

BUSINESS OFFER



## BRIEF DESCRIPTION

In the old town of Bauska, on the banks of the picturesque Memele river, there is a historic and renovated “Lodinga” brewery.

The property includes a building complex with a brewery, which is one of the few breweries in Latvia that operated in historic buildings built several centuries ago. When renovating one of the oldest breweries in Latvia, special attention was paid to the organic integration of the latest technologies into the architectural monument of national significance, which is located in the Bauska Nature Park and its pride is the historical underground cellars where beer was fermented.

The total territory of the property consists of more than 10 buildings with a total land area of 6,426 m<sup>2</sup> and a total area of ~ 7,600 m<sup>2</sup>. In 2006, the part of the property that was used for the factory's capacity needs, which is approximately 25% of the total area, was reconstructed. The factory is equipped with equipment that allows the product to be manufactured and packed in glass containers, plastic PET bottles or KEG 30 liter barrels.





## HISTORY

in 1958. During the time of the Soviet Union the branch of “Latvijas balsams” was located in the brewery, but stopped its activity in 1990.

In 2005/2006, after renovation using special historical materials, the brewery became active again and started to produce beer. This is the only brewery in Latvia that is situated in a historical building and with more than 100 years of history. The Lodinu brewery is also a national historical monument of culture.

In 1783 Theodor Loding bought a brewery called Zeichert, which became not only one of the three biggest companies in Bauska, but also one of the three biggest breweries in the region.

In 1910, after the death of Theodor Loding, his son, Bruno Loding, took charge of the brewery. From 1914 until 1920 the brewery was inactive because of the war. By the end of thirties the brewery employed over thirty people and drinking water and seltzer. In November 1939, the name of the beer was changed from Lodini to Bauskas, but in 1940 due to the owners decision to leave Latvia and go to Germany, the brewery and the land became Latvian credit bank property.

The main beers produced were Zhigulju, Rigas and Marta. After the establishment of Soviet power, the brewery was nationalized and continued to brew beer and produced different non-alcoholic drinks. Last available data showed that in 1958 there were produced 266 000 liters of beer.



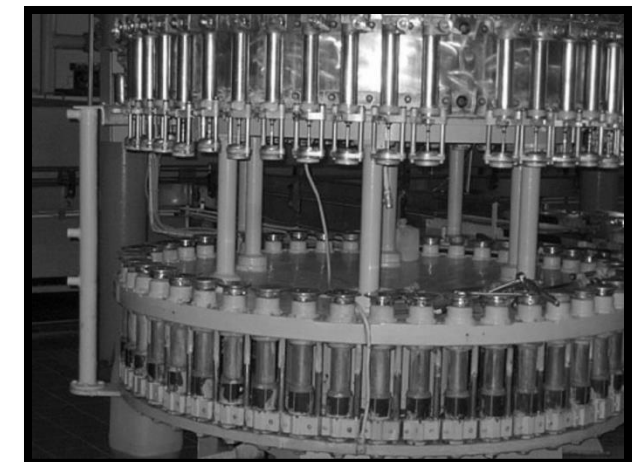
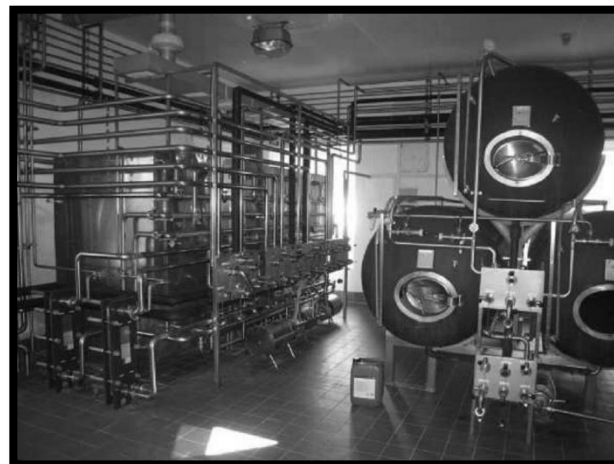


# VOLUME OF PREMISES AND EQUIPMENT

The total amount of premises and equipment consists of a fully equipped factory, which includes the following groups of premises with appropriate equipment:

- Malt room
- Brewery
- Laboratory
- Filtration
- Filling
- Depository no. 1 and no. 2
- Measuring tank room
- Two boiler houses
- Ammonia compressor house
- Water preparation
- And other auxiliary rooms.

Key fact: according to the opinion of the Latvian Association of Independent Experts in 2015, the conformity of the equipment and the market value, the total value of the equipment was more than 3.7 million EUR.





