PRESES NAMA
KVARTĀLS

Preses Nama Kvartāls in Riga is launching a secured bond issuance with a 9% yield to maturity

AS PN Project, the developer of Preses Nama Kvartāls in Riga, has announced the launch of a new bond issuance. The subscription period runs from May 18 to May 29, 2026, offering investors a 9% annual yield. The bonds are secured by a first mortgage on the assets of the Preses Nama Kvartāls project. The company aims to raise up to EUR 5 million within this issuance.

“The Preses Nama Kvartāls office building is expected to be the only Class A office center to be completed in Riga this year. We are already beginning interior fit-out works in the office center building of Preses Nama Kvartāls, so that we can offer tenants tailored solutions and create a work environment suited to each specific need. The progress of the project confirms predictable development, providing investors with a safe and reliable environment for investment even in the final stage of the project.” says Povilas Urbonavičius, Manager of Lords LB Special Fund V.

Preses Nama Kvartāls is being developed in one of Riga's most strategically important locations – Pārdaugava, which is rapidly evolving into the city’s central business district. The minimum investment for this bond issue is one bond at a price of EUR 1,008.8618 (nominal value - EUR 1,000).iThe issue is organized by Artea Bank, with Orion Securities UAB and Redgate Capital AS serving as sales agents.

The proceeds from the bond issue will be utilized to finance construction and interior finishing works, as well as to ensure sufficient working capital.

The bonds are secured by a first-rank mortgage of approximately EUR 59.35 million on the assets of Preses Nama Kvartāls. According to the latest independent valuation, the market value of the project's assets stands at EUR 75.1 million. The bonds are listed on the Nasdaq Baltic Bond List, ensuring transparency and liquidity for investors.

The total funding raised under the bond program to date has reached EUR 54 million, or 72% of the total program volume, allowing for the active continuation of construction. This funding ensures the project's transition to the next phase - preparing premises for tenant requirements.

Interest in office space within the new project is high among both local and international tenants. Today’s tenants set high standards for their workspace, seeking premises that fully align with the needs of both management and employees. Several lease agreements have been signed, and active negotiations are ongoing with several technology and service companies.

Povilas Urbonavičius notes that the building's technical infrastructure has reached a stage that allows potential tenants to immediately engage in space planning. “We are at a stage where we can work in close collaboration with future tenants to co-develop their office concepts. With the support of our interior partners, it is possible to create individually tailored spaces that fully meet the company's needs. The earlier we begin this process, the faster we can provide a ready and functional work environment,” adds P. Urbonavičius.

How to invest

Investors can purchase the bonds through their bank by locating PN Project bonds in the investment section of their online banking platform or by contacting their bank's relationship manager directly.

Detailed information on investing through the largest banks in the Baltic States is available here

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