REAL ESTATE & ENERGY

VMG INDUSTRIAL PARK



VMG


Have a closer
look at the area
VMG

VMG GROUP facts & figures:

20+
Companies

3000
Employees

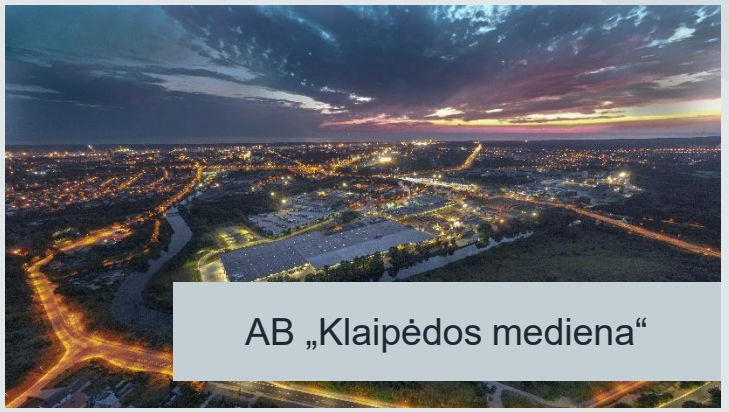
€ 341 M
Turnover (2025)

285 000 m²
Production premises

50
Export markets

VMG GROUP factories

All VMG group green field factory projects – **20 years** of experience.



