



Welcome to RIX Airport City

Baltic Gateway
to Northern Europe





RIX Airport City is a **new mixed-use development** at Riga Airport – 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 in near future – high-speed rail to all three Baltic capitals and central Europe

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

The 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

The aim is that **RIX Airport city will become the hub of choice** for people and companies doing business in the Baltics and Northern Europe



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



Retail



Food and
beverage



Logistics



Light
manufacturing

RIX Airport City at a glance

24ha

of developable land

60%

maximum plot density

10%

of land reserved for
parks and public spaces

340,000 m²

targeted for development

30,000+

daily traffic, including airport passengers,
employees, office workers and visitors

RIX Airport City at a glance

First phase minimum volume

4-star hotel with direct
terminal access



office buildings

Target for the first phase completion - 2028,
to coincide with the completion of the new
terminal and Rail Baltica station

RIX Riga Airport

Emerging Hub
in Northern Europe

Key Facts

24h

curfew-free

24/7

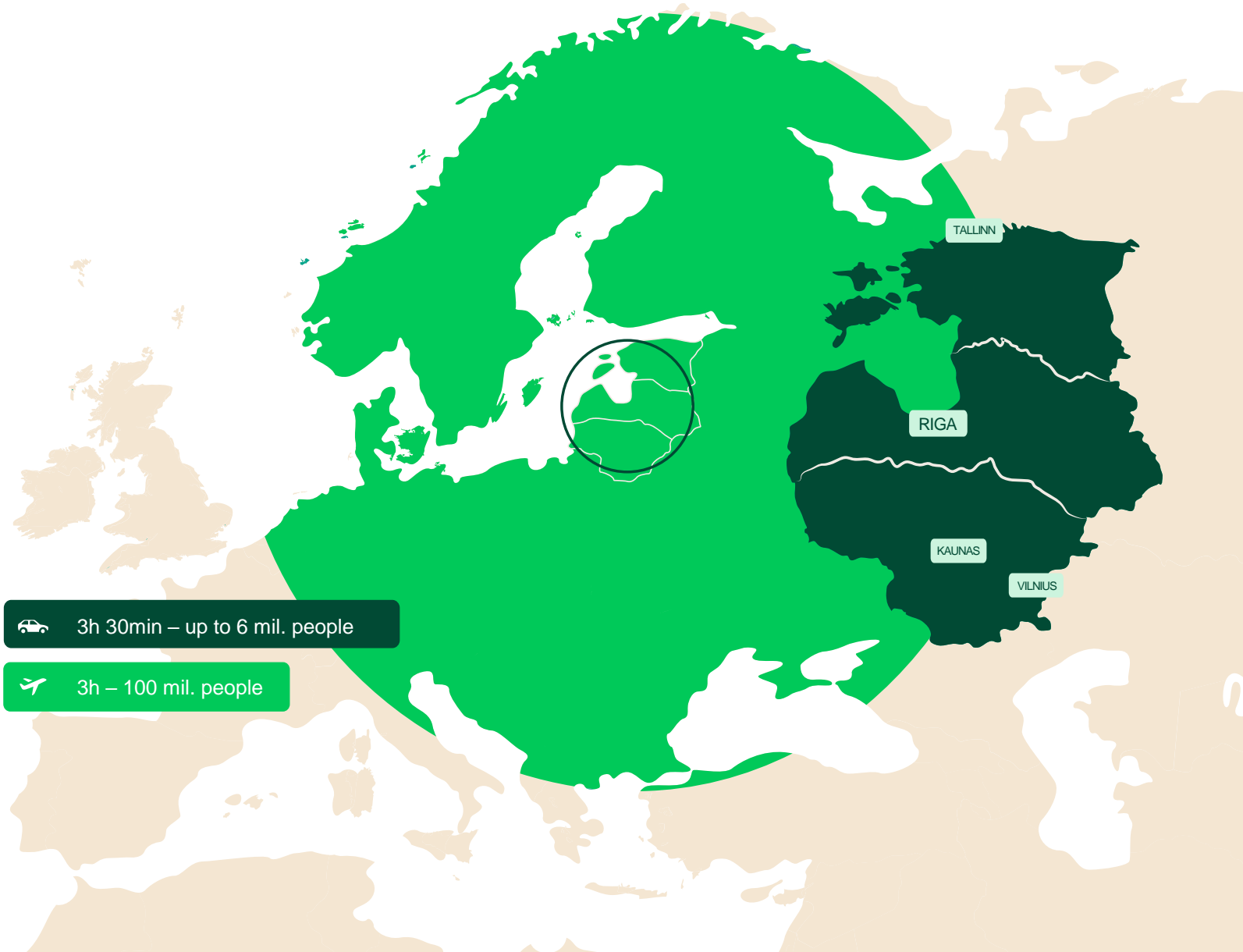
operations

Net Zero

2050

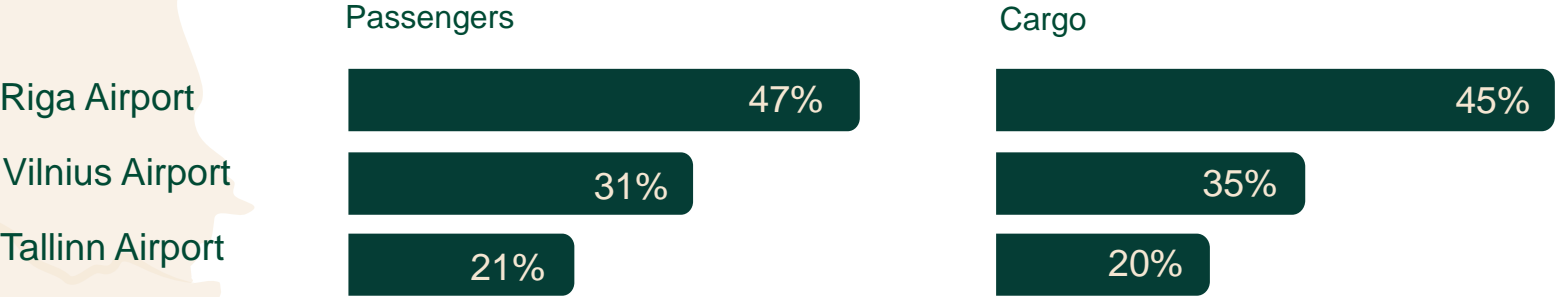
Committed to achieving
climate neutrality by
2050

