Member State application to host the Anti-Money Laundering/Countering the Financing of Terrorism Authority (AMLA)

Fields marked with * are mandatory.

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Applicant Member State

* Member State

- AT - Austria
- EE - Estonia
- IT - Italy
- PT - Portugal
- BE - Belgium
- FI - Finland
- LV - Latvia
- RO - Romania
- BG - Bulgaria
- FR - France
- LT - Lithuania
- SK - Slovakia
- HR - Croatia
- DE - Germany
- LU - Luxembourg
- SI - Slovenia
- CY - Cyprus
- EL - Greece
- MT - Malta
- ES - Spain
- CZ - Czechia
- HU - Hungary
- NL - Netherlands
- SE - Sweden
- DK - Denmark
- IE - Ireland
- PL - Poland

* Main contact person in charge

* Email

* Backup person in charge
‘When selecting the location, the co-legislators have agreed that they will ensure that, given the nature of AMLA, the location enables the Authority to fully execute its tasks and powers, to recruit highly qualified and specialised staff, to offer adequate training opportunities for AML/CFT activities, where relevant, to allow for close cooperation with Union institutions bodies and agencies, and in order to avoid reputation risks, to consider how ML/FT risks are adequately addressed in the Member State based on publicly available, relevant and comparable information such as FATF reports.’

Description

5000 character(s) maximum

Highly qualified and specialised staff

Historically the share of services in the overall economic activity is relatively high. There is a high rate of employed individuals in the financial sector – 2% of the population. The workforce has evolved in step with Latvia’s financial sector, growing knowledgeable about and sensitive to AML processes and their importance. Having matured in the internet age, the workforce is not just tech-savvy, but also proactive in implementing various innovations to drive the sector forward. It has been trained in a period of intense financial reform, and thus to the latest international standards, and with this unique experience, is able to recognize risky dealings. The workforce is unique – it is young, experienced, innovative, certified, and available.

Half of all ACAMS certified specialists in Baltics are located in Latvia (389 out of 800). 1 in 3 financial sector employees are ACAMS or ICA certified.

(Description continued)

5000 character(s) maximum
Recognition of AML/CFT importance an increasing demand from public and private sector stakeholders has led to significant allocation of EU Recovery and resilience funds to strengthen the knowledge capacity regarding anti-money laundering and financial technologies in Latvia.

It implies:
1. creation of specialized study modules within the framework of accredited bachelor's and master's study programmes in the field of AML and financial technologies;
2. increase the number of students who have mastered the specialized study modules in the field of AML and financial technologies;
3. increase the number of trained academic staff in the field of AML and financial technologies.

The project is implemented by Riga Business school (RBS). RBS in cooperation with globally recognized university network provides AML/CFT training in Latvia that meets international quality standards. RBS implements ACAMS (Association of Certified Anti-Money Laundering) accredited training and is the only ACAMS licensed training centre in the Baltics. Therefore, RBS has experience and capacity in preparing specialists in the field of AML/CFT. In addition, RBS implements internationally recognised management and technology programmes, the graduates of which have the opportunity to obtain double diplomas with US, Canadian and European universities.

The aim of the project is to strengthen financial regulation, anti-money laundering and Fintech knowledge capacity in Latvia. The courses are currently being co-developed with the ecosystem (industry, regulatory bodies). There will be three courses at the undergraduate level and three courses at the graduate level on:

- Foundations of Fintech & Fintech business models;
- Foundations of Regulation & compliance for sustainable Fintech development;
- Capstone project - developing a sustainable Fintech.

In addition, RBS offers three non-academic courses to industry:

- Two ACAMS certification preparation courses for professionals: Certified Global Sanctions Specialist (CGSS) and Certified Anti-Money Laundering Specialist (CAMS);
- An Executive Education course for middle and senior management: Art of Compliance: Strategies for Success in a World of Regulations.

All modules and courses developed at RBS are delivered in English.

Other Latvian universities currently also offer competitive study programmes and courses in the field of financial and economic security, for example Riga Technical University offers a professional bachelor's study programme "Financial Engineering", Riga Technical University, Vidzeme University and BA School of Business and Finance (BASBF) offer master's study programmes in the field of cyber security management and engineering. BASBF offers course "Money laundering risks" in professional bachelor's study programme "Finance" and professional master's study programme "Finance". University of Latvia offers bachelor's and master's study programmes in the field of law, which include the topic of AML. The University of Latvia has also developed a non-formal education programme "Prevention of Money Laundering and Financing of Terrorism", and topics on AML/CFT are included in on-demand education programmes for investigators, lawyers, and other professionals.

Adequately addressed ML/TF risks
Latvia’s Fifth Round Mutual Evaluation Report (MER) was adopted by Council of Europe Committee of experts on the evaluation of anti-money laundering measures and the financing of terrorism (Moneyval) in July 2018. It covered the assessment of Latvia’s AML/CFT system’s compliance with FATF standards and its effectiveness from 2013 to 2017.

Latvia’s MER acknowledged its national risk assessment of money laundering (ML) and terrorist financing (FT) risks as a key document that comprehensively articulates the understanding of ML/FT threats, vulnerabilities and residual risks in the country.

Since the report Latvia has implemented fundamental reforms of its AML/CFT system in order to eliminate the strategic deficiencies identified by Moneyval experts. The overhaul of Latvia’s financial sector supervision has been a resounding success which allowed Latvia to re-established its reputation and to create a strong and robust AML/CFT system.

In December 2019 Moneyval adopted Latvia’s 1st Follow up Report and upgraded Latvia’s compliance to FATF recommendations, thus it has largely complied with the requirements of all 40 FATF recommendations, of which seven recommendations are fully compliant with the FATF international standard, but 33 — mostly met.

The positive progress in eliminating strategic deficiencies related to Latvia’s AML/CFT system’s effectiveness was acknowledged by the Financial Action Task Force (FATF) in 2020 when reviewing Latvia’s Post Observation Progress Report and taking decision that Latvia will not be subject to ‘enhanced surveillance’ or included in the so-called ‘grey list’.

Latvia has continuously and significantly enhanced its AML/CFT system both in terms of adopting technical improvements and applying them effectively in line with the risks identified. This has allowed to achieve substantial results in mitigating ML/TF risks and preventing possible ML/FT.

Since Latvia’s MER in 2018 Latvia has conducted two comprehensive national risk assessments in elaboration of which a wide range of stakeholders took part. After adoption of each NRA the respective risk mitigating measures have been included in the AML/CFT Action Plan – the Government approved key nation-wide strategic document outlining the activities of the authorities in the field of AML/CFT – a strong basis for building a comprehensive, coordinated and targeted approach to address the ML and FT risks identified in the NRA, as well as recommendations by Moneyval.

Comprehensive outreach activities aimed at increasing understanding of ML/TF risk by the obliged entities, supervisory and control institutions, as well as law enforcement and other relevant institutions have been continuously provided and substantially contributed to the overall understanding of ML/TF risks in the country.

In July 2022 FIU Latvia received the best case award from the Egmont Group.

Part of these outreach activities are provided by FIU Latvia and its virtual training platform at https://training.fid.gov.lv/ which is frequently updated in order to ensure the necessary information and training for relevant stakeholders. It contains various video lectures for obliged entities, supervisory and control institutions, as well as law enforcement and other relevant institutions on various AML/CFT related topics, inter alia, the findings of NRA; training on the use of the goAML reporting system; explained sector-specific ML/FT risk, etc. Recordings of all the workshops organised by FIU Latvia have been published on the aforementioned virtual training platform.