## BRIEF EQUIPMENT LIST

- Water preparation (FILTER) – year 2005., 8 m3/hour
  - Steam boiler EI/09 – 2x ~1985./1991., 2 x 1 ton steam/hour, (Ukraine)
  - Granule burner 2x (year 2006)
  - Boiler house automatic – set (year 2006)
  - Water preparing for boiler house SF 361 (year 2006), 2 m3/hour
  - Euro water EF 2
  - Euro water NSB –130
  - Freezing equipment (Czech Republic)
  - Dynamo 37 kw – 2x (year 1994)
  - Mill БДА – 1m ( Russia) – year 1989, 1 ton/hour
  - Leaven boiling boiler 1,6 T - 1 bar, year 2005, 1,6 ton dry mixture (Latvia)
  - Twister boiler 1,6 ton – 1 bar, year 2005, 1,6 ton dry mixture (Latvia)
  - Wort cooler ХКСП –250 (Czech Republic.) – 1 bar, 25000 litre/hour, year 1981
  - Separator (ALFA LAVAL) BRPX 309 SGU–30 - 1 bar
  - Filter SCHENK ZHF –20 (Germany) – 1 set (year 1979), 24 segments, 8 m3/hour (capital repair - year 1999) Hild Filter Center
  - Plate filter SEITZ ENZINGER NOLL Maschinenbau AG D-6800 Mannheim TYP 60B60, year 1991, (Germany)
  - Pasteurization machine NAGEMA PA 5PB/2012 – 5000 liter/hour, (Germany)
  - KEG filler Mini KEG Kombi automate – 25 KEG/hour; year 1994, (Germany)
  - Washing station (CIP) – custom build (year 2005, Latvia)
  - Tuneltype pasterizator HG 421 (Poland) – 1 bar, 6000 bottles 0,5 liter/hour
  - Bottle washing machine БЗ –БМД – 6 (year 1990), 7860 bottle/hour (Russia)
  - Glass bottle filler ВД2Р-6 - 1 bar, (year 1989), 3500 bottle/hour (Russia)
  - PET bottle filler БЗ – ВФФ-12 - 1 bar, (year 1995), 4500 bottle/hour (Russia)
  - PET bottle filler БЗ- ВФ – 1 bar, (year 2001), 1200 bottle/hour, (Russia)
  - Labeling machine CRONOMATIC K 030-043,1 – 1 bar, (Germany), 6000 bottle/hour
  - Labelling machine HTRIEB 4- B40M – 1 bar, (year 1999), 4500 bottle/hour, (Poland)
  - Thermopholitene packer JAMAR – (year 1999), 600 packs/hour (Poland)
  - VIDEOJECT 37e – year 2006
  - Bufertank - 4 bars/4m3, year 1993, (Germany)
  - Smooth down tanks – 10 bars/20m3, enamelled in year 2005
  - Smooth down tanks – 12 bars/15m3, enamelled in year 2007
  - Measure containers - 5 bars/ 15m3, enamelled
  - Water preparing tanks - 3 bars/15m3, enamelled
- Majority of the equipment was updated regularly in the brewery operational years and did not reach the maximum output.**

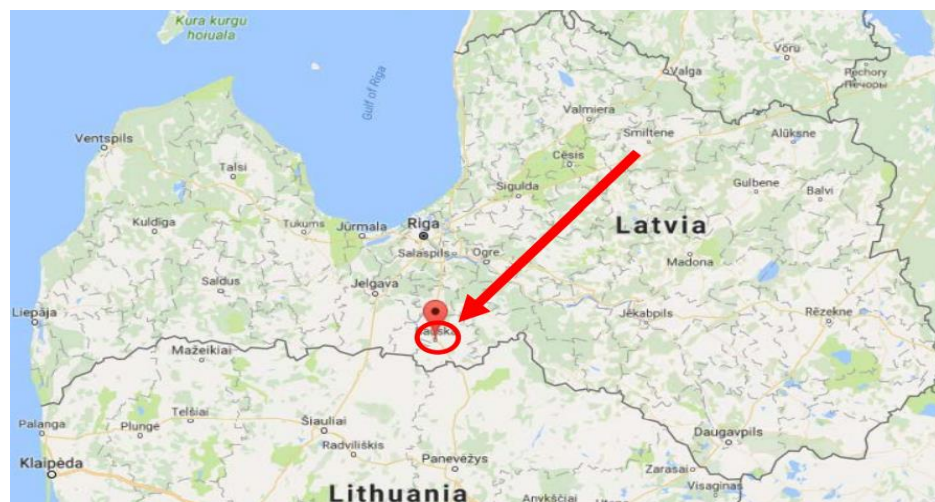


# INFRASTRUCTURE

## The missing link in North Sea – Baltic TEN-T Corridor



- Rail Baltica is a railway infrastructure project for the integration of the Baltic States into the European railway network. It is one of the priority projects of the Trans-European Transport Networks (TEN-T) of the European Union. A stop / hub of this railway line will be created also in Bauska.
- Factory, located in city Bauska, is only 100 m from VIA BALTICA - first class National road E67 or A7 and which is in Europe transport net as TEN-T.