Catchment Area

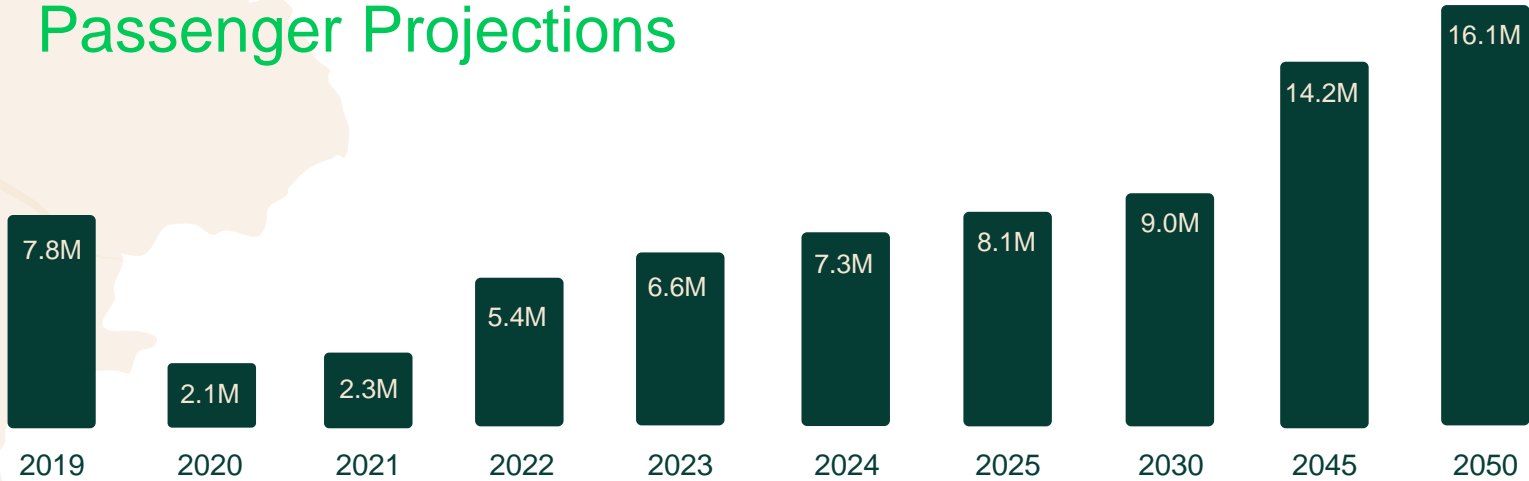


RIX Facts

Baltic Market Share, 2023*



Passenger Projections



* Data showcases the top 3 airports of the Baltics

The best-connected airport in the Baltics

Direct links to primary business and trading centres

100+

Direct destinations

30+

Unique destinations not offered by regional competitors

Home base airlines:

airBaltic, Ryanair, Smartlynx, Norwegian



New passenger terminal

Investments – EUR ~200 million

Start of construction (2024)

Completion of construction (2028)