The AML Innovation Hub (AMLIH) which is a permanent FIU Latvia initiative aimed at fostering the development of innovative solutions for more effective prevention, detection, and combating of ML both
domestically and internationally. Currently the FIU Latvia is implementing a project within AMLIH aimed at creating training rooms to ensure an accessible and effective setting for knowledge transfer and building. The training room is equipped with state-of-the-art information communications hardware and software enabling seamless on-site and online training, with a range of interactivity enabling trainings with various levels of participation. Modern security solutions allow the participation and interconnection of different institutions, including from the private sector. Modularity in the set-up of the training room allows for rapid and flexible adaptation to the needs of groups of various sizes. The training room is part of the on-going continuous effort to stay ahead of threats through engaging new ideas, skillsets, and tools. By setting up the dedicated training room, FIU Latvia ensures that the development of expertise can be integrated into the activities of the FIU without requiring case-by-case setting adaptation.

5000 character(s) maximum

Public-private partnership practices

Latvia has introduced a successful public – private partnership mechanism – Cooperation Coordination Group (CCG), which enables coordinated actions between private and public sector institutions involved, both on operational and strategic level. The purpose of the CCG is to promote the efficient execution of the tasks specified in the laws and regulations for the involved institutions in the area of AML/CFT. The CCG has proved itself as an extremely flexible, fast, and efficient mechanism of domestic interagency cooperation between the private and public sector, namely, obliged entities, FIU Latvia, law enforcement agencies, and other involved institutions in the area of prevention and combating money laundering and associated criminal offence. This successful example of cooperation can be extended to international cooperation and serve as a good basis for further work of joint investigation teams on ML/FT cases.

5000 character(s) maximum

Location and ability to fully execute its tasks

The Riga International Airport (RIX) is the largest in the Baltics, with the most destinations and highest passenger turnover. With over 100 direct flight destinations to over 35 countries, the Riga International Airport serves all three of the Baltic countries as a key junction and processes over 8M travelers annually. Frankfurt, Paris, and Brussels, as well as most other major EU cities and capitals, can be reached in less than three hours making Riga easily accessible from all of Europe’s cities.

Latvia has identified 3 office options that would make the AMLA’s stay in Latvia productive, allowing AMLA to fully execute its tasks from the very first day of establishment. The office spaces were selected for location, availability, logistics, modernity, safety and security, with flexible expansion opportunities at short notice – “Jaunā Teika” business center office building “Valters”, Preses Nama Kvartāls and Talejas street 1.

CRITERION 1

‘The date on which AMLA can become operational on site after the entry into force of the Regulation’
AMLA’s headquarters will be located in one of the largest business centers in Latvia – “Jaunā Teika”. More than 70,000 m2 of well-designed and comfortable infrastructure, with broad variety of dining places, grocery stores, convenience stores, pharmacies, medical center, cafeterias, conference center with meeting rooms of different sizes, co-working spaces, SPA facilities and a private nursery. It has been chosen by more than 15 internationally recognized companies as their place for growth and successful business. Business center “Jaunā Teika” is acknowledged as one the most sustainable projects in the real estate sector. Number of top-tier apartment buildings are located in “Jaunā Teika” and the business center is constantly expanding. The proposed building for AMLA premises “Valters” has received the “Best Building in Latvia” award. Total leasable area of Office building is approximately 15,400 m2 and the area intended for parking – 10,000 m2. Total available surface of the office premises is 7,740 m2 within 5 floors. If there is a necessity for a larger area during the initial lease period, the lessor may offer additional premises in the same office building “Valters”, as well as “Henrihs”, “Teodors” and “Ausma”, offering additional area of up to 3,500 m2.

The business center address is Gustava Zemgala gatve 74, Riga, Latvia, LV-1039.

Availability of the premises

1) Timeline of the availability of the premises (before fit-out and necessary adaptation works) as soon as possible after the entry into force of the Regulation

The premises in the building “Valters” of “Jaunā Teika” are available from June 2024.

2) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

4

Organisation of the premises
Indicatively, and depending on the final number of staff (between 250 and 400 staff members), the size of the AMLA’s premises should be between 6.000 to 10.000 square meters gross floor area above ground.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

7740

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

750

3) Availability of one large meeting room (including for the meetings of the General Board) (approx. 300 m²)

- Yes
- No

4) Number of meeting rooms for more than 40 persons

Please introduce only numbers.

6

5) Number of meeting rooms for 25-35 persons

Please introduce only numbers.

6

6) Number of meeting rooms for 13-15 persons

Please introduce only numbers.

10

7) Availability of a lounge area for lunch and/or dinner catering

- Yes
- No

8) Availability of a dedicated area for FIU (around 30 individual offices)

- Yes
- No

9) Internal archives capacity of the premises

- Yes
No

9.1) Archives volume (expressed in m³)
Please introduce only numbers.
600

10) Number of parking spaces (inside and outside) - available for AMLA
Please introduce only numbers.
193

11) Possibilities for extension of office space in its original premises or the nearby area
- Yes
- No

11.1) Surface for possible extensions (expressed in m²)
Please introduce only numbers.
3500

12) Are the premises EMAS verified?
The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.
- Yes
- No

13) Description of the general compliance with the Manual of Standard Building Specifications of the premises including for environment performance standards
5000 character(s) maximum

All "Jaunā Teika" office buildings are BREEAM certified and meets all standards of class B1 building. Detailed specification to be evaluated during next phase of building selection.

HVAC system integrated with combination of fancois, open/suspended ceilings, straight regips partitions colored and single glass fulglass partitions in accordance with individual layout, carpet tiles, LED stripe lamps. Furniture, built in furniture such as kitchens and wardrobes, kitchen equipment and server room equipment is not included into the standard.

Clear ceiling height is 3.3 m, with suspended ceiling – up to 2.6.
Lighting in offices – Mixed LED/Fluorescent.
Max. floor load capacity – 200 kg/m².
Card-key admittance – yes.

Building management system includes HVAC, lightening, fire security systems.
Automatic ventilation control through BMS will be organized, controlling air flow amount, temperature in the premises. Air conditioning system in each room with a possibility of heating. Temperature in each premise
14) Description of the digital security and connectivity with regard to physical and IT infrastructure

5000 character(s) maximum

In particular, access to high-speed internet (5G or fiber).

Digital security and communication in relation to physical and IT infrastructure compliant to standard of B1 class office building.

Business center “Jaunā Teika” provides:

1. Access Control system: access control systems is a part of standard of Office building, providing advanced access control systems, such as electronic keycards to regulate entry and exit. This digital security measure ensures that only authorized personnel can access the offices.

2. Surveillance and security: business center “Jaunā Teika” provides surveillance cameras and regular security. These devices provide continuous monitoring of public spaces, entrances, and sensitive areas to deter unauthorized access and monitor activities.

3. Connectivity for Building Management: connectivity enables the remote management and monitoring of critical building systems such as HVAC, lighting, elevators, and security. This connectivity ensures efficient building operations, reduces energy consumption, and allows for timely maintenance.

4. Wi-Fi and Connectivity: business center “Jaunā Teika” provide high-speed, reliable Wi-Fi and wired network connections throughout the building to support the connectivity needs of tenants and their IT infrastructure.

Latvia in the 1st place in the EU for fiber-optic internet coverage at 87.8% and ensures all alternative connectivity options. 5G is available publicly throughout Riga and a growing number of other cities in Latvia. Starlink satellite connection was launched in 2023.

15) Other

5000 character(s) maximum

For any other relevant information related to this topic.
Financial terms

1) Description of the financial terms

**5000 character(s) maximum**

Monthly rent for the premises is 14.00 euro/m² excluding VAT (including the office premises and part of the common use premises).
In addition to the rent, the lessee covers utility costs according to the readings of metering devices properly installed in the office premises.
Within 10 calendar days after the signing of agreement lessee has to cover security deposit of 3 month rent plus VAT.
Rent and maintenance costs are covered by the State for the first 2 years of operation.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

14

3) Does the applicant Member State intend to cover the rent?

- Yes
- No

3.1) Will the applicant Member State cover the rent

- Indefinitely
- For a given period of time

3.2) If for a given period of time, for how many years?

Please introduce only numbers.

2

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

2.50

5) Does the applicant Member State intend to cover the maintenance costs?