Attālums līdz  
lielākajām pilsētām

BAUSKA	
RĪGA	67 km
VIĻŅA	226 km
TALLINA	377 km



Attālums līdz  
galvenajām ostām

BAUSKA	
RĪGAS OSTA	75 km
LIEPĀJAS OSTA	219 km
VENTSPILS OSTA	251 km



Attālums līdz  
tuvākajām lidostām

BAUSKA	
RĪGA	76 km
VIĻŅA	226 km
TALLINA	377 km



The potential uses may certainly be different, but we can suggest the following as possible projects:

- **Business renewal**
- **Beer SPA with 5\* hotel**  
/ a business plan has been developed /
- **Multifunctional business commercial areas**  
/ a business plan has been developed /

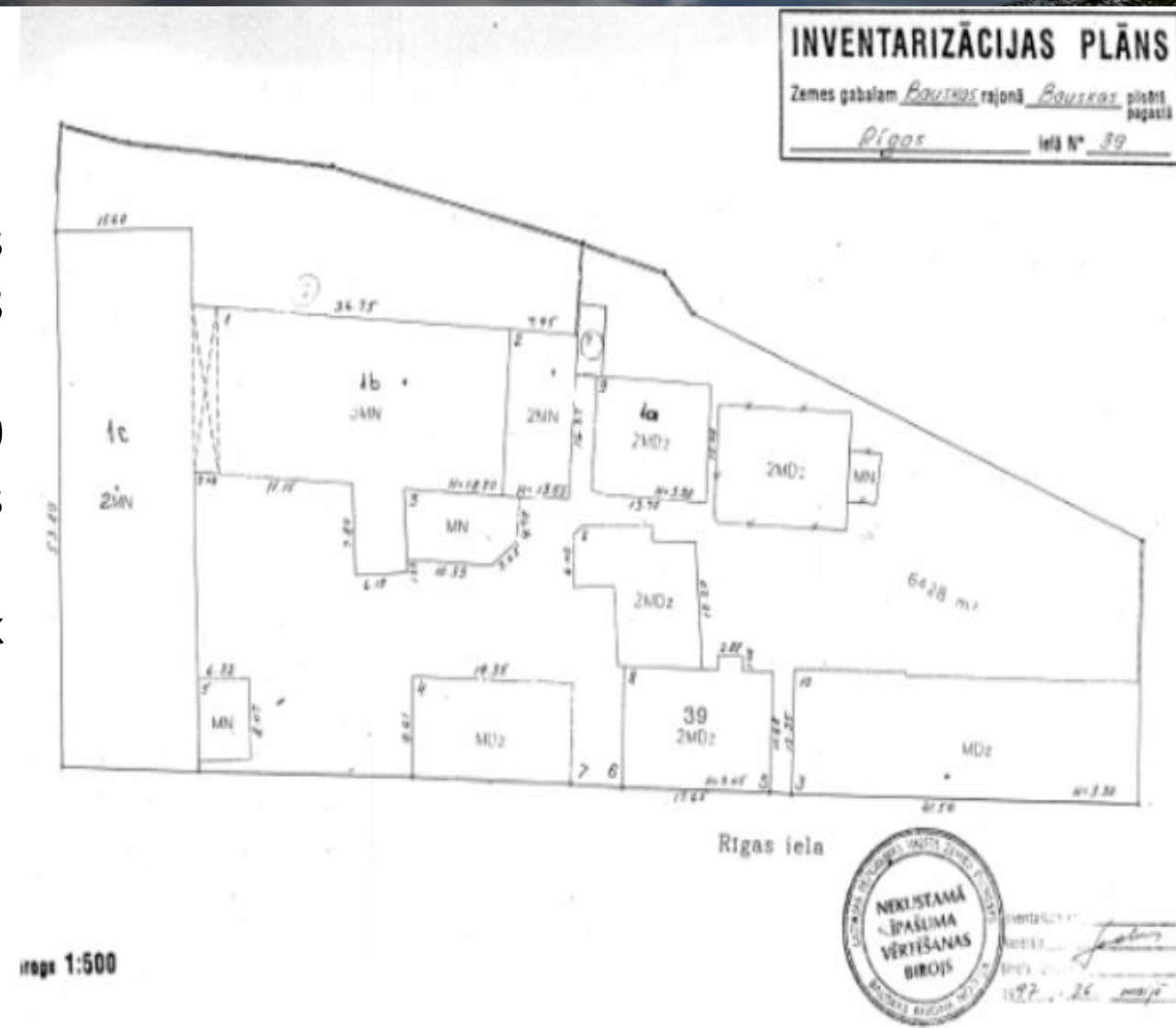




## WHAT IS OFFERED?

- Land near the town hall square. Two adjacent, connected plots of land 6428 sqm and 1140 sqm, which make a total of 7568 sqm.
- Buildings on this land, which makes a total of about 7600-7800 sqm and forms a closed complex of buildings. This object has both industrial buildings and residential buildings.
- Equipment and machinery for beer, water and soft drink production.

ASKING PRICE: 2 600 000 EUR





# CONTACTS

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