AB „Klaipėdos mediena“



AB „VMG Wood Solutions“



UAB „VMG Akmenės baldai“



UAB „VMG Lignum construction“



UAB „Sakuona“

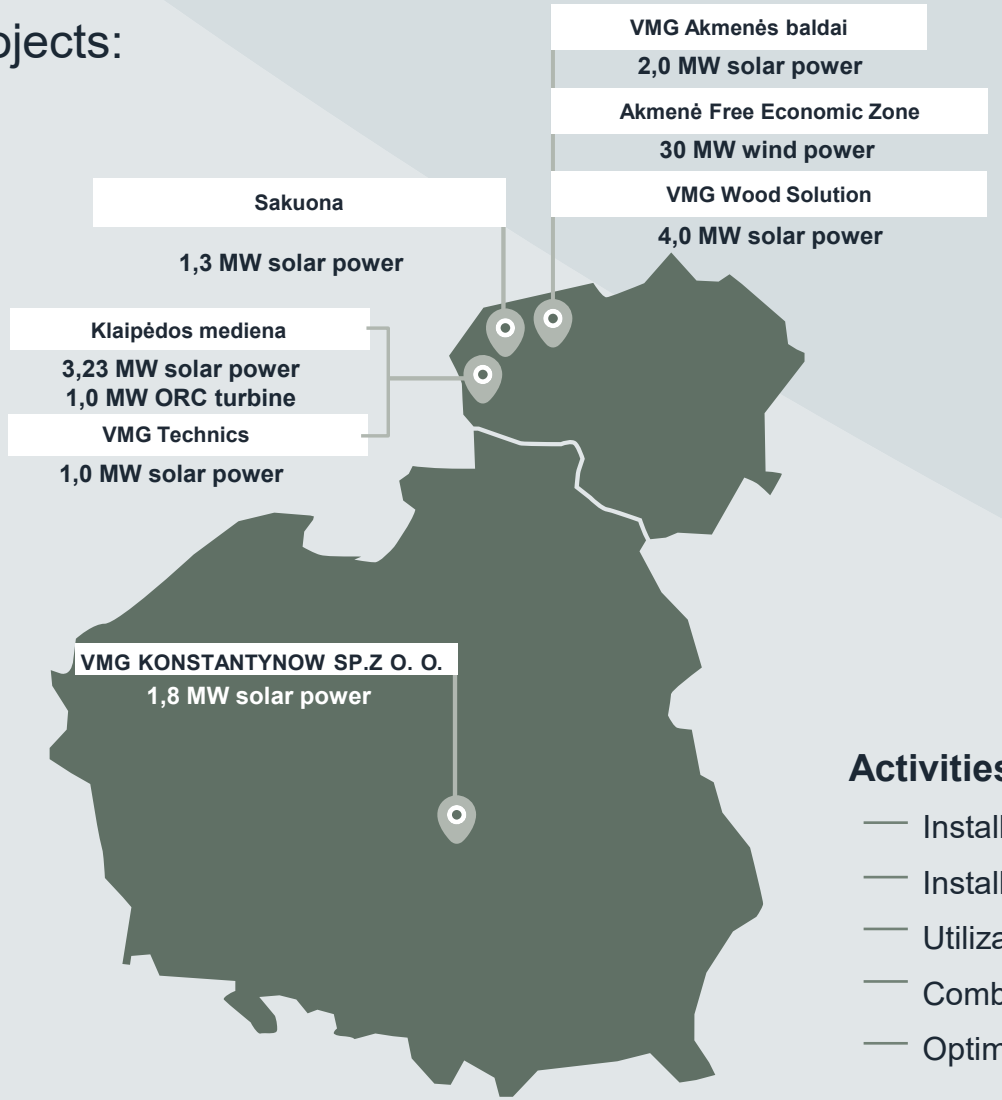


UAB „VMG Technics“

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VMG strategic direction – renewable energy

Projects:



Development experience of renewable energy projects:

7 MW

installed power for our needs & 12 MW in project stage

30 MW

for our needs

Activities of the energy direction:

- Installation of solar power plants
- Installation of wind power plants
- Utilization of residual biomass for gas synthesis
- Combined heat and electricity
- Optimization of energy productivity

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FAST ACCESS TO EUROPE & GLOBAL MARKETS

Klaipėda - multimodal transport hub of the Baltics:

- Direct access via **A1 corridor**
- **Rail connectivity** to Central Europe
- The northernmost multimodal **ice-free port**

Klaipėda – the Maritime capital of the Baltics

- **The largest Seaport in the Baltic states** (Port of Klaipėda, 2026)
- 33 specialized terminals
- 70 mln tons handling capacity by 2035
- 1.31 million container TEU (2025)
- 15.5 m depth (17 m planned)
- **Fully digitalized, deep-water port**
- **Connection to 70 ports** in the world
  Container HUB – ocean lines to USA / Central America / Pakistan / India
- **LNG Bunkering:** Home of the FSRU „Independence“
- **Offshore wind development** – 50% of nation electrical supply
- **Hydrogen production** for the new port‘s fleet and public transportation



DETAILED OVERVIEW OF THE TERRITORY

Existing investors
VMG Technics R&D Park
36 ha **21 000** sqm

Manufacturing
Warehousing, R&D lab

Opened in 2024

Gas
5 515 m³ per hour
opportunity to increase

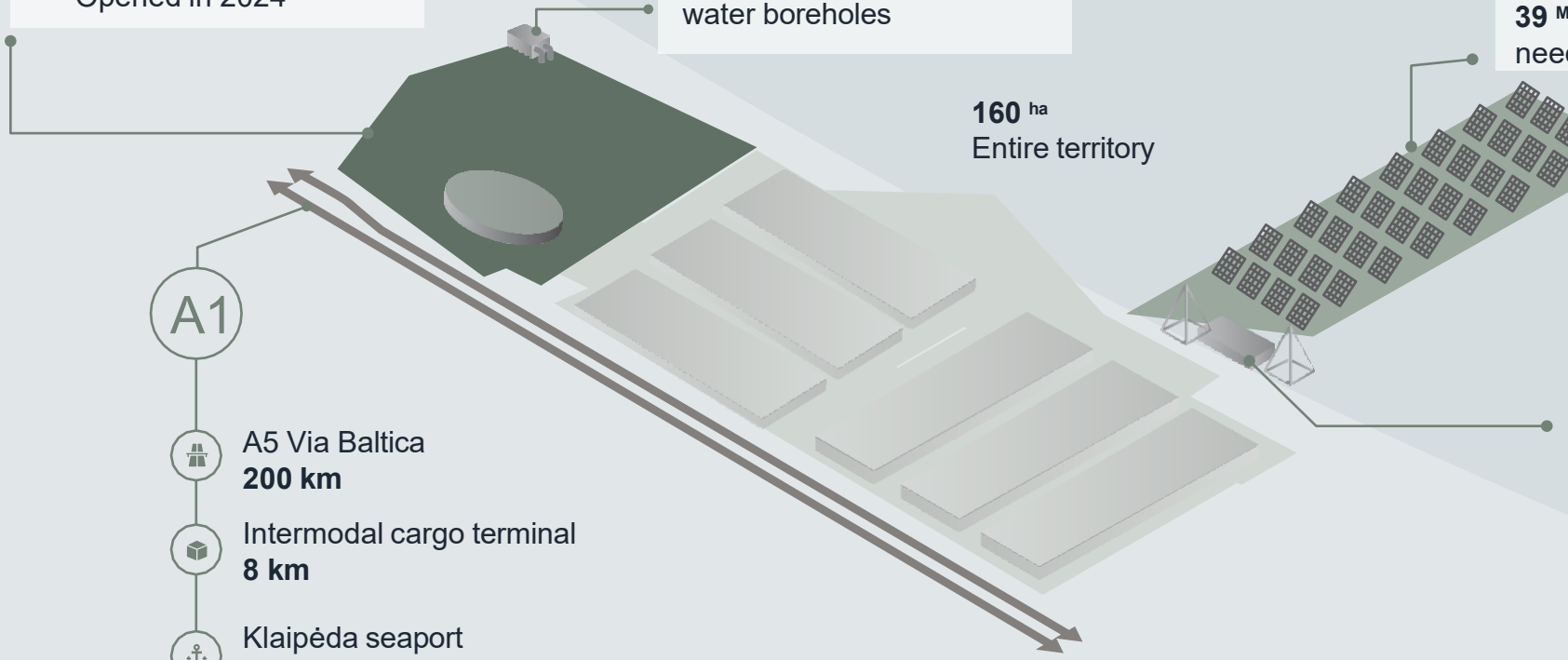
Water / Waste
90 m³ per hour
water boreholes