- Yes
- No

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

400
7) Does the applicant Member State intend to cover the fit-out costs?
   - Yes
   - No

8) Does the applicant Member State intend to cover the future upgrade and extension?
   - Yes
   - No
   - Depends

9) Financial conditions of future upgrades and extensions
   5000 character(s) maximum
   According with the lease agreement.

10) Duration of the lease (expressed in years)
    Please introduce only numbers.
    7

11) Financial conditions of termination before the end of the lease
    5000 character(s) maximum
    Parties can agree on 7 year unbreakable lease term. The tenant will have the right to terminate the agreement upon completion of 7 years of the lease. The parties may also agree that after 7 years or more, the tenant can terminate the agreement by notifying the lessor in advance. If the tenant wants to terminate the agreement before 7 year term, the tenant has to cover the unamortized part of the lessor’s investments into the fit-out works.

12) Description of any special conditions with regard to the costs and dedicated infrastructure
    5000 character(s) maximum
    This questions does not relate to benefits additional to Protocol 7.
    Business center “Jaunā Teika” provides developed infrastructure. On the 1st floor of 4 office buildings are available: different dining places, grocery store, convenience store, pharmacy, medical center, cafeterias, conference center with different sizes meeting rooms, co-working space.

13) Other
CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

By air:

Located just 15 minutes from the city centre Riga Airport is the largest international airport in the Baltics and connects Riga to 100+ destinations. It accommodates nine major airline companies and serves more than 8 million passengers a year. It is located approximately 10 kilometers southwest of the city center. The airport has modern terminal facilities with various amenities such as shops, restaurants, car rental services, and lounges for travelers. Several major airlines operate at Riga International Airport, including Latvia’s national carrier, Air Baltic. Other international airlines like Ryanair, Lufthansa, Turkish Airlines, British airways and Scandinavian Airlines (SAS) also provide services to and from Riga. Riga International Airport offers over 100 direct flights to all 26 EU capitals (over 35 countries in total) and their cities, making it a convenient gateway to Europe. Major European cities like Paris, Brussels, Berlin, Vienna, Amsterdam, Stockholm, Rome, Dublin, London and many others have regular flight connections to Riga and most of them can be reached within 3 hours.

By rail:

Connected throughout Europe, the 870 km long Rail Baltica rail line, which is currently being developed, will link Tallinn–Riga–Kaunas–Warsaw–Berlin, ensuring the full integration of Latvia into a single European railway system. Sections of it will start operating gradually from 2026. The implementation of the new high-speed railway network will result in a surge of rail freight and passenger commute volumes, presenting new opportunities for businesses to optimize their supply chain logistics.

By sea:

Riga port offers regular passenger ferry connections with the Nordics and Germany. Riga’s special economic zone has an ice-free international port, which is one of Europe’s leading sea hubs in terms of cargo turnover. Connections to all other transport infrastructure elements, along with attractive tax-free zone incentives, have resulted in the port becoming a regional centre of industrial activity.
2) Availability and types of public transport connections from the closest airport to the premises

- Train
- Metro
- Tram
- Bus

Frequency of tram connections (expressed in minutes)

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7
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Duration of tram connections (expressed in minutes)

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50
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Frequency of bus connections (expressed in minutes)

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10
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Duration of bus connections (expressed in minutes)

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45
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3) Availability and types of public transport connections from the closest international/national train station to the premises

- Local train
- Metro
- Tram
- Bus

Frequency of local train connections (expressed in minutes)

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60
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Duration of local train connections (expressed in minutes)

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15
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Frequency of tram connections (expressed in minutes)

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10
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Duration of **tram** connections (expressed in minutes)

15

Frequency of **bus** connections (expressed in minutes)

15

Duration of **bus** connections (expressed in minutes)

20

4) Other

5000 character(s) maximum
For any other relevant information related to this topic.

From Riga Central Station to the premises, it is possible to take a trolleybus. Frequency of connections – 4 to 16 minutes depending on rush hours. Duration – 16 minutes. Developed micromobility ensures safe cycling routes. Wide variety of ride-to-rent solutions are available (cars, bicycles, electric mobility solutions).

Accommodation facilities in the vicinity of the premises

1) Number of 3 star hotels at walking distance from the premises
Please introduce only numbers.
By walking distance is meant up to 1 km.

6

2) Number of 4 star hotels at walking distance from the premises
Please introduce only numbers.
By walking distance is meant up to 1 km.

0

3) Number of 5 star hotels at walking distance from the premises
Please introduce only numbers.
By walking distance is meant up to 1 km.

0

4) Number of 3 star hotels beyond walking distance in the vicinity of the premises
Please introduce only numbers.

19

5) Number of 4 star hotels beyond walking distance in the vicinity of the premises
6) Number of 5 star hotels beyond walking distance in the vicinity of the premises

Please introduce only numbers.

10

7) Description of available facilities for events and conferences outside AMLA premises

5000 character(s) maximum

Riga offers a range of diverse conference facilities to cater to various needs and preferences. List of notable venues and facilities for conferences and events:

1. Arena Riga: is able to host high-class events and is also able to provide technical solutions (1 hall with maximum capacity: 13 486). Location: city centre. Website: www.arenariga.com

2. ATTA CENTRE is the largest convention centre in the Baltics. The total area of the centre is 15 000 m2 (32 halls with maximum capacity: 3551, catering services available). Location: city centre. Website: www.attacentre.com

3. FANTADROMS offers multifunctional and customisable premises on 2 floors (7 halls with maximum capacity: 700). Location: city centre. Website: eventspaces.teikums.lv

4. Several buildings around the H2O6 territory is available for organizing events (conference facilities: 4 halls with maximum capacity: 1200). Location: city centre. Website: www.h2o6.lv

5. Hanzas Perons: a modern, multifunctional cultural and artistic space for organizing events (1-3 halls with maximum capacity: 2100). Location: city centre. Website: www.hanzasperons.lv

6. Splendid Palace is a unique neo baroque styled cultural centre with luxurious halls (6 halls with maximum capacity: 557). Location: city centre. Website: www.splendidpalace.lv

7. The Culture Palace ZIEMEĻBLĀZMA is a multifunctional culture centre and it offers facilities for various activities (6 halls with maximum capacity: 450). Location: out of city centre. Website: ziemelblazma.riga.lv

8. National Library of Latvia known for its striking architecture offers a unique and prestigious setting for conferences and cultural events. It has modern conference facilities with stunning views of the city. It offers well-equipped conference and events premises for different types of events (9-15 halls with maximum capacity: 462). Location: city centre. Website: www.lnb.lv

9. The Great Guild is one of the oldest public buildings in the Baltic States (3 halls with maximum capacity: 669). Location: old town. Website: en.lnso.lv

10. The Small Guild House offers venue rental for business meetings, courses, seminars, conferences, etc. (3 halls (330 m2, 137 m2 and 95 m2)). Location: old town. Website: mazagilde.lv

11. The Riga Latvian Society House a Neoclassical style building - the very first of its kind in Riga (6 halls with maximum capacity: 700). Location: city centre. Website: www.rlb.lv

12. Kipsala International Exposition Centre is the largest specialized exhibition venue in the Baltics. The hall can be easily transformed into any necessary number of rooms, equipped with movable podiums (7 halls with maximum capacity: 5100). Location: city centre. Website: www.rigaexpo.lv

13. Zuzeum Art Centre is a new space for art in Riga and the home of the Zuzāns Collection – the largest private collection of Latvian art in the world (5 halls with maximum capacity: 1000). Location: city centre. Website: www.zuzeum.com

14. The House of the Black Heads is a unique place for organizing representative events (6 halls with maximum capacity: 715). Location: old town. Website: www.melngalvjunams.lv

15. The University of Latvia or Riga Technical University as the knowledge HUBs: The university has multiple facilities available for conferences, seminars, and workshops. These spaces often combine
historical and modern elements, creating a unique atmosphere for events.