Baggage sorting
complex
~5000 m²

Multi-storey
parking
~15 000 m²

Terminal
building
~30 000 m²

Viaduct
~11 000 m²

During construction, the
airport continues to
operate at full capacity

Sustainability

modern solutions and local
raw materials

Technologies

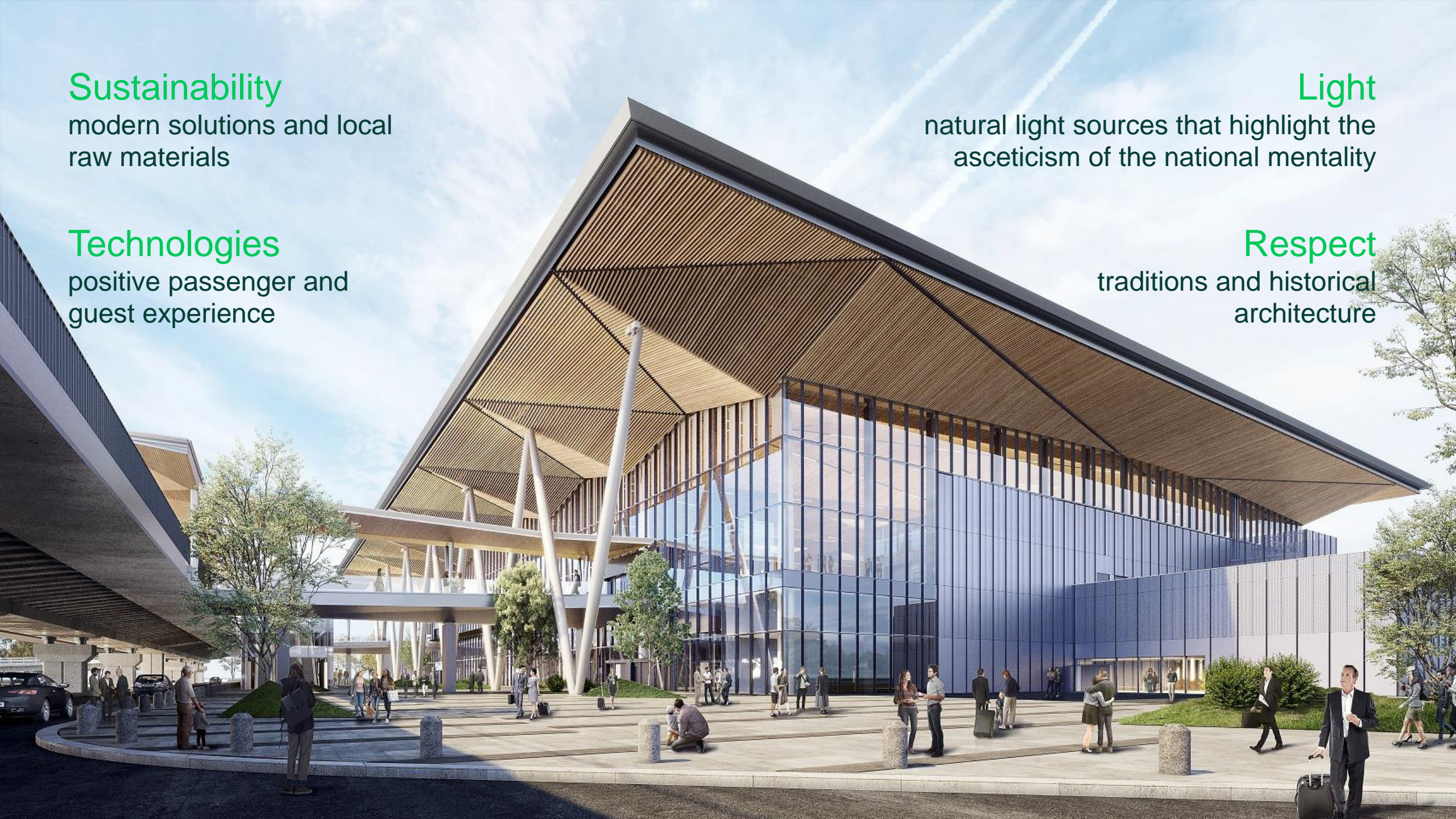
positive passenger and
guest experience

Light

natural light sources that highlight the
asceticism of the national mentality

Respect

traditions and historical
architecture



Rail Baltica Train station



Max speed: 249 km/h (passengers), 120 km/h (freight)

Environmentally friendly – powered by electricity, produces less noise and vibration