Optional expansion
Solar Park

25 ha land plot

39 MW solar park (tailored to investor's needs) available in 2 years.

160 ha
Entire territory



Electricity / Grid Connection

- 55 MW of existing grid capacity (Category II);
  Scalable up to 110 MW within 2–3 years, depending on the investor's requirements (Category II);
- Immediate availability of up to 110 MW possible under Category III connection.

15 MW BESS by 2027
(Battery Energy Storage System) park

KEY INFRASTRUCTURE

ELECTRICITY:

60 MW of existing grid capacity assigned to VMG Group;

Scalable up to 110 MW within 2–3 years, depending on the.

GAS:

5,515 m³/h with expansion possibility

WATER:

90 m³/h via boreholes

KEY BENEFITS FOR INVESTORS

Lower risk thanks to an already developed territory.

Possibility to expand and produce low-cost green energy.

Energy and logistics advantages crucial for manufacturing and industrial operations.

Faster project startup (saving 24–36 months).

Flexible plot sizes adaptable to any project scale.

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VMG Industrial park possibilities

Capacity
110 MW

Leasehold

Corporate tax
0 – 17 %



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National support for large-scale projects

Additional benefits



0% corporate tax for 20 years



Recognition as a Project of National Importance



Direct line of contact with the government



Accelerated territorial planning and permits



Priority access to reserved Investment land plots



Auction-free leasing of state-owned land



Streamlined migration process for employees



Tailored educational and training programs

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National support for large-scale projects

Eligibility criteria

Applicable to both manufacturing and data center projects

CAPEX Investment of	Creating
≥ €20M*	**≥ 150 FTEs***

Employee retention for **≥ 5 years**

*In Vilnius: Investment ≥ €30M CAPEX and employ ≥ 200 FTEs

or

Applicable to manufacturing projects only

CAPEX Investment of	Creating	Employee retention for
≥ €20M*	**20-149 FTEs***	**≥ 5 years**

If the company employs 20 employees, each employee's average gross monthly salary must be at least 1.25x the municipality's average salary.

If the company employs more than 20 employees, each employee's average gross monthly salary must beat least equal to the municipality's average salary.

*In Vilnius: Investment ≥ €30M CAPEX and employ 20-199 FTEs

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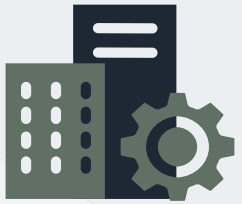
Local support for large-scale projects

Real estate, land, state land tax exemption, if investments meet criteria:

3 years	5 years	10 years
CAPEX >1 mln.€, >7 FTEs or >30 FTEs	CAPEX >10 mln. €, >15 FTEs	CAPEX >50 mln. €, >100 FTEs



Incentives for sponsors:
up to 50% of the amount of support provided



Infrastructure support:
new investment projects
CAPEX > 0.5 mln. €

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Let‘s build your project together!

Let‘s talk



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