16. Radisson Blu Latvija Conference & Spa Hotel: This upscale largest hotel in the Baltic region offers a modern conference centre with multiple meeting rooms and can accommodate events of various sizes for up to 1100 delegates. The hotel also has a SPA and wellness centre.

17. Various hotels: Many of Riga’s hotels offer excellent conference facilities, including the MC Hotel Riga by Marriott, Wellton Riverside Spa, Radisson Blu Daugava, Grand Hotel Kempinski Riga, Grand Poet by Semera Hotel, Pullman Riga Old Town Hotel, Mercure Riga City Centre Hotel, Tallink Riga Hotel and the Bellevue Park Hotel Riga, among others.

Riga’s diverse conference facilities are well-equipped with modern technology, catering services, and professional staff to ensure the success of your event. The city’s central location in the Baltic region, rich cultural heritage, and historic charm makes it an attractive destination for conferences and events. Detailed info displayed at www.MeetRiga.com.

8) Other

5000 character(s) maximum

For any other relevant information related to this topic.

CRITERION 3

‘Existence of adequate education facilities for the children of AMLA’s staff’

1) Number of nurseries

Please introduce only numbers.

247

2) Language options offered by the nurseries

- Bulgarian
- Estonian
- Irish
- Portuguese
- Croatian
- Finnish
- Italian
- Romanian
- Czech
- French
- Latvian
- Slovak
- Danish
- German
- Lithuanian
- Slovenian
- Dutch
- Greek
- Maltese
- Spanish
- English
- Hungarian
- Polish
- Swedish

3) Additional information concerning nurseries (names, location, language options offered, etc.)

5000 character(s) maximum
In Latvia, all children from the age of 18 months until the start of primary education are legally entitled to a place in a preschool institution. Local governments (municipalities) are responsible for ensuring places for children in preschool educational institutions. Education is free of charge in these educational institutions, but parents have to cover the catering costs. If a local government does not ensure a place in a pre-school education programme implemented by the local government educational institution and the child is acquiring the pre-school education programme in a private educational institution, the local government shall cover the costs for such private service provider. Preschool educational institutions in Latvia are usually open from 7.00 until 19.00. Children may also acquire preschool education in international schools operating in Latvia:

King’s College Latvia is offering preschool education for children from the age of 2. The learning language is English. The school is located near the Riga - Turaidas Street 1, Pinki, Babites, District, LV-2107, Latvia.

International School of Riga is offering preschool education for children from the age of 2. The learning language is English. The school is located in Riga, Kalnciema Street 118, LV-1046, Latvia.

German International School of Riga is offering preschool education for children from the age of 15 months. The learning language is German. The school is located in Riga, Dzirnavu Street 16, LV-1010, Latvia.

Exupery International School is offering preschool education for children from the age of 18 months. The curriculum framework combines PYP inquiry-based learning model with a heavy emphasis on English language development while supporting the native language. The school is located near the Riga – Jauna Street 8, Pinki Babites District, LV-2107, Latvia.

International School of Latvia is offering preschool education for children from the age of 2. The learning language is English. The school is located near the Riga in Meistaru Street 2 Pinki, Babites District, LV-2107, Latvia.

Jules Verne Riga French School is offering preschool education for children from the age of 2. The learning language is French. The school is located in Riga, Patversmes Street 20, LV-1005, Latvia.

4) Availability of European Schools or accredited European Schools


- Yes
- No

5) Number of international schools providing primary and secondary education

Please introduce only numbers.

An international school is an institution that promotes education in an international environment or framework. Although there is no uniform definition or criteria, international schools are usually characterized by a multinational student body and staff, multilingual instruction, curricula oriented towards global perspectives and subjects and taught in more than one language.

8

6) Language options offered by the international schools

- Bulgarian
- Estonian
- Irish
- Portuguese
- Croatian
- Finnish
- Italian
- Romanian
7) Additional information concerning international schools (names, location, language options offered, etc.)

5000 character(s) maximum

8 international schools are operating in Latvia. All schools are located in or near Riga. All schools located outside Riga are providing school buses.

King’s College Latvia forms part of King’s Group and provides British International education. The learning language is English. The school is located in the municipality of Babites (Rigas Region) - Turaidas Street 1, Pinki, Babites, District, LV-2107, Latvia. More information on school please find here https://www.latvia.kingscollegeschools.org/.

International School of Riga implements the IB Primary Years Programme (IBPYP) throughout Primary, including Early Years (for students between the ages of 3 to 12 years old), the International Middle Years Curriculum (IMYC) for students aged 11-14. In Grades 9 and 10, students follow the IGCSE and in Grades 11 and 12, ISR implements the IBDP. School’s primary campus is located on Kalnciema iela 118, while the secondary campus is located on Vesetas iela 9. The learning language is English. More information on school please find here https://isriga.lv/learning/high-school/welcome/.

German International School of Riga is providing its students with a German international education. School’s learning system is based on the curricula guidelines of the federal state of Thuringia in accordance with the mandates of the federal agency regulating German schools abroad (“Zentralstelle fürs Auslandsschulwesen”). The learning language is German. The school is located in Riga, Dzirnavu Street 16, LV-1010, Latvia. More information on school please find here https://www.deutscheschuleriga.lv/.

Exupery International School is a fully authorised International Baccalaureate (IB) school currently offering the Primary Years Programme (IB PYP) for preschool and primary students and also International Baccalaureate Diploma Programme (IB DP) in senior school, while the middle school focuses on preparing for the UK IGCSEs which take place in the 10th grade. The learning language is English. The school is located near the Riga – Jauna Street 8, Pinki Babites District, LV-2107, Latvia. More information on school please find here https://exupery.lv/.

International School of Latvia is a fully accredited international school. It is accredited by both the Council of International Schools (CIS) based in the Netherlands and the New England Association of Schools and Colleges (NEASC) based in the United States. ISL’s Elementary School offers the International Baccalaureate Primary Years Programme. The Secondary School implements the IB Middle Years Programme (MYP) and IB Diploma Programme (DP). The learning language is English. The school is located near the Riga in Meistaru Street 2 Pinki, Babites District, LV-2107, Latvia. More information on school please find here https://isl.edu.lv/.

Jules Verne Riga French school is the only school in Latvia operating within the French education system and recognized by both Latvian and French governments. The school is a part of the worldwide network of accredited French schools AEF E. The elementary school (école élémentaire) welcomes students from 6
Higher education is provided by autonomous public and private higher education institutions: these are universities of science, universities of arts and culture, universities of applied sciences. The degree structure follows the three-cycle structure: bachelor’s, master’s, and doctoral level studies. Academic higher education study programs prepare graduates for independent research, as well as theoretical background for professional activities. Academic study program is regulated by national education standard and after graduation a bachelor’s degree or master’s degree is awarded. Each type of study program is regulated by national education standard. In total there are 984 study programs in Latvia.

The admission procedure is not centralized: each university has its own admission committee and criteria.

Higher education in Latvia is financed both by public and private funding. The funding of higher education varies within the system, but mainly institutions receive state funded study places, whereas private institutions can receive state funded study places in specific case only and are primarily financed through student fees.

Data about Higher Education Institutions, Study Fields and Study Programs are provided in https://eplatforma.aika.lv/index.php?r=site%2Fstudy-direction%2Flist

---

8) Number of higher education facilities (university level or equal)

Please introduce only numbers.