Part of the EU's North Sea Baltic TEN-T corridor



RIX Cargo City

- Multimodal logistic solutions: plane+truck, plane+ferry, plane+plane, plane+train
- Dedicated security checkpoint: 24/7 customs, border control, food & veterinary service with laboratory access
- Specialised cargo handling apron with an area of 95 000 sq.m.
- Flexible planning of aircraft deployment and accommodating even the largest Class F and E aircraft
- Underground refueling hydrant system



Commercial Vision

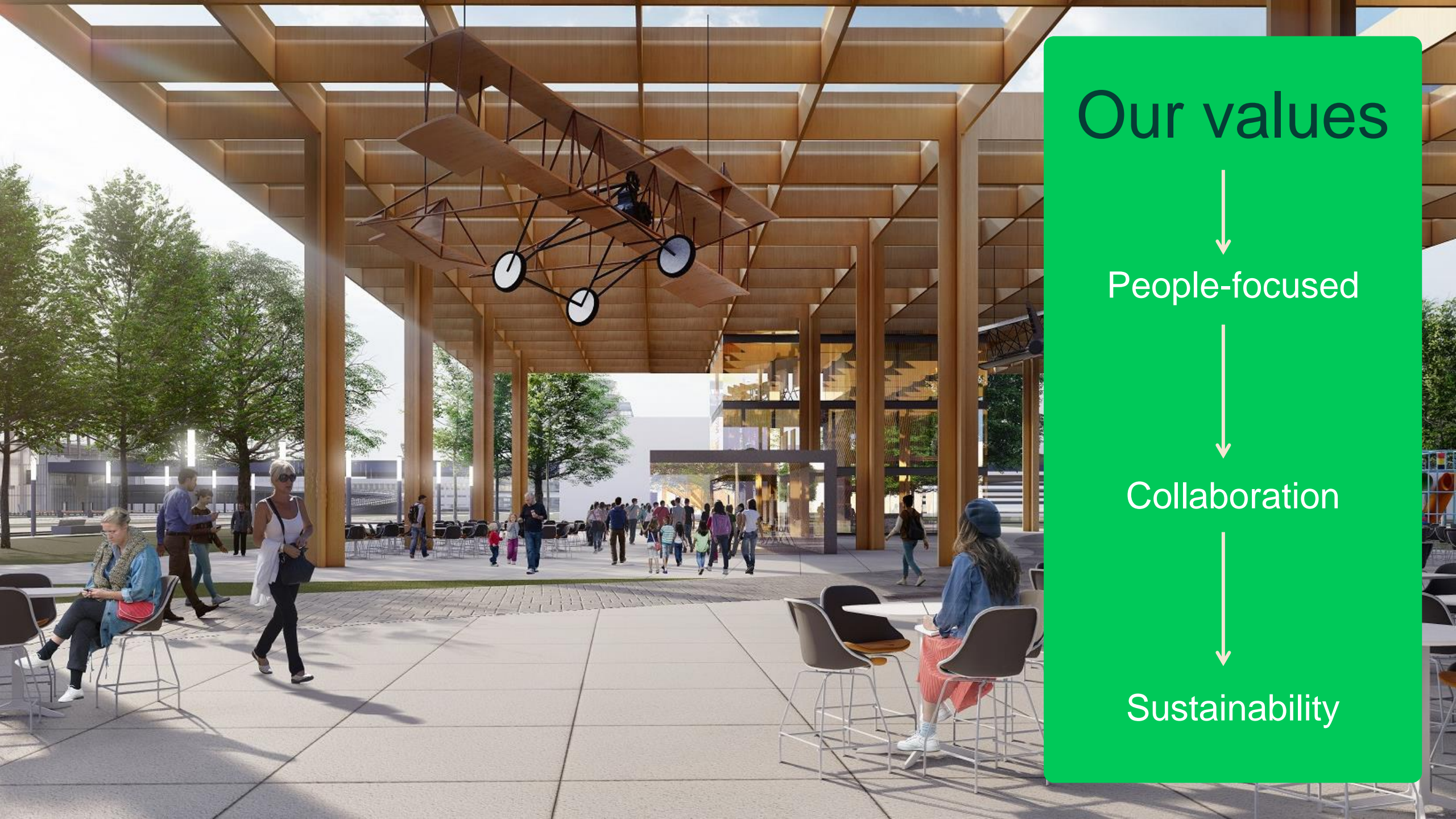
to become the best-connected business district in
Northern Europe





Urban Vision

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



Our values



People-focused



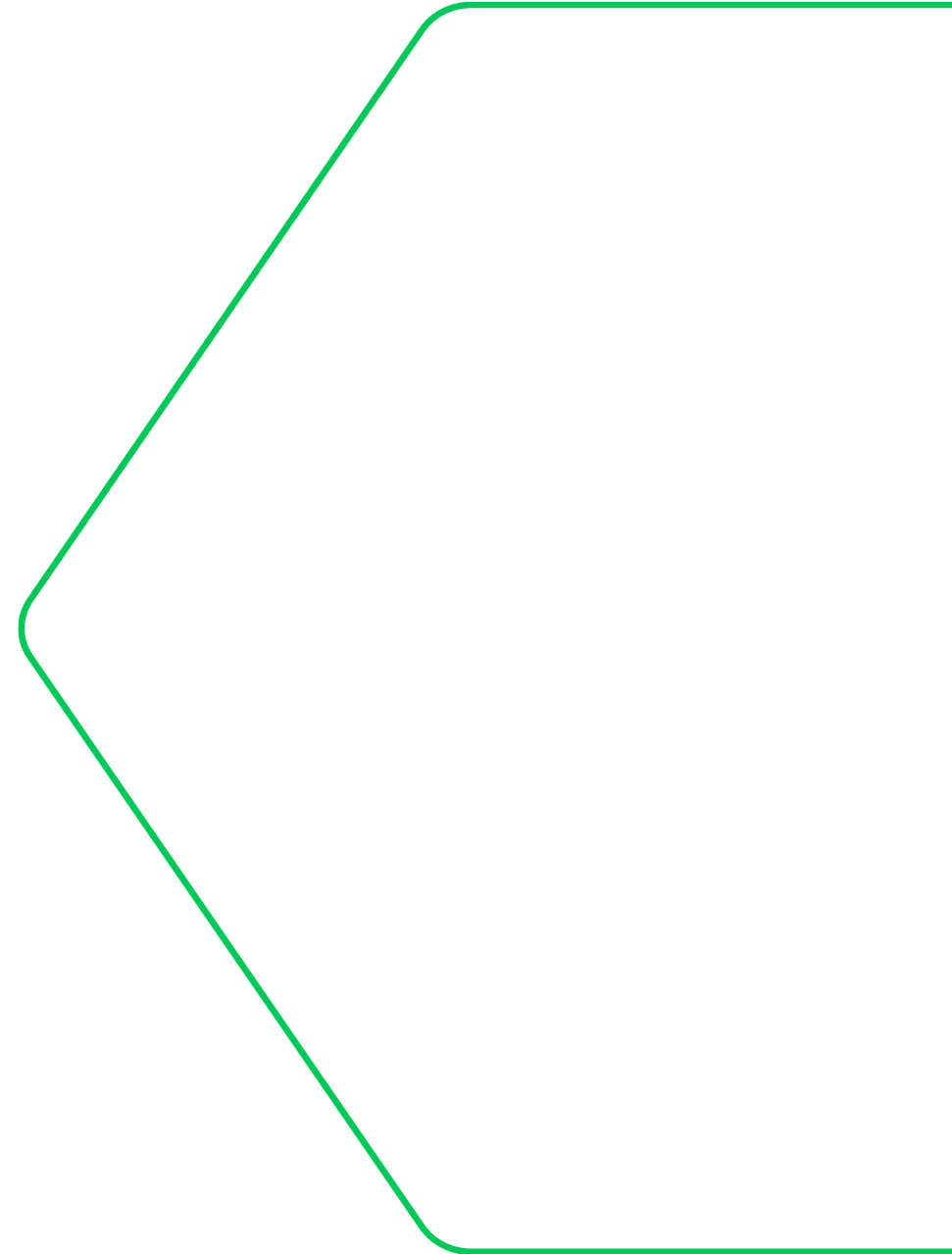
Collaboration



Sustainability

Urban planning principles

RIX Airport City will be a multifunctional, self-regulating urban structure with the privilege of elements that constitute a sustainable and human-friendly urban environment.



The Plaza – the heart of RIX Airport City



The Plaza – the heart of RIX Airport City

A commercial space that consists of shopping and office spaces, transportation facilities comprising the airport, railway and local transportation structures, hotels, and public and recreational areas



Park area with a lake



Park area with a lake

Surrounding the lake, a green park with local flora will serve recreational, rest and multi-functional facilities for dining, cultural and commercial purposes





Perimeter territory

An aerial architectural rendering of a waterfront development. A large, dark blue lake is the central feature, surrounded by green spaces with many trees. In the foreground, a large building with a prominent wooden grid-like roof structure is visible. To the right, another building with a similar wooden roof element is shown. In the background, a modern city skyline with white buildings is visible. A winding path and a small bridge cross the lake. People are depicted walking on the paths and sitting on the grass, adding a sense of scale and life to the scene.

Perimeter territory

Commercial and light manufacturing functions, offices, research and development, education, logistic facilities will be placed in the 2nd line of RIX Airport City territory

Excellent Connectivity

An architectural rendering of a modern urban development. On the left, a tall building with a glass and wood facade is visible. A multi-level pedestrian bridge with greenery on top spans across the scene. Below the bridge, a wide pedestrian path with a red-paved bicycle lane is shown. A person is pushing a stroller, and another is riding a bicycle. A road with a white car and a dark car is visible in the foreground. In the background, there are more buildings and a clear sky.

Connectivity with the world

direct access to Riga Airport and Rail Baltica terminals will ensure connectivity with the region and the whole world, and multimodal connection to the Riga city centre by car, bus, and train will guarantee seamless and fast connection to Riga's central business districts and the old town.

Connectivity within the city

the internal transportation system of RIX Airport City will be zoned and organised, prioritising pedestrian and cycling structures. Ambient green and public outdoor spaces will cover the entire territory of the city and provide safe and continuous pedestrian, cycling and vehicle movement.

City Development

That prioritises sustainable planning, architecture and engineering



Principles of sustainable and architectural planning will be applied following the requirements of BREEAM and LEED certification standards

Geothermal and solar energy production systems will be prioritised to avoid using fossil energy sources

A responsible and circular approach to using resources, such as rainwater collection and reuse, will be adopted

Priority will be given to construction technologies using sustainable and renewable building materials, for example, solid wood structures

Choice of green architectural techniques that promote the presence of natural ecosystem elements and climate – regulating and stabilising systems, such as creating natural green zones, natural waterfront and wetlands, and green roofs for buildings

What are we looking for?

A partnership with various stakeholders (investors, developers, operators, tenants, etc..) who would collaborate and let their business take off at RIX Airport City

Next Steps

Upcoming Investment Phases:

2025

Baltic Cargo Hub

2026

Rail Baltica
Station Building
RIX Multi-storey
Parking

2028

RIX Airport City 1st
Phase
RIX New Passenger
Terminal



Let's build
RIX Airport City
together!

rixairportcity.com