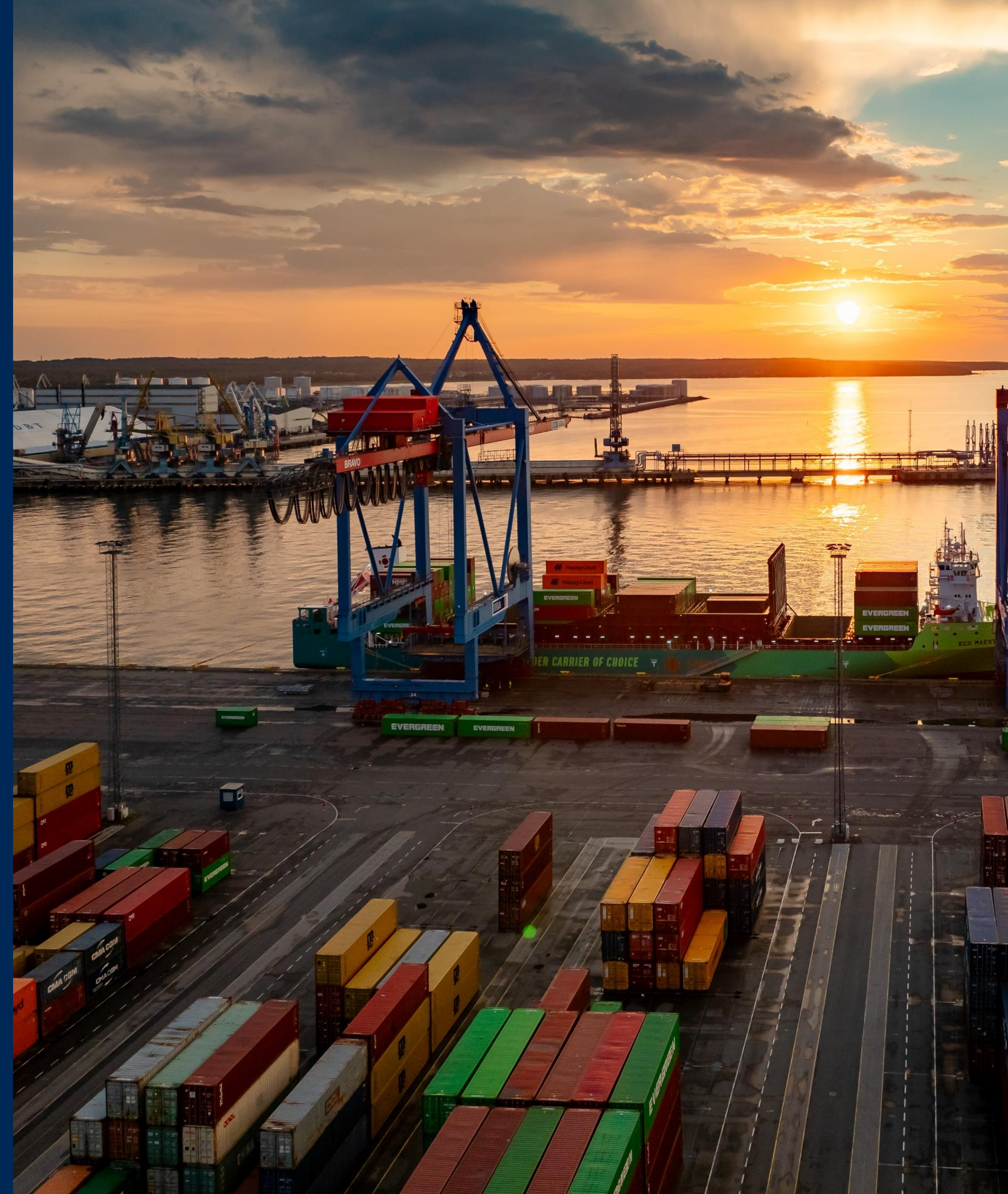


# Port of Tallinn Industrial Parks

Strategically Positioned Gateway  
For Global Success!

PORT OF  TALLINN







Our industrial parks offer a strategic location, world-class infrastructure and seamless access to regional and global markets by sea, rail, road and air. Efficient logistics solutions, reduced lead times, and a supportive environment drive accelerated growth for your business.

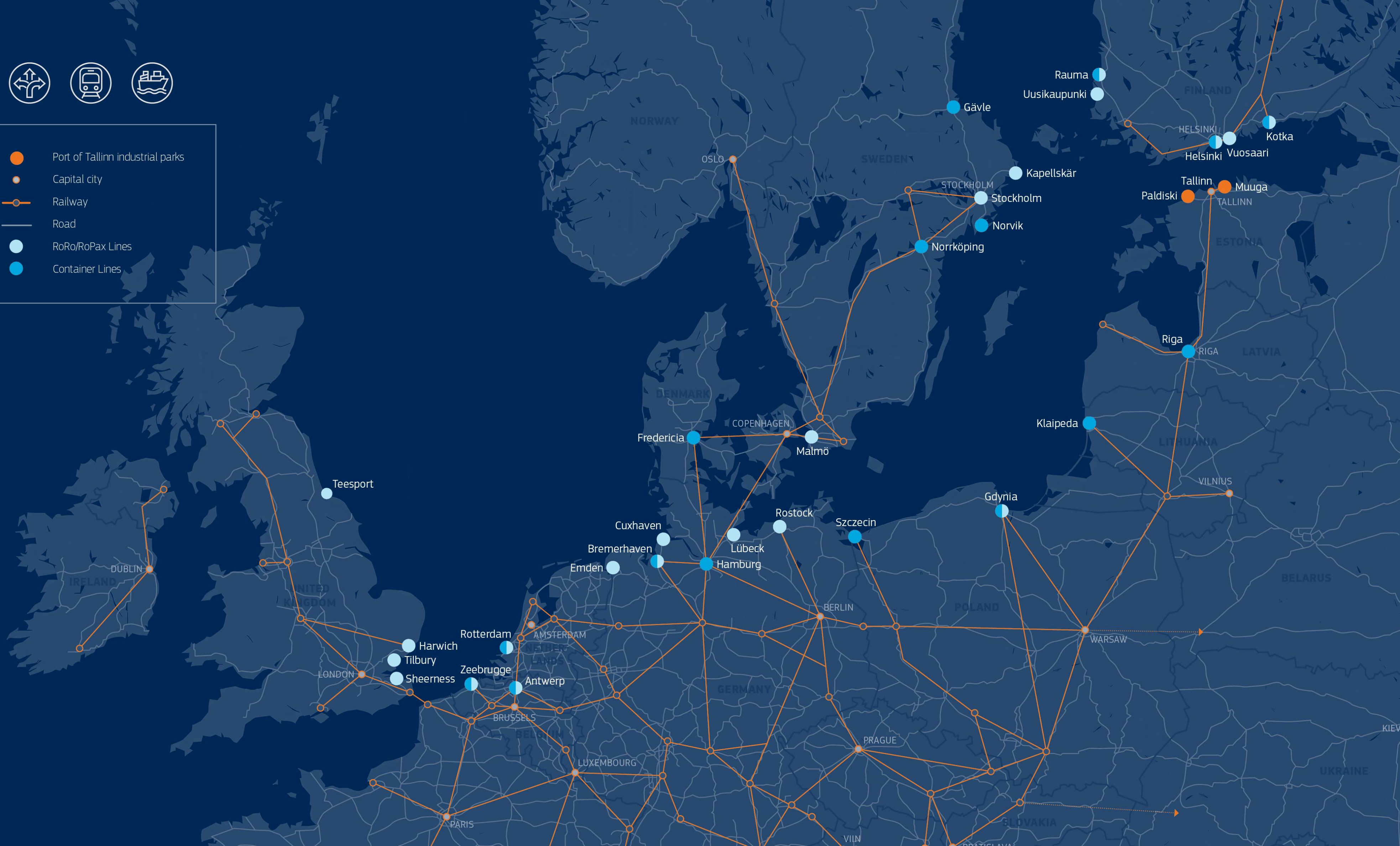
Muuga Industrial Park is located next to Tallinn, the capital of Estonia, while Paldiski South Harbour Industrial Park is situated 50 km west of Tallinn. Both parks together offer over 100 hectares of land for manufacturing, value-added services and other activities

**Grow your business with excellent connectivity and infrastructure.**





- Port of Tallinn industrial parks
- Capital city
- Railway
- Road
- RoRo/RoPax Lines
- Container Lines







**Strategic Location:** Positioned within major cargo hubs, providing direct access to regional and international markets.



**Efficient Logistics:** Connected seamlessly by sea, rail, road and air, minimising lead times and optimising supply chains.



**Comprehensive Infrastructure:** plug and play infrastructure connections ready, including green energy, water and gas.



**Growth-Focused Environment:** Continuous investments by the plot owner, Port of Tallinn, in infrastructure, digitalisation and innovation according to the needs of each industrial park client.



**Digital business culture:** As digitalisation becomes the value driver across all industries, Estonia is uniquely positioned as the scalable location of choice for knowledge and digital business.



**Sustainability Initiatives:** Committed to eco-friendly practices, enabling companies to align with global environmental standards.



**Educated workforce in logistics, R&D and manufacturing:** The Estonian labour market can be described by its highly skilled workforce, with 86% of adults speaking at least one foreign language, low unionisation, simple and straightforward labour legislation, and easy hiring processes.



**Support from government:** different grants for investments, with support at all steps from creating a business to R&D and expanding in new markets.





Harbour &  
Industrial Park



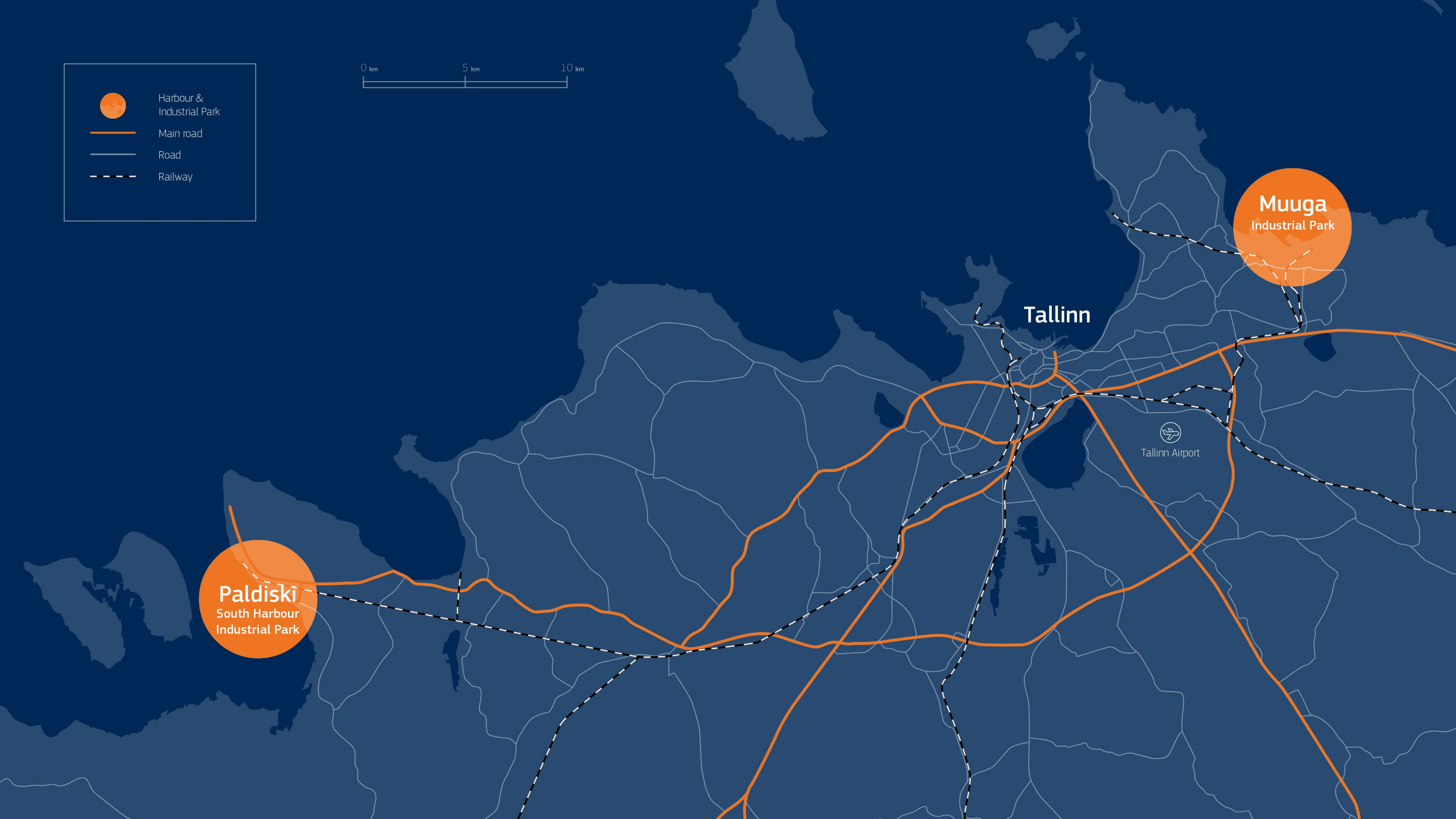
Main road



Road



Railway





# Muuga Industrial Park





Strategically located within Estonia's largest cargo gateway, **Muuga Industrial Park** spans 76 hectares of prime industrial land, offering various-sized, mergeable plots with direct access to sea, rail and road connections.

As a designated free zone, Muuga Industrial Park provides simplified customs procedures and easy ownership transfers, and it facilitates value-added operations – ideal for companies developing distribution centres. Goods imported temporarily for processing and re-exported are exempt from import VAT, thereby significantly reducing costs.

The port's integrated cargo handling services enhance logistical efficiency for industrial park tenants, streamlining supply chains, optimising resources, and supporting business growth and competitiveness.

- **Development Area:** 76 hectares
- **Plots Available:** Various sizes, with options to combine plots
- **Direct Access:** Sea, rail and road
- **Rail Baltic Freight Terminal:** Opening in 2030
- **Utilities Connected to Plot Borders:** Water supply, sewerage, gas, power and telecommunications
- **Green Electricity:** Sustainable power options available
- **Free Zone Benefits:** Simplified customs and tax advantages
- **24/7 Security Surveillance:** Automated smart gate systems for enhanced security

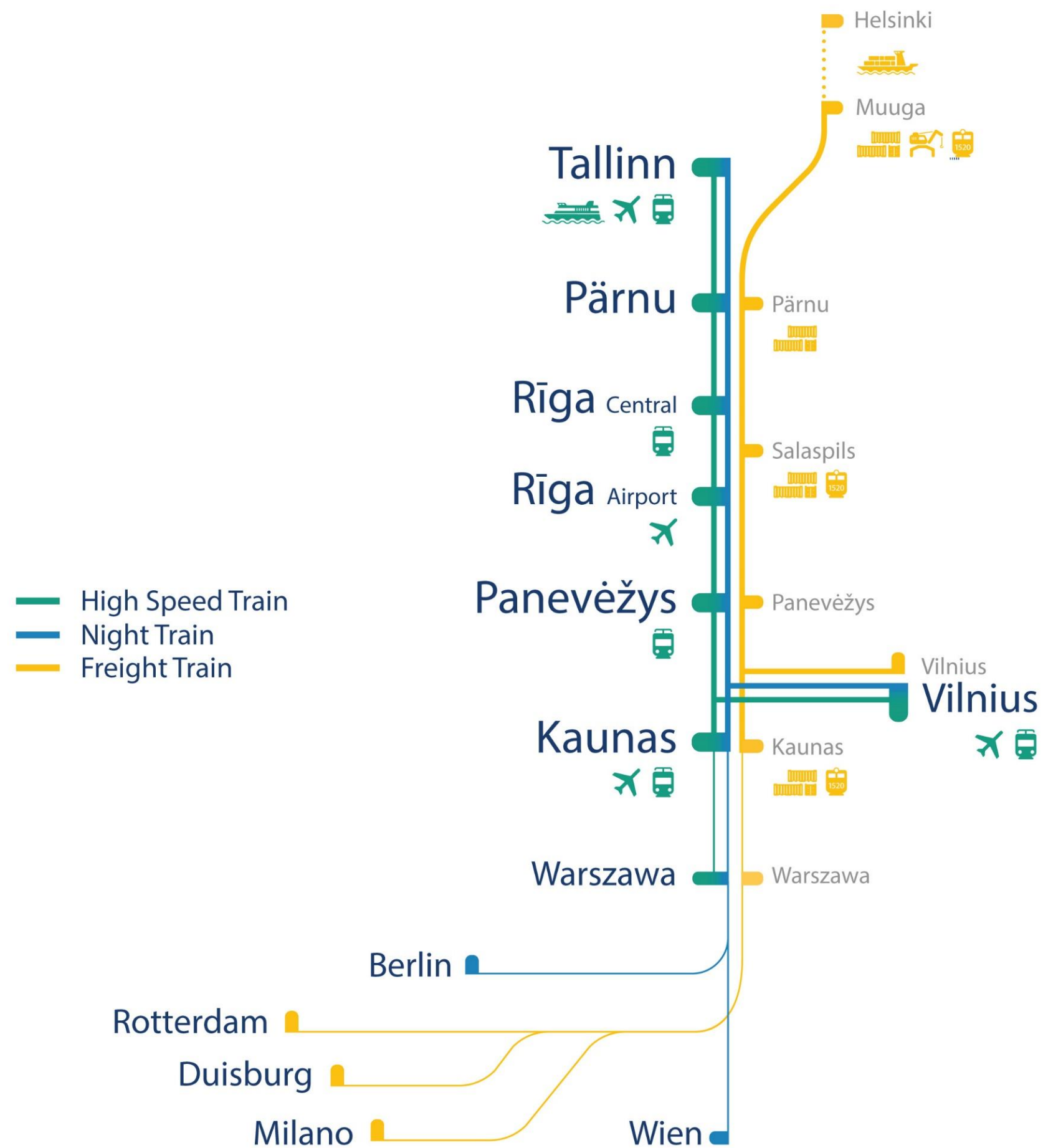




# Muuga Harbour

- Estonia's Largest and Deepest Cargo Harbour
- Key Logistics Hub in the Baltic Sea Region
- Frequent Ship Connections: Scandinavia and Western Europe
- Territory: 567 ha
- Aquatory: 682 ha
- Maximum Depth: 18 m
- Number of Berths: 29
- Total Length of Berths: 6.4 km
- Maximum Ship Length: 300+ m
- Cargo Types Handled:  
Containers, liquid bulk, dry bulk, Ro-Ro, general cargo
- 24/7 Surveillance: Guarded access points with smart automated gate systems





# Rail Baltica Muuga terminal

A rail transport infrastructure project that will integrate the Port of Muuga into the European rail network, making it the only port in the Baltics with a terminal located inside the port area.

New intermodal freight terminals will be built in each of the Baltic countries to allow for fast and efficient transfer of containerized cargo between different transport modes.

Maximum freight train length: 1050 meters

Freight transport speed: between Estonia and Poland approximately 15 hours

Train speed: up to 120 km/h

Environmentally friendly: Fully electrified railway

Safe: The newest generation of European railway traffic management system (ERTMS) will be used to control the train movement

Modern: using the most up-to-date technologies and materials



# Paldiski South Harbour Industrial Park





**Paldiski South Harbour Industrial Park** is located just 50 kilometres west from Tallinn on the Pakri Peninsula, a key hub for storage, logistics and production within the green energy and industrial sectors. With established wind and solar farms, Estonia's only LNG quay and ongoing energy innovations, the area is primed for sustainable industry growth.

As the shortest seaway from Estonia to Sweden and home to the country's only quay (310m, with a 10-hectare back area) built for high-draft offshore wind construction and component vessels, Paldiski South Harbour offers unique opportunities for forward-thinking investors.

- **Development Area:** 39 hectares
- **Plots Available:** Various sizes, with options to combine plots
- **Direct Access:** Sea, rail and road
- **Utilities as per Client Needs:** Water supply, sewerage, gas, power and telecommunications
- **Green Electricity:** Sustainable power options available
- **Energy Innovation Peninsula:** Multiple green energy (wind, solar, green ammonia etc.) producers located nearby
- **Technology Hub:** Several technology parks in the area enhance synergy
- **Support from Local Government:** The City of Paldiski actively supports entrepreneurs and employees with favourable conditions in the area
- **Active Local Business Community:** Ongoing programmes and events
- **24/7 Security Surveillance:** Automated smart gate systems for enhanced security



# Multifunctional Service and Installation Base for Offshore Wind Farms

The versatile quay at Paldiski South Harbour is specifically designed to serve offshore wind farms as an installation hub. Quay parameters enable it to accommodate specialized vessels servicing offshore wind farm construction. The quay, combined with a 10-hectare storage area directly behind it, streamlines processes and reduces turnaround time. Adjustable RoRo ramp with bearing capacity upto 9000 kN is designed to handle heavy loads.

## MULTI-PURPOSE QUAY 6A:

- Storage area: 10 ha
- Length: 310 m
- Depth: 13.5 m
- Bearing capacity: 200-400kN/m<sup>2</sup>
- Adjustable Ramp: Bearing capacity upto 9000 kN
- Terminal area: 15 ha

Opportunities for exclusive use of the quay are available.







# Paldiski South Harbour

- Estonia's Second Largest and Cargo Harbour
- Quickest Searoute from the Baltics to Sweden
- Frequent Ship Connections: Scandinavia and Western Europe
- Territory: 119 ha
- Aquatory: 147 ha
- Maximum Depth: 14.5 m
- Number of Berths: 10
- Total Length of Berths: 1.85 km
- Maximum Ship Length: 230 m
- Cargo Types Handled: Liquid Bulk, Dry Bulk, Ro-Ro, General Cargo
- 24/7 Surveillance: Guarded access points with smart, automated gate systems





# Sustainability

At the **Port of Tallinn**, sustainability is not just about meeting regulatory requirements – it's a core value that drives us to lead the travel and shipping sectors towards meaningful, positive change, thereby setting an example in creating more sustainable solutions. Our strategic goal is to create green energy ecosystems within the Muuga and Paldiski South Harbours industrial parks.

Some projects in the pipeline:

- **Alternative fuels:** Liquefied methane terminal at Muuga Harbour with JetGas OÜ. The first phase, including one storage tank, is set to launch by the end of 2027.

- **OPS in Muuga harbour**

Onshore Power Supply (OPS) facility at Muuga Harbour from 2026, enabling docked vessels to connect to shore power, thereby reducing fuel generator use and cutting air pollution and noise in the port area.

- **FIN-EST Green Corridor**

This initiative was signed in October 2023 by Port of Helsinki, Port of Tallinn and various key stakeholders. The memorandum set the foundation for creating a climate-neutral customer and shipping journey by establishing a maritime green corridor connecting Tallinn-Helsinki and Muuga-Vuosaari.



# estonia

# work estonia



## Business environment

Estonia consistently ranks as a world leader in human capital, digital capability and ease of doing business. This creates a competitive environment which allows solutions and services to be researched, developed and delivered globally.

### Start strong, scale fast:

- Establish a company fully online and only in a few hours.
- 0% income tax on retained and reinvested profits.
- 99% of banking transactions are made online.
- Modern transportation, telecommunications and IT infrastructure.
- A success story in maximising human capital potential.



# Port of Tallinn

- Biggest port authority in Estonia (4 ports, ca 15 mln tons of cargo and 10 mln passengers per year, 500+ employees)
- Expertise across diverse business fields (passengers, cargo, shipping and real estate), ensuring stability and resilience, offering investors a secure foundation for long-term growth
- Strong investment capability, providing clients with high-quality infrastructure
- Strong focus on sustainability, transforming ports into green energy hubs
- Listed on the Nasdaq Stock Exchange with over 23,000 shareholders







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