50

9) Language options offered by the higher education facilities

- Bulgarian
- Estonian
- Irish
- Portuguese
- Croatian
- Finnish
- Italian
- Romanian
- Czech
- French
- Latvian
- Slovak
- Danish
- German
- Lithuanian
- Slovenian
- Dutch
- Greek
- Maltese
- Spanish
- English
- Hungarian
- Polish
- Swedish

10) Description of higher education facilities (Universities and academic disciplines)

5000 character(s) maximum

Higher education is provided by autonomous public and private higher education institutions: these are universities of science, universities of arts and culture, universities of applied sciences. The degree structure follows the three-cycle structure: bachelor’s, master’s, and doctoral level studies. Academic higher education study programs prepare graduates for independent research, as well as theoretical background for professional activities. Academic study program is regulated by national education standard and after graduation a bachelor’s degree or master’s degree is awarded. Each type of study programs is regulated by national education standard. In total there are 984 study programs in Latvia. The admission procedure is not centralized: each university has its own admission committee and criteria. Admission to the study program is regulated admission rules. Higher education in Latvia is financed both by public and private funding. The funding of higher education varies within the system, but mainly institutions receive state funded study places, whereas private institutions can receive state funded study places in specific case only and are primarily financed through student fees. Data about Higher Education Institutions, Study Fields and Study Programs are provided in https://eplatforma.aika.lv/index.php?r=site%2Fstudy-direction%2Flist

11) Other

5000 character(s) maximum

For any other relevant information related to this topic.

The Eurydice network, whose task is to explain how education systems are organized in Europe:
CRITERION 4

'Appropriate access to the labour market, social security and medical care for both children and spouses'

1) Number of hospitals available in the vicinity of the premises

Please introduce only numbers.

55

2) Description of access to medical care (access to hospitals and other medical facilities, doctors, spoken languages, etc.)

5000 character(s) maximum

Latvia’s healthcare system is a mix of private and publicly funded services. Permanent residence permit holders will have access to publicly funded services, though you may encounter a waiting line. Most paid services, however, are available to everyone, with little-to-no waiting time and at an affordable price. Latvia’s clinics typically offer patients a sensible pricing policy with no hidden charges. Service prices are competitive within the Baltic Sea Region and lower than in Western European and Scandinavian countries, enabling patients to make cost savings of 50-70%.

With state-of-the-art facilities and newly renovated regular and children’s hospitals, healthcare is easily accessible and of high quality.

Every person is registered with a general practitioner (a family doctor). This is the first point of contact for everything health-related, and the GPs will then direct their patient to specialists as necessary. These visits are state-subsidized, with patients paying €1-2 per visit.

The State budget in Latvia covers all health services, including healthcare provided by a family doctor or his team, most of the screening and examinations, medical assistance in the points for emergency, healthcare services provided in a day and night hospital, healthcare at home, assistance provided by the emergency medical care team, medical rehabilitation, reimbursement of medicine and medical equipment.

Healthcare professionals mostly speak Latvian, English, German and Russian. An interpreter is available if needed.

3) Description of access to medical care and social security for AMLA children and spouses not covered by the EU Staff Regulations (benefits, conditions, assistance, etc.)

5000 character(s) maximum
State-funded healthcare services are provided in Latvia to citizens of the EU Member States, Island, Liechtenstein, Norway and Switzerland, who have entered into labour relationships or reside as self-employed persons in Latvia (including their family members); foreigners, having a permanent residence permit in Latvia; children of the above-mentioned inhabitants in the age up to 18 years.

Spouses of the citizens and non-citizens of Latvia, having temporary residence permit in Latvia, may obtain state-funded pregnant women care and child-birth assistance free of charge.

Other inhabitants may obtain paid medical services in Latvia in accordance with the price list of the respective medical institution for paid services.

If a person has an insurance policy, the level of payment for a particular service depends on whether and to what extent the service is covered by the insurance policy.

If a person pays for a healthcare service entirely by himself, he does so in accordance with the fee schedule of the medical institution concerned.

4) Situation of the national labour market and its capacity to offer international job opportunities (number and capacity of international companies acting in the region) for children and spouses of AMLA staff

Latvia is a multilingual country, and the average person speaks at least 3 languages with English being the third most spoken language. English proficiency has significantly increased, especially among the younger generations – Latvia has the highest level of youth English language fluency in the Baltics with 42% of 15-34 year-olds completely fluent.

Latvia has a diverse economy with over 2 million companies operating in 1,500 industries. Open economy and dynamic labour market provide opportunities for foreigners to access labor market. Some particularly in-demand fields with highest count of vacancies are IT, sales, finance and accounting, logistics and engineering. The roles can be found in a range of companies, from multinational corporations down to the local startups that are growing at a head spinning pace. As a reaction to labour market demands, gross wage remains the highest in financial, insurance and IT sectors (almost twice the national average).

Available infrastructure and talent pool, ease of doing business, as well as the infrastructure availability and opportunities for innovation are among the most critical factors for the FinTech enterprises to choose Latvia to set up their main operations. Talent is mentioned as one of the most important factors for why FinTech companies choose Latvia for their HQ location. Latvia’s FinTech ecosystem has an especially high growth potential taking into account the strong banking and financial industry roots & talent density in Riga. An additional positive tendency of FinTech enterprises is to plan to either hire and relocate to Latvia or hire specialists and work remotely.

5) Availability of services assisting expatriates and foreign nationals in seeking jobs

Opportunities to search for work using the following resources:

- www.cv.lv - the biggest local vacancies portal in Latvia covering all industries;
- LinkedIn;
AML placement in Riga would provide for a strong European Union presence in a region where such a message has deep and meaningful significance. It is more important than ever to demonstrate that the region is an integral part of the EU.

The establishment of the AMLA in Latvia can significantly contribute to the geographical balance and unity of the European Union and its agencies and positively contribute to the balance of EU financial supervision system.

While currently main financial agencies and bodies are concentrated around cities - big financial centers, placing an agency in Latvia (Riga) would equalize the South/North and facilitate East/West integration. It would greatly contribute to geographical balance and unity of the EU and its agencies and ensure even higher AMLA autonomy, reduce the risk of concentration of power and supervisory fracture.

Any benefits granted in addition to Protocol 7

1) Does the applicant Member State offer additional privileges?
   - Yes
   - No

1.1) If yes, which ones?
The rent of the chosen location will be covered for a period of 2 years. VAT refund (standard rate is 21%) option will be granted for officials and staff of AMLA.

Headquarters Agreement

Applicant Member State's commitment to confirming the conditions included in the application in a future headquarters agreement with AMLA

- Yes
- No

Do you propose other premises (2)?

Please fill in the survey concerning premises 2 - only for criteria 1 and 2.

- Yes
- No

CRITERION 1

The date on which AMLA can become operational on site after the entry into force of the Regulation

Building 2

Should there be more premises proposed, please see at the end of the survey.

1) Description of the proposed premises 2 (Address and general description)

The Talejas iela 1 building is situated in the North district of Riga.
Talejas iela 1 Building is modern, user friendly, efficient, and sustainable government office. Originally designed to host state administrative entities, it provides for additional office space. The flexibility of building's layout and its open-plan design makes it a good environment for activity-based office needs.

Talejas Street 1 Building stands out as one of Latvia's most valuable properties due to its enduring sustainability solutions, which have operated smoothly for over 8 years. Office environment can be easily adapted to meet the various needs of its users.
Availability of the premises

1) Timeline of the availability of the premises (before fit-out and necessary adaptation works) as soon as possible after the entry into force of the Regulation

5000 character(s) maximum
Date or estimated period.

Available now.

2) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

6

Organisation of the premises

Indicatively, and depending on the final number of staff (between 250 and 400 staff members), the size of the AMLA’s premises should be between 6.000 to 10.000 square meters gross floor area above ground.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

10000

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

600

3) Availability of one large meeting room (including for the meetings of the General Board) (approx. 300 m²)

- Yes
- No

4) Number of meeting rooms for more than 40 persons

Please introduce only numbers.

2

5) Number of meeting rooms for 25-35 persons
Please introduce only numbers.

2

6) Number of meeting rooms for 13-15 persons
Please introduce only numbers.

3

7) Availability of a lounge area for lunch and/or dinner catering
- Yes
- No

8) Availability of a dedicated area for FIU (around 30 individual offices)
- Yes
- No

9) Internal archives capacity of the premises
- Yes
- No

9.1) Archives volume (expressed in m$^3$)
Please introduce only numbers.

308

10) Number of parking spaces (inside and outside) - available for AMLA
Please introduce only numbers.

50

11) Possibilities for extension of office space in its original premises or the nearby area
- Yes
- No

11.1) Surface for possible extensions (expressed in m$^2$)
Please introduce only numbers.

1000

12) Are the premises EMAS verified?
The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.
13) Description of the general compliance with the Manual of Standard Building Specifications of the premises including for environment performance standards

5000 character(s) maximum

All equipment and engineering communications are maintained in accordance with regulations and established procedures, as specified by the equipment manufacturer’s requirements, and equipment maintenance is performed by certified companies.

14) Description of the digital security and connectivity with regard to physical and IT infrastructure

5000 character(s) maximum

In particular, access to high-speed internet (5G or fiber).

Separate VLANs for network segmentation, micro segmentation for the server side, and protocol 802.1X for end-user devices are used on the premises. Employees connect to the corporate network using a wireless network, where access is granted from Aruba ClearPass policies in two layers. 1st connection is made if the user’s computer has an issued certificate, and 2nd - if the user using SSO is authorized to Active directory. Other equipment, like printers, screen sharing devices, and meeting room reservation screens are connected using Mac layer filters on network access ports.

15) Other

5000 character(s) maximum

For any other relevant information related to this topic.

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Financial terms

1) Description of the financial terms

5000 character(s) maximum

Monthly rental cost is 14.56 EUR/m2. Total rental cost depends on the total office space used. Rent and maintenance costs are covered by the State for the first 2 years of operation. Financial terms include rent, security deposit, lease agreement, rent escalation - price index, utilities, maintenance fees, late fees, security deposit return.
2) Monthly rental cost (expressed in EUR)
Please introduce only numbers.

14.56

3) Does the applicant Member State intend to cover the rent?
- Yes
- No

3.1) Will the applicant Member State cover the rent
- Indefinitely
- For a given period of time

3.2) If yes, for how many years?
Please introduce only numbers.

2

4) Monthly maintenance costs (expressed in EUR/m²)
Please introduce only numbers.

5.04

5) Does the applicant Member State intend to cover the maintenance costs?
- Yes
- No

6) Fit-out costs (expressed in EUR/m²)
Please introduce only numbers.

1500

7) Does the applicant Member State intend to cover the fit-out costs?
- Yes
- No

8) Does the applicant Member State intend to cover the future upgrade and extension?
- Yes
- No
- Depends
9) Financial conditions of future upgrades and extensions

Cost of future upgrade and extensions depend on depreciation and tenant needs. Minimum restoration costs varies from 150 EUR/m² to 250 EUR/m² (excluding VAT).

10) Duration of the lease (expressed in years)

Please introduce only numbers.

10

11) Financial conditions of termination before the end of the lease

Notice period is 6 months. Security deposit depends on the circumstances and any damages or unpaid rent owed. Alternative terms for early lease termination can be negotiated.

12) Description of any special conditions with regard to the costs and dedicated infrastructure

This questions does not relate to benefits additional to Protocol 7.

13) Other

For any other relevant information related to this topic.

CRITERION 2

'Accessibility of the location'
Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

*5000 character(s) maximum*

By air:

Located just 15 minutes from the city centre, Riga Airport is the largest international airport in the Baltics and connects Riga to 100+ destinations. It accommodates nine major airline companies and serves more than 8 million passengers a year. It is located approximately 10 kilometers southwest of the city center. The airport has modern terminal facilities with various amenities such as shops, restaurants, car rental services, and lounges for travelers.

Several major airlines operate at Riga International Airport, including Latvia's national carrier, Air Baltic. Other international airlines like Ryanair, Lufthansa, Turkish Airlines, British airways and Scandinavian Airlines (SAS) also provide services to and from Riga.

Riga International Airport offers over 100 direct flights to all 26 EU capitals (over 35 countries in total) and their cities, making it a convenient gateway to Europe. Major European cities like Paris, Brussels, Berlin, Vienna, Amsterdam, Stockholm, Rome, Dublin, London and many others have regular flight connections to Riga and most of them can be reached within 3 hours.

By rail:

Connected throughout Europe, the 870 km long Rail Baltica rail line, which is currently being developed, will link Tallinn–Riga–Kaunas–Warsaw–Berlin, ensuring the full integration of Latvia into a single European railway system. Sections of it will start operating gradually from 2026. The implementation of the new high-speed railway network will result in a surge of rail freight and passenger commute volumes, presenting new opportunities for businesses to optimize their supply chain logistics.

By sea:

Riga port offers regular passenger ferry connections with the Nordics and Germany. Riga's special economic zone has an ice-free international port, which is one of Europe’s leading sea hubs in terms of cargo turnover. Connections to all other transport infrastructure elements, along with attractive tax-free zone incentives, have resulted in the port becoming a regional centre of industrial activity.

2) Availability and types of public transport connections **from the closest airport** to the premises

*between 1 and 4 choices*

- [ ] Train
- [ ] Metro
- [x] Tram
- [x] Bus

**Frequency of tram connections (expressed in minutes)**

7
Developed micromobility ensures safe cycling routes. Wide variety of ride-to-rent solutions are available (cars, bicycles, electric mobility solutions).
Accommodation facilities in the vicinity of the premises

1) Number of 3 star hotels at walking distance from the premises

Please introduce only numbers.
By walking distance is meant up to 1 km.

3

2) Number of 4 star hotels at walking distance from the premises

Please introduce only numbers.
By walking distance is meant up to 1 km.

0

3) Number of 5 star hotels at walking distance from the premises

Please introduce only numbers.
By walking distance is meant up to 1 km.

0

4) Number of 3 star hotels beyond walking distance in the vicinity of the premises

Please introduce only numbers.

19

5) Number of 4 star hotels beyond walking distance in the vicinity of the premises

Please introduce only numbers.

20

6) Number of 5 star hotels beyond walking distance in the vicinity of the premises

Please introduce only numbers.

10

7) Description of available facilities for events and conferences outside AMLA premises

5000 character(s) maximum

Riga offers a range of diverse conference facilities to cater to various needs and preferences. List of notable venues and facilities for conferences and events:

1. Arena Riga: is able to host high-class events and is also able to provide technical solutions (1 hall with maximum capacity: 13 486). Location: city centre. Website: www.arenariga.com
2. ATTA CENTRE is the largest convention centre in the Baltics. The total area of the centre is 15 000 m2 (32 halls with maximum capacity: 3551, catering services available). Location: city centre. Website: www.attacentre.com
3. FANTADROMS offers multifunctional and customisable premises on 2 floors (7 halls with maximum capacity: 700). Location: city centre. Website: eventspaces.teikums.lv
4. Several buildings around the H2O6 territory is available for organizing events (conference facilities: 4
1. City Hall: The main hall can accommodate up to 1200 guests. Location: city centre. Website: www.h2o6.lv
2. Hanzas Perons: a modern, multifunctional cultural and artistic space for organizing events (1-3 halls with maximum capacity: 2100). Location: city centre. Website: www.hanzasperons.lv
3. Splendid Palace is a unique neo baroque styled cultural centre with luxurious halls (6 halls with maximum capacity: 557). Location: city centre. Website: www.splendidpalace.lv
4. The Culture Palace ZIEMEĻBLĀZMA is a multifunctional culture centre and it offers facilities for various activities (6 halls with maximum capacity: 450). Location: out of city centre. Website: ziemeļblazma.riga.lv
5. National Library of Latvia known for its striking architecture offers a unique and prestigious setting for conferences and cultural events. It has modern conference facilities with stunning views of the city. It offers well-equipped conference and events premises for different types of events (9-15 halls with maximum capacity: 462). Location: city centre. Website: www.lnb.lv
6. The Great Guild is one of the oldest public buildings in the Baltic States (3 halls with maximum capacity: 669). Location: old town. Website: en.inso.lv
7. The Small Guild House offers venue rental for business meetings, courses, seminars, conferences, etc. (3 halls (330 m², 137 m² and 95 m²)). Location: old town. Website: mazagilde.lv
8. The Riga Latvian Society House a Neoclassical style building - the very first of its kind in Riga (6 halls with maximum capacity: 700). Location: city centre. Website: www.rlb.lv
9. Kipsala International Exposition Centre is the largest specialized exhibition venue in the Baltics. The hall can be easily transformed into any necessary number of rooms, equipped with movable podiums (7 halls with maximum capacity: 5100). Location: city centre. Website: www.rigaexpo.lv
10. Zuzeum Art Centre is a new space for art in Riga and the home of the Zuzāns Collection – the largest private collection of Latvian art in the world (5 halls with maximum capacity: 1000). Location: city centre. Website: www.zuzeum.com
11. The House of the Black Heads is a unique place for organizing representative events (6 halls with maximum capacity: 715). Location: old town. Website: www.melngalvjunams.lv
12. The University of Latvia or Riga Technical University as the knowledge HUBs: The university has multiple facilities available for conferences, seminars, and workshops. These spaces often combine historical and modern elements, creating a unique atmosphere for events.
13. Radisson Blu Latvija Conference & Spa Hotel: This upscale largest hotel in the Baltic region offers a modern conference centre with multiple meeting rooms and can accommodate events of various sizes for up to 1100 delegates. The hotel also has a SPA and wellness centre.
14. Various hotels: Many of Riga's hotels offer excellent conference facilities, including the MC Hotel Riga by Marriott, Wellton Riverside Spa, Radisson Blu Daugava, Grand Hotel Kempinski Riga, Grand Poet by SemeraH Hotel, Pullman Riga Old Town Hotel, Mercure Riga City Centre Hotel, Tallink Riga Hotel and the Bellevue Park Hotel Riga, among others. Riga's diverse conference facilities are well-equipped with modern technology, catering services, and professional staff to ensure the success of your event. The city's central location in the Baltic region, rich cultural heritage, and historic charm makes it an attractive destination for conferences and events. Detailed info displayed at www.MeetRiga.com.

8) Other

5000 character(s) maximum
For any other relevant information related to this topic.
Do you propose other premises (3)?

Please fill in the survey concerning premises 3 - only for criteria 1 and 2.

☐ Yes
☐ No

CRITERION 1

'The date on which AMLA can become operational on site after the entry into force of the Regulation'

Building 3

1) Description of the proposed premises 3 (Address and general description)

5000 character(s) maximum

Preses Nama Kvartals.
Adress: Balasta dambis 2, K-2, Riga.
"Preses Nama Kvartāls" (PNK) is centred around the historic landmark building that once housed the publishing industry of Latvia. PNK is planned to be a unique, sustainable business centre, and an array of public space solutions.
PNK is located on the Left bank of Daugava River with close proximity to airport - 15 minutes by car, to central railway station - 10 minutes by car, to Freeport of Riga - 8 minutes by car.
The Business Centre offers 11 floor A-Class offices with 24/7 access in the 120-meter-long, 50-meter-high glazed building. The neighbouring Multifunctional Centre offers various facilities such as a grocery store, food court, restaurant, coffee shops, fitness centre, SPA, football field on the roof. Spacious and flexible conference center will be available for tenants on the 1st floor of the office building with total capacity of up to 250 people. Holiday Inn operated hotel will be available, providing 305 suits. PNK is an A class, Nearly Zero-energy office building, that offers in total up to 26 000 m² of office area for 2 500 employees. The non-load bearing structure of the building provides total freedom of customizing floor plans according to the tenants’ needs. There are open floor plans, individual finishes, superior natural daylight in every workplace, and a completely customizable climate system with environmentally friendly and sustainable solutions in a convenient location.
Surrounding infrastructure offers up to 120 residential apartments within close proximity to PNK.

Availability of the premises

1) Timeline of the availability of the premises (before fit-out and necessary adaptation works) as soon as possible after the entry into force of the Regulation

5000 character(s) maximum

Date or estimated period.

Available starting from February 2025 at earliest.
2) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

4

Organisation of the premises

*Indicatively, and depending on the final number of staff (between 250 and 400 staff members), the size of the AMLA’s premises should be between 6.000 to 10.000 square meters gross floor area above ground.*

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

10000

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

1200

3) Availability of one large meeting room (including for the meetings of the General Board) (approx. 300 m²)

- Yes
- No

4) Number of meeting rooms for more than 40 persons

Please introduce only numbers.

3

5) Number of meeting rooms for 25-35 persons

Please introduce only numbers.

3

6) Number of meeting rooms for 13-15 persons

Please introduce only numbers.

3

7) Availability of a lounge area for lunch and/or dinner catering


8) Availability of a dedicated area for FIU (around 30 individual offices)
   - Yes
   - No

9) Internal archives capacity of the premises
   - Yes
   - No

9.1) Archives volume (expressed in m³)
   Please introduce only numbers.
   625

10) Number of parking spaces (inside and outside) - available for AMLA
    Please introduce only numbers.
    1000

11) Possibilities for extension of office space in its original premises or the nearby area
    - Yes
    - No

11.1) Surface for possible extensions (expressed in m²)
    Please introduce only numbers.
    26000

12) Are the premises EMAS verified?
    The EU Eco-Management and Audit Scheme (EMAS) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.
    - Yes
    - No

13) Description of the general compliance with the Manual of Standard Building Specifications of the premises including for environment performance standards

5000 character(s) maximum
PNK office building is BREEAM Excellent certified and meets all standards of class A building. Detailed specification to be evaluated during next phase of building selection.

Clear ceiling height – 3.38 m (open ceilings), 2.85 m (suspended ceiling).

Floor depth – 11 m (from façade to façade 22 m).

Lighting level in offices – according to Landlord standard.

Max. floor load capacity – 2.5 kN/m² (250 kg/m²), next to the columns 5.0 kN (500 kg/m²), dedicated areas for server rooms 10 kN/m² (1000 kg/m²), in Archive/Storage rooms up to 7.5 kN/m², point load of 7.0 kN.

The floor covering of the auxiliary rooms is concrete.

Building Management system – yes.

Columns grid - The business center building constructive solution - without columns. The central part of the floor has only 3 columns on each side (6 columns in total) with a step of 12m between the columns. The rest of the floor has no columns that would affect the layout.

HVAC - Central heating will be ensured through convectors, cooling system will be provided via chilled beams, centralized ventilation, and humidification also through the chilled beams.

Elevators – 8 + 2 (cargo elevators).

Sprinklers – yes.

Openable windows – partially.

Suspended ceilings – optional.

Raised floors – yes.

Security system – yes.

All door openings in both buildings in common areas are designed in accordance with regulations, incl. following the requirements for people with mobility impairments.

Average temperature in Office building is +21, cooling in summer +24.

The building will provide a high cybersecurity for its tenants, including Network Security, Secured Wi-Fi connections, Access Control and others. High level and required cybersecurity in office premises is Tenant’s responsibility.

14) Description of the digital security and connectivity with regard to physical and IT infrastructure

5000 character(s) maximum

In particular, access to high-speed internet (5G or fiber).

Digital security and communication in relation to physical and IT infrastructure compliant to standard of A class office building.

PNK provides:

1. Access Control system: Access control systems is a part of standard of Office building, providing advanced access control systems, such as electronic keycards to regulate entry and exit. This digital security measure ensures that only authorized personnel can access the offices.

2. Surveillance and security: PNK provides surveillance cameras and regular security. These devices provide continuous monitoring of public spaces, entrances, and sensitive areas to deter unauthorized access and monitor activities.

3. Connectivity for Building Management: Connectivity enables the remote management and monitoring of critical building systems such as HVAC, lighting, elevators, and security. This connectivity ensures efficient building operations, reduces energy consumption, and allows for timely maintenance.

4. Wi-Fi and Connectivity: PNK provide high-speed, reliable Wi-Fi and wired network connections throughout the building to support the connectivity needs of tenants and their IT infrastructure.

15) Other

5000 character(s) maximum
PNK Office building will provide two independent electricity connections, which can be crucial for several reasons, primarily related to ensuring uninterrupted power supply and continuity of operation.

Financial terms

1) Description of the financial terms

Provided commercial offer is indicative and can be updated upon next steps of negotiations. There is up to 10 000 m² offered for tenant’s needs. Area can be reduced/increased upon request and availability. Commercial terms provided below can be negotiated upon request. Monthly rental cost is 15,50 EUR/m² + VAT.

Rent and maintenance costs are covered by the State for the first 2 years of operation.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

15.50

3) Does the applicant Member State intend to cover the rent?

- Yes
- No

3.1) Will the applicant Member State cover the rent

- Indefinitely
- For a given period of time

3.2) If yes, for how many years?

Please introduce only numbers.

2

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

3.25

5) Does the applicant Member State intend to cover the maintenance costs?

- Yes

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

550

7) Does the applicant Member State intend to cover the fit-out costs?
   - Yes
   - No

8) Does the applicant Member State intend to cover the future upgrade and extension?
   - Yes
   - No
   - Depends

9) Financial conditions of future upgrades and extensions

5000 character(s) maximum

To be discussed and agreed during the next phase of building selection.

10) Duration of the lease (expressed in years)

Please introduce only numbers.

5

11) Financial conditions of termination before the end of the lease

5000 character(s) maximum

Parties can agree on 5 year unbreakable lease term. The tenant will have the right to terminate the agreement upon completion of 5 years of the lease. The parties may also agree that after 5 years or more, the tenant can terminate the agreement by notifying the lessor in advance. If the tenant wants to terminate the agreement before 5 year term, the tenant has to cover the unamortized part of the lessor's investments into the fit-out works.

12) Description of any special conditions with regard to the costs and dedicated infrastructure

5000 character(s) maximum

This question does not relate to benefits additional to Protocol 7.
The total rented area of the premises also includes a part of the supportive area, which consists of fully-fitted and equipped elevator area and shared facilities only for tenant’s employees.

13) Other

5000 character(s) maximum
For any other relevant information related to this topic.

More detailed information regarding the architectural and interior solutions of the building:

Atrium, connecting the Office Building with the overground parking and the Multifunctional Center: https://360tour.lv/proj/preses-nams/atrium/tour/index.html

Model office tour, located on the 10th floor
https://360tour.lv/proj/preses-nams/tour/index.html

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

5000 character(s) maximum

By air:

Located just 15 minutes from the city centre Riga Airport is the largest international airport in the Baltics and connects Riga to 100+ destinations. It accommodates nine major airline companies and serves more than 8 million passengers a year. It is located approximately 10 kilometers southwest of the city center. The airport has modern terminal facilities with various amenities such as shops, restaurants, car rental services, and lounges for travelers.

Several major airlines operate at Riga International Airport, including Latvia’s national carrier, Air Baltic. Other international airlines like Ryanair, Lufthansa, Turkish Airlines, British airways and Scandinavian Airlines (SAS) also provide services to and from Riga.

Riga International Airport offers over 100 direct flights to all 26 EU capitals (over 35 countries in total) and their cities, making it a convenient gateway to Europe. Major European cities like Paris, Brussels, Berlin, Vienna, Amsterdam, Stockholm, Rome, Dublin, London and many others have regular flight connections to Riga and most of them can be reached within 3 hours.

By rail:

Connected throughout Europe, the 870 km long Rail Baltica rail line, which is currently being developed, will link Tallinn–Riga–Kaunas–Warsaw–Berlin, ensuring the full integration of Latvia into a single European railway system. Sections of it will start operating gradually from 2026. The implementation of the new high-speed railway network will result in a surge of rail freight and passenger commute volumes, presenting new
opportunities for businesses to optimize their supply chain logistics.

By sea:

Riga port offers regular passenger ferry connections with the Nordics and Germany. Riga’s special economic zone has an ice-free international port, which is one of Europe’s leading sea hubs in terms of cargo turnover. Connections to all other transport infrastructure elements, along with attractive tax-free zone incentives, have resulted in the port becoming a regional centre of industrial activity.

2) Availability and types of public transport connections from the closest airport to the premises

between 1 and 4 choices

- [ ] Train
- [ ] Metro
- [ ] Tram
- [x] Bus

Frequency of bus connections (expressed in minutes)

10

Duration of bus connections (expressed in minutes)

20

3) Availability and types of public transport connections from the closest international/national train station to the premises

between 1 and 4 choices

- [ ] Local train
- [ ] Metro
- [ ] Tram
- [x] Bus

Frequency of bus connections (expressed in minutes)

10

Duration of bus connections (expressed in minutes)

10

4) Other

5000 character(s) maximum

For any other relevant information related to this topic.
From Riga Central Station to the premises, it is possible to take a trolleybus. Frequency of connections - 20 minutes depending on rush hours. Duration – 10 minutes. Developed micromobility ensures safe cycling routes. Wide variety of ride-to-rent solutions are available (cars, bicycles, electric mobility solutions).

Accommodation facilities in the vicinity of the premises

1) Number of 3 star hotels at walking distance from the premises
   Please introduce only numbers.
   By walking distance is meant up to 1 km.
   4

2) Number of 4 star hotels at walking distance from the premises
   Please introduce only numbers.
   By walking distance is meant up to 1 km.
   6

3) Number of 5 star hotels at walking distance from the premises
   Please introduce only numbers.
   By walking distance is meant up to 1 km.
   1

4) Number of 3 star hotels beyond walking distance in the vicinity of the premises
   Please introduce only numbers.
   33

5) Number of 4 star hotels beyond walking distance in the vicinity of the premises
   Please introduce only numbers.
   20

6) Number of 5 star hotels beyond walking distance in the vicinity of the premises
   Please introduce only numbers.
   10

7) Description of available facilities for events and conferences outside AMLA premises
   5000 character(s) maximum

Riga offers a range of diverse conference facilities to cater to various needs and preferences. List of notable venues and facilities for conferences and events:

1. Arena Riga: is able to host high-class events and is also able to provide technical solutions (1 hall
with maximum capacity: 13 486). Location: city centre. Website: www.arenariga.com

2. ATTA CENTRE is the largest convention centre in the Baltics. The total area of the centre is 15 000 m2 (32 halls with maximum capacity: 3551, catering services available). Location: city centre. Website: www.attacentre.com

3. FANTADROMS offers multifunctional and customisable premises on 2 floors (7 halls with maximum capacity: 700). Location: city centre. Website: eventspaces.teikums.lv

4. Several buildings around the H2O6 territory is available for organizing events (conference facilities: 4 halls with maximum capacity: 1200). Location: city centre. Website: www.h2o6.lv

5. Hanzas Perons: a modern, multifunctional cultural and artistic space for organizing events (1-3 halls with maximum capacity: 2100). Location: city centre. Website: www.hanzasperons.lv

6. Splendid Palace is a unique neo baroque styled cultural centre with luxurious halls (6 halls with maximum capacity: 557). Location: city centre. Website: www.splendidpalace.lv

7. The Culture Palace ZIEMEĻBLĀZMA is a multifunctional culture centre and it offers facilities for various activities (6 halls with maximum capacity: 450). Location: out of city centre. Website: ziemelblazma.riga.lv

8. National Library of Latvia known for its striking architecture offers a unique and prestigious setting for conferences and cultural events. It has modern conference facilities with stunning views of the city. It offers well-equipped conference and events premises for different types of events (9-15 halls with maximum capacity: 462). Location: city centre. Website: www.lnb.lv

9. The Great Guild is