief: 80% relief on dividends.
Lease terms: up to 99 years.
Incentives: long-term, tailored incentives.
Utilities and services: reliable and consistent support.

Priority Investment Opportunities

1

Industrial land plots:
fully serviced industrial land plots.

2

Premises for rent:
modern industrial premises available for rent.

3

Build-to-suit options:
customizable build-to-suit options on greenfield sites.



Why Rēzekne? Grow your business in Rēzekne SEZ, where infrastructure meets affordability and support is personal. It's the ideal location for scaling operations in the heart of Eastern Europe. For tailored investment opportunities, we invite you to contact the Rēzekne SEZ Authority directly.

Contact information:

Atbrīvosanas Avenue 93, Rēzekne, LV-4601, Latvia
Phone: +371 28633550, E-mail: info@rsez.lv
www.rsez.lv

The Freeport of Riga

A Multifunctional Port

The Freeport of Riga is Latvia's largest and most diversified port, strategically located in the capital city of Riga. As a multifunctional port, it serves a wide range of cargo segments and offers significant investment potential across various sectors.

The Freeport of Riga – A Strategic Gateway in the Eastern Baltic

Infrastructure Highlights

Deep-Water Access: Drafts up to 15.0 m; handles vessels up to 135,000 DW tons.

Urban Advantage: Integrated into Riga (11% of city area) with easy access to high quality labor, road and rail network, and airport.

Key Investor Advantages

Strategic Location: The central Baltic port with access to a vast logistics network connecting Northern Europe, EU and Eurasian markets.

High Capacity: up to 70 M tons per year, ready for large vessels.

Diversified Portfolio: Focus on containers, forestry and agriculture.

Established Ecosystem: 35 stevedores, 110+ businesses, 4,000+ employees.

Cruise Hub Potential: Up to 100 cruise calls per year; growth as a turnaround port.

Priority Investment Opportunities

1

Wind Technology Manufacturing Complex

Seeking: Operator for logistics zone and ro-ro quay
Focus: Support for renewable energy sector development

2

New Riga Ro-Pax Terminal

Seeking: Partner/investor
Focus: Enhance passenger and vehicle transport infrastructure

3

Spilve Industrial Park

Seeking: Developer/operator
Focus: Industrial growth and logistics expansion

4

Equity Investment in Stevedoring

Seeking: Investors interested in acquiring or partnering with existing stevedore companies
Focus: Tailored opportunities based on cargo specialization



Why Riga? As Latvia's leading port (50% market share) and a key Eastern Baltic hub, the Freeport of Riga offers a resilient, investor-friendly environment with modern infrastructure, SEZ benefits, and a skilled workforce—ideal for strategic, long-term growth.

Contact the Freeport of Riga Authority to explore investment opportunities.

Contact information:

Kalpaka Boulevard 12, Riga, LV-1010, Latvia
Phone: +371 670 308 00, E-mail: info@rop.lv
www.rop.lv

The Freeport of Ventspils

The Most Dynamically Growing Industrial Zone in Latvia

Freeport of Ventspils is a modern, high-performing, ice-free deep-water port, distinguished by a well-developed industrial and technology cluster. With specialization in automotive, electronics, plastics, and renewable energy sectors, it stands out as one of the most effective and efficient locations in the Baltic Sea region.

The Freeport of Ventspils – A Smart Logistics and Industry Hub Built on Quality, Efficiency, and Responsibility.

Infrastructure Highlights

Development sights and premises: Fully equipped industrial areas with essential infrastructure and amenities, including the Ventspils High Technology Park – a hub for advanced manufacturing and innovation-driven businesses.

Industrial and Technology Clusters: A strong presence of automotive and metalworking, electronics and ICT, plastics, packaging and food processing industries, complemented by an emerging hydrogen economy and Power-to-X cluster.

Advanced Digital Infrastructure: With a strong digital backbone, Ventspils offers an ideal environment for tech-driven businesses, automation, and data-intensive operations. The city is future-ready, supporting digital innovation and sustainable growth.

Key Investor Advantages

Education and Talent

Development: A robust technical and higher education ecosystem supports sustainable human capital development, ensuring a skilled workforce to meet current and future industry demands.

Quality of infrastructure and connectivity:

Outstanding infrastructure and convenient access to the markets across the Baltic Sea region.

Start-up Support: A comprehensive start-up support ecosystem, including a dedicated project manager for each venture to ensure tailored guidance and smooth development.

Priority Investment Opportunities

1

Set Up Your Business in Ventspils:

Choose to rent, build, or purchase premises or development sites tailored to your business needs. Benefit from a well-established technological base and extensive industry experience in automotive and metalworking, electronics and ICT, plastics, packaging and food processing.



2

Join the Energy Port and Hydrogen Economy Cluster:

Leverage the growing renewable energy production capacities of the region and join the emerging hydrogen economy and P2X cluster.

Why Ventspils? As one of Latvia's most advanced ice-free ports and a major hub in the Eastern Baltic, the Freeport of Ventspils provides a stable, business-friendly environment with world-class infrastructure, SEZ advantages, and strong multimodal connections (sea, rail, and road). With decades of expertise in transit and logistics, Ventspils is ideally positioned for sustainable, long-term investment and growth.

Contact information:

Jaņa Str. 19, Ventspils, LV-3601, Latvia
Phone: +371 63622586, E-mail: info@vbp.lv
www.investinventspils.lv

Latgale Special Economic Zone (Latgale SEZ)

Unlocking Growth in Eastern Latvia

Latgale SEZ offers a dynamic investment environment in Eastern Latvia, providing flexible tax incentives, modern infrastructure, and a skilled workforce. Spanning across multiple municipalities, it serves as a strategic hub for businesses aiming to expand in the Baltic region.

Latgale SEZ stands as a testament to Latvia's commitment to fostering economic growth, offering unparalleled opportunities for businesses to thrive in a supportive and innovative setting.

Infrastructure Highlights

Industrial Land: fully serviced plots ready for development.

Modern Facilities: high-quality premises for lease.

Custom Solutions: build-to-suit options on greenfield sites.

Connectivity: excellent rail and road access.

Utilities: reliable energy and high-speed internet.

Key Investor Advantages

Flexible Location: Latgale SEZ allows businesses to operate anywhere in the region, with SEZ status granted regardless of location or plot size, offering unmatched investor flexibility.

Lease Terms: Long-term agreements up to 99 years.

Incentives: Tailored support packages for strategic investments.

Support Services: Hands-on assistance from local authorities and the Latgale Planning Region.

Priority Investment Opportunities

1

High-Tech Manufacturing: Latgale SEZ supports innovation-driven industries, with growing interest in optics, electronics, and precision engineering.



2

Industrial Park Development: new and expanding industrial parks offer modern infrastructure and flexible space for a range of production and logistics operations.

3

Export-Oriented Production: The region's strong export performance highlights its competitiveness and strategic location within the EU trade corridor.

Why Latgale? Latgale offers a unique mix of tradition and modern infrastructure, making it a strategic location for growth in the Baltics. With a strong focus on innovation and investor support, it's an ideal place to build your future.

Contact the Latgale SEZ Authority to explore opportunities in Latgale SEZ.

Contact information:

Saules Str. 15, Daugavpils, LV-5401, Latvia
Phone: +371 26511047, E-mail: lsez@lpr.gov.lv
www.invest.latgale.lv