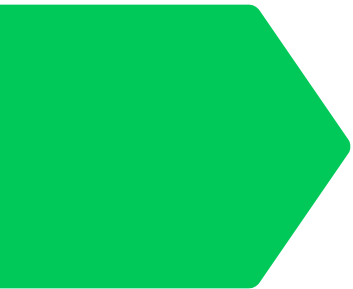


# Welcome to RIX Airport City

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 **24+ha 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



Medicine and  
pharmaceutical



Tourism

# RIX Airport City at a glance

24+ha

of developable land

60%

maximum plot density

10%

of land reserved for  
parks and public spaces

340,000 m<sup>2</sup>

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  
other segments are subject of  
negotiation

Target for the first phase completion – until 2030,  
to coincide with the completion of the new terminal  
and Rail Baltica station

# RIX Riga Airport

Emerging Hub  
in Northern Europe

# RIX Facts

24h

curfew-free

24/7

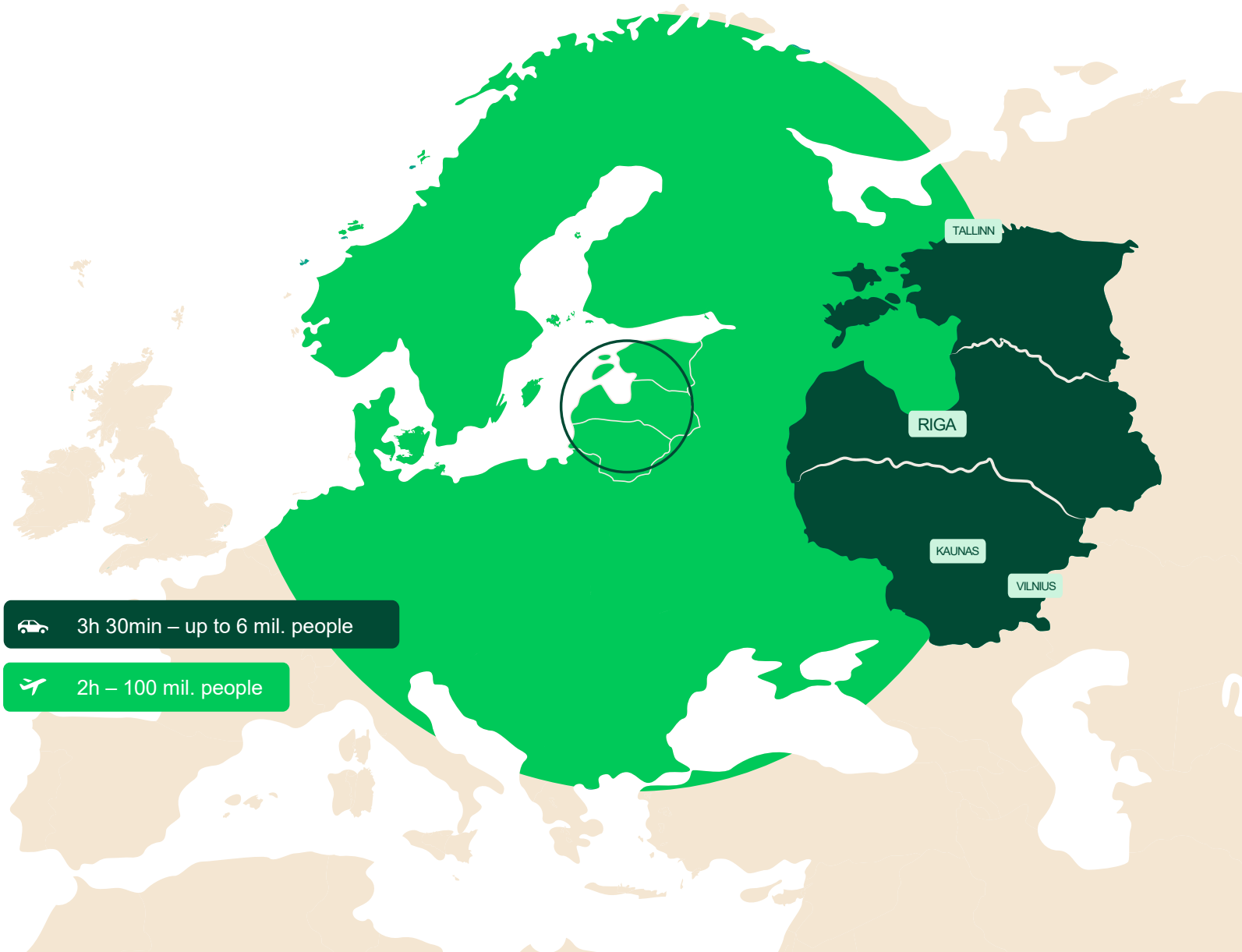
operations

Net Zero

2035

Committed to achieving  
climate neutrality by  
2035

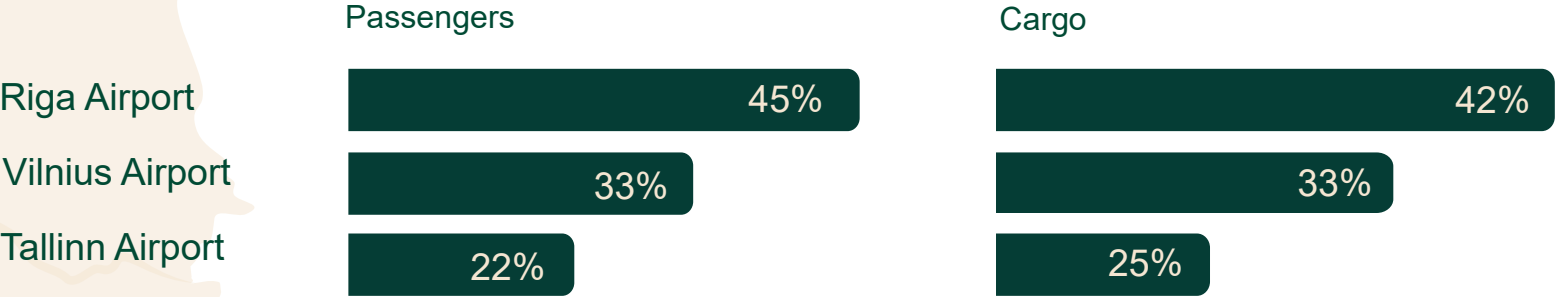
# Catchment Area





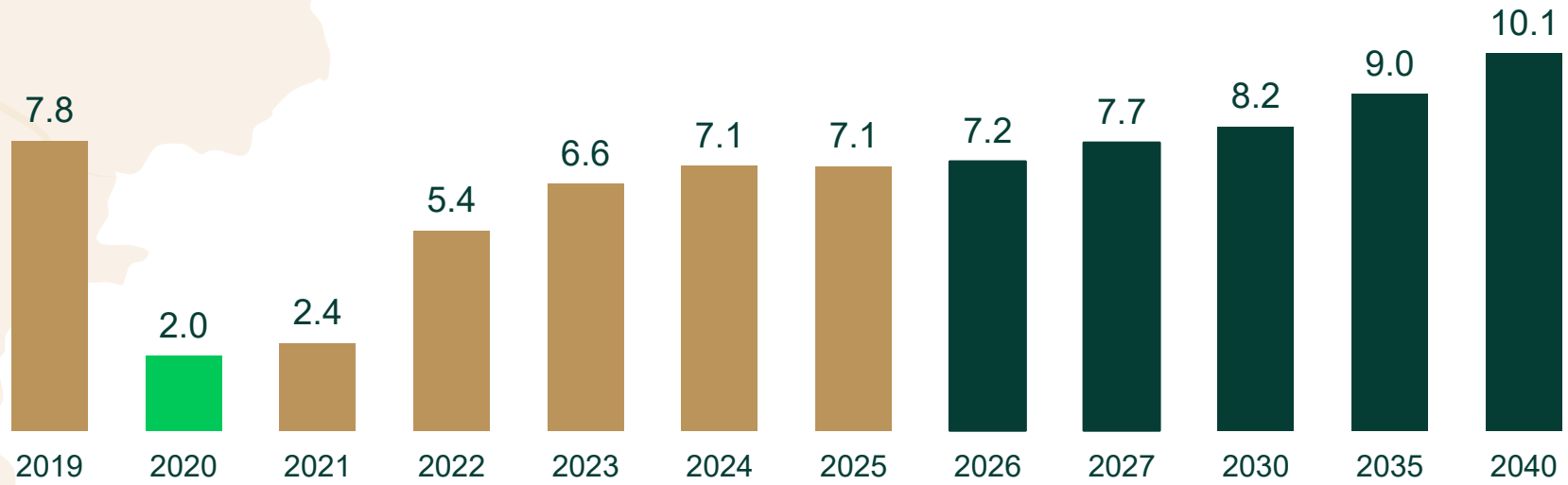
# RIX Facts

## Baltic Market Share, 2025\*



\* Data showcases the top 3 airports of the Baltics

## Passenger Projections, 2019-2040



# The best-connected airport in the Baltics

Direct links to primary business and trading centres

90+

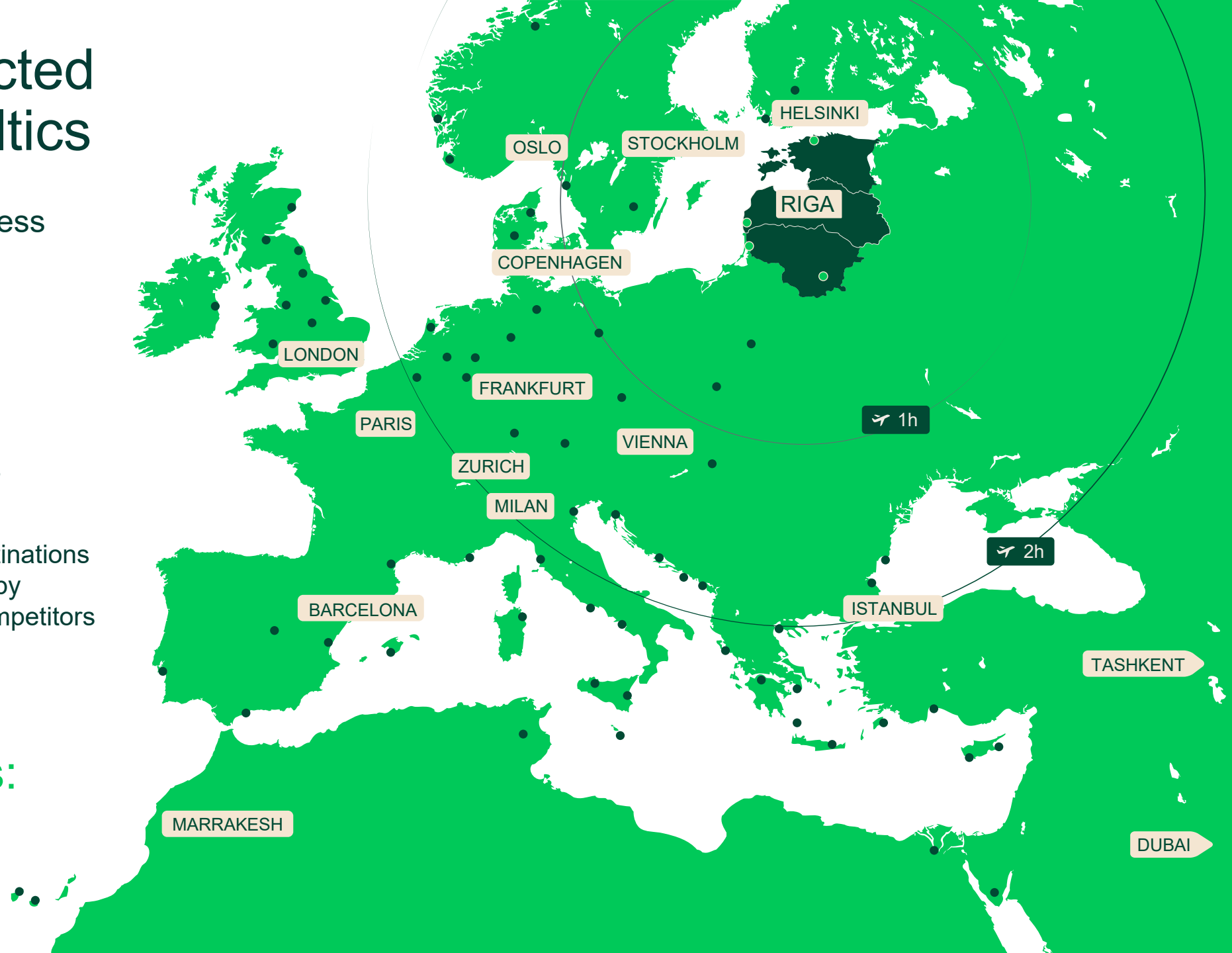
Direct destinations

30+

Unique destinations not offered by regional competitors

Home base airlines:

airBaltic, Ryanair, Norwegian



# Passenger Terminal Extension

Investments – EUR ~107 million

Signing of a Construction Contract – 2026

Completion of construction – 2030



## 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

Project is implemented by «Eiropas Dzelzceļa līnijas»  
and «Latvijas dzelzceļš»

## 1st Phase (by 2030):



Fully completed Rail Baltica station at RIX will provide a direct link to Riga Central Station via a 1520 mm gauge line

## Full project scope (post 2030)



Direct high-speed rail connection to all Baltic capitals, as well as  
Warsaw, and onward to Western Europe





# 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



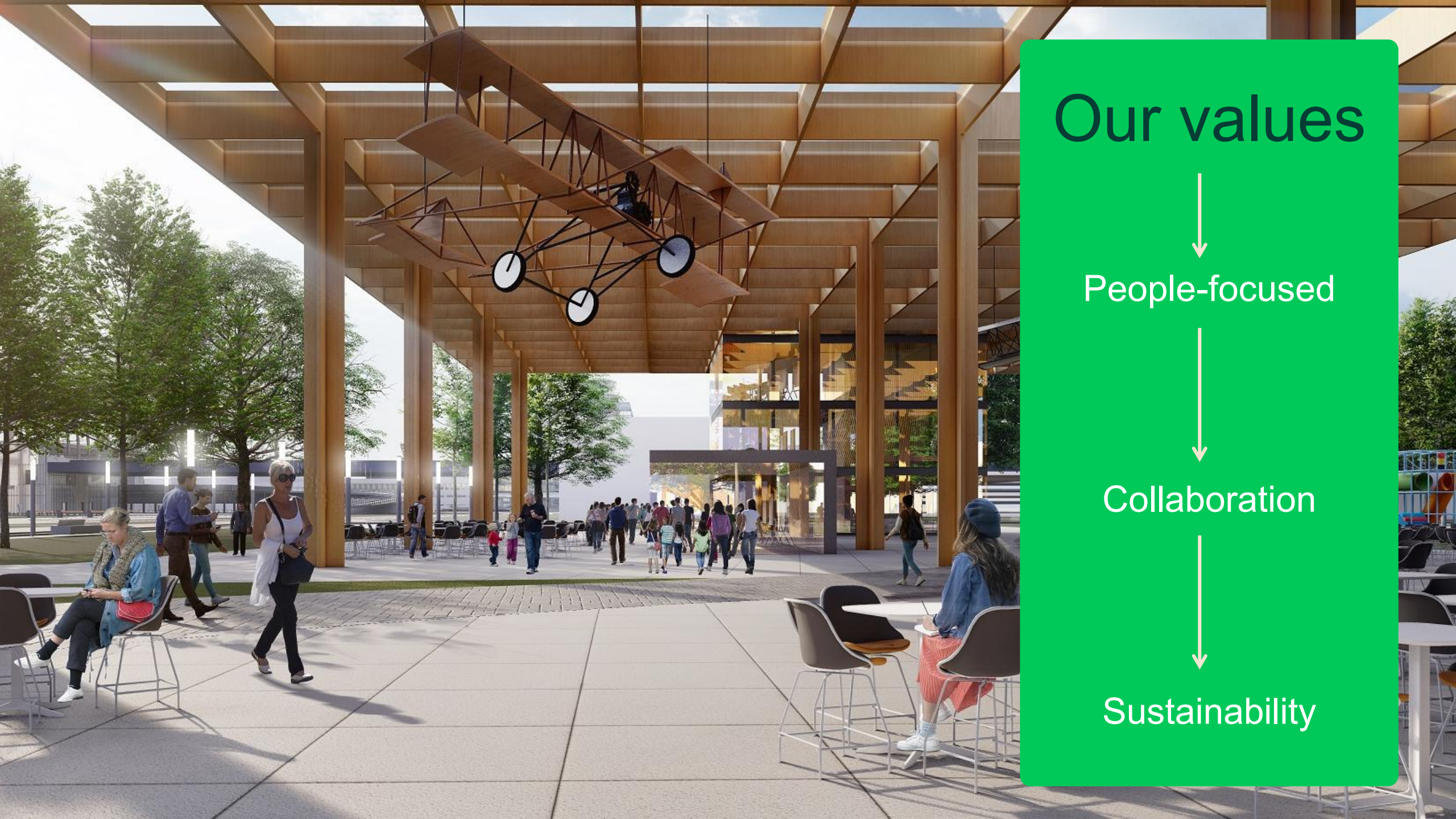




## Urban Vision

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





# Our values



People-focused



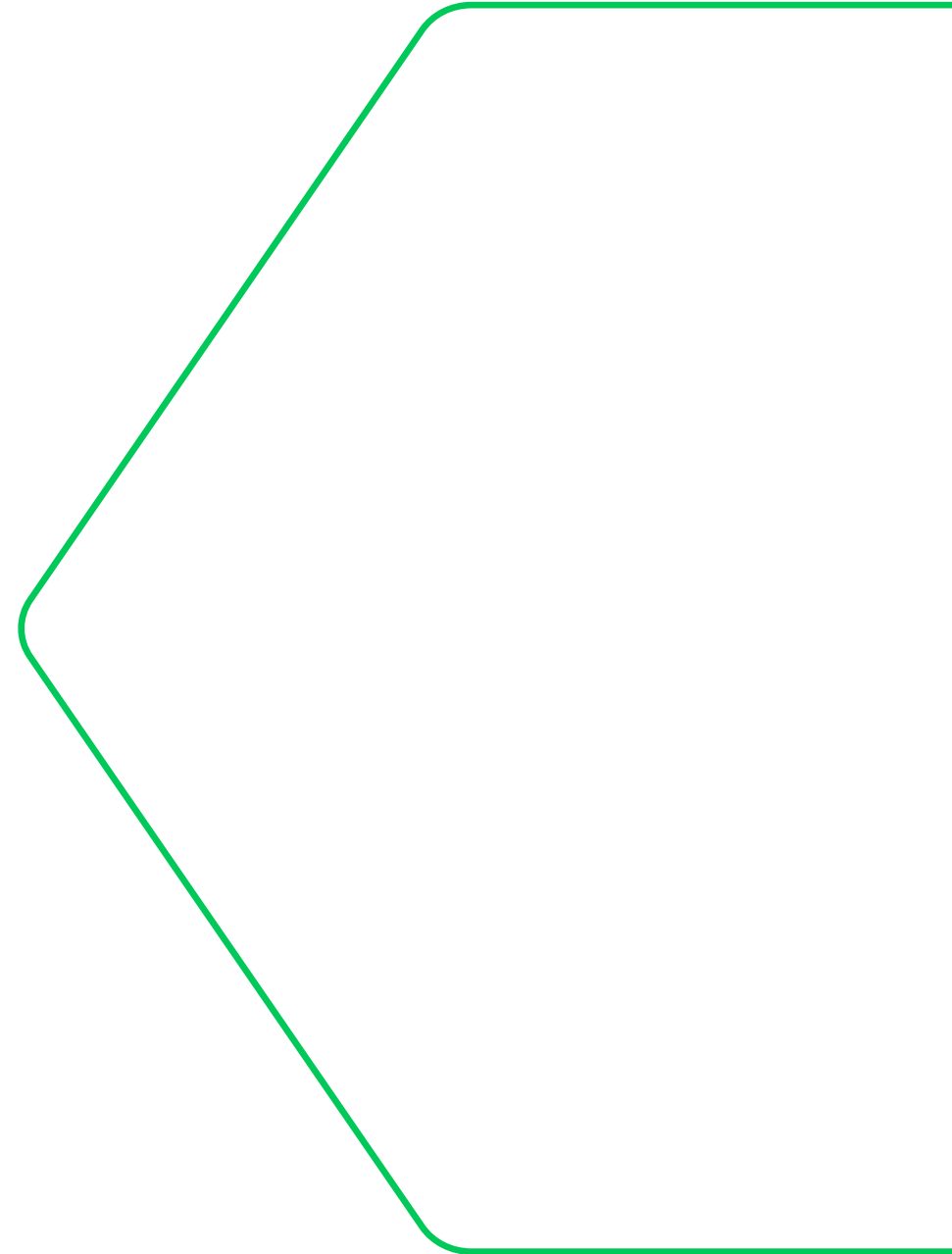
Collaboration



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

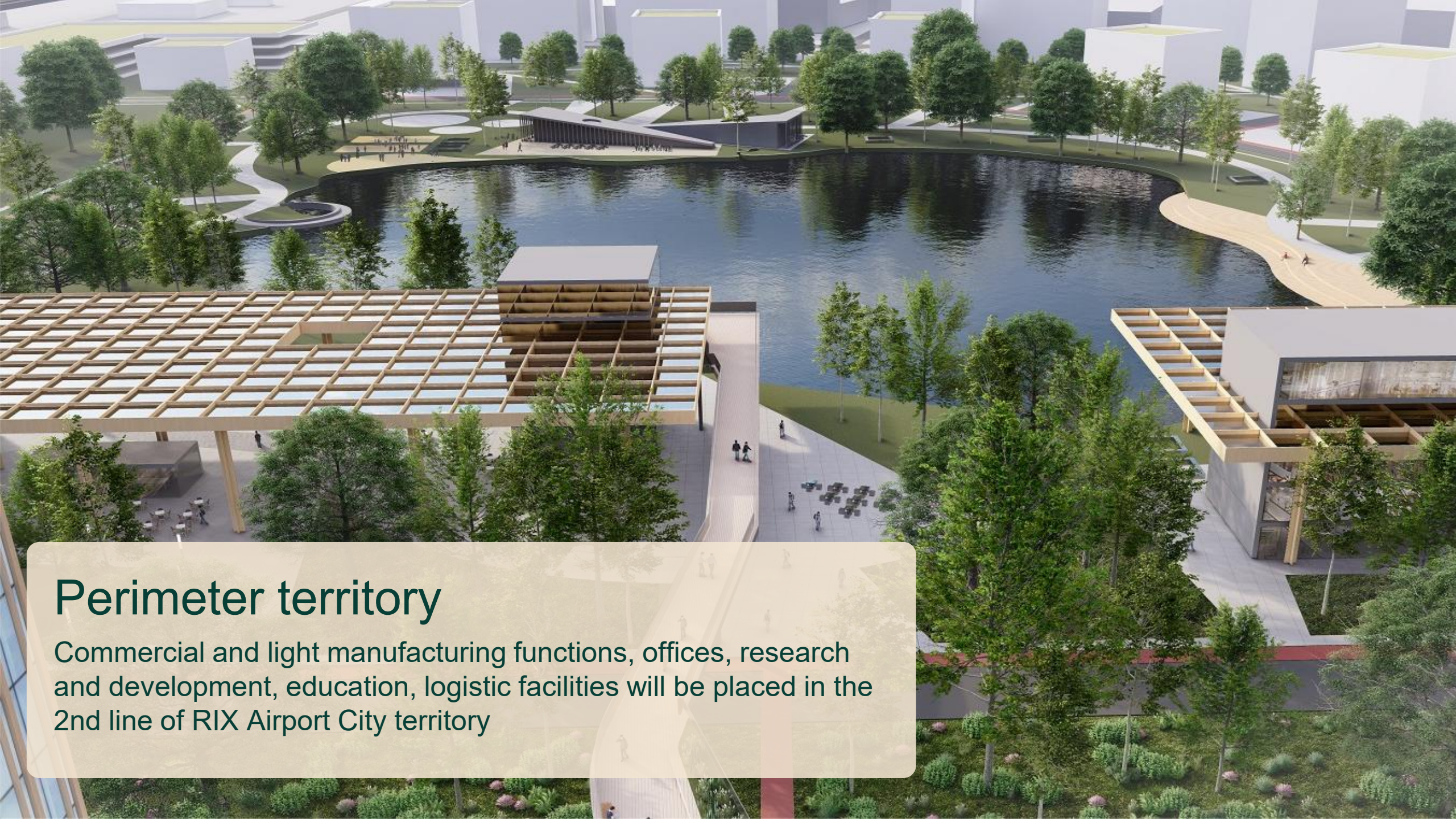






Perimeter territory



An aerial architectural rendering of a waterfront development. In the foreground, a large building with a prominent wooden grid-like roof structure is visible. To its right, a modern building with large glass windows and a wooden balcony is situated. A large, calm body of water occupies the middle ground, reflecting the sky and surrounding greenery. The far bank of the water is lined with numerous trees and a winding path. In the background, more modern buildings and green spaces are visible, suggesting a larger urban context. The overall scene is bright and clear, with a focus on natural elements and modern architecture.

## 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

The background image is an architectural rendering of a modern urban development. It features a multi-level pedestrian bridge with a green roof, a wide red-paved path for pedestrians and cyclists, and a road with cars. The architecture includes modern glass and wood-clad buildings. The scene is set in a bright, clear day with a blue 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:



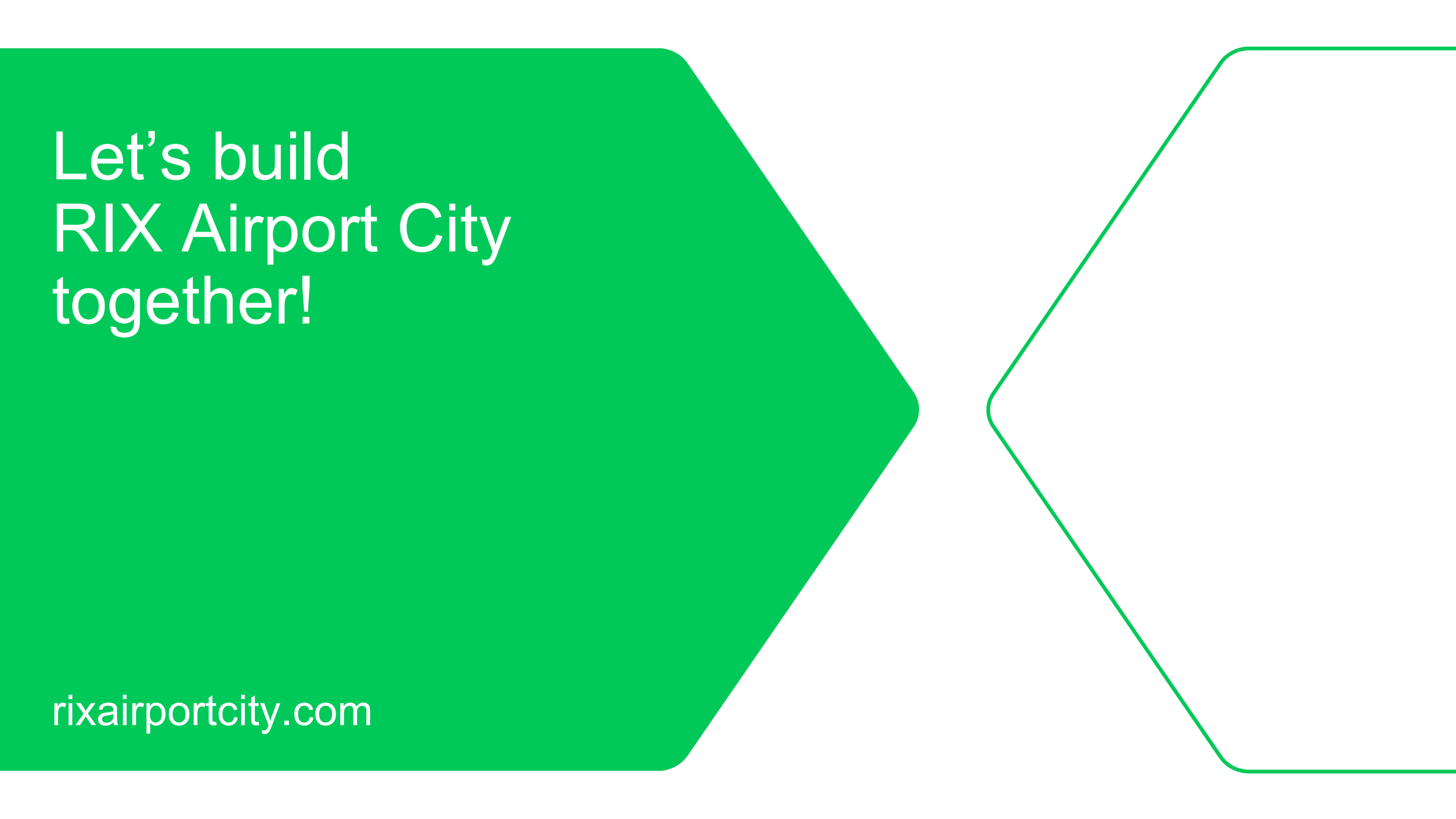
2025  
Baltic Cargo Hub

2030  
RIX Passenger  
Terminal  
Extension

until 2030  
RIX Airport City 1st  
Phase

Rail Baltica Station  
at RIX





Let's build  
RIX Airport City  
together!

[rixairportcity.com](http://rixairportcity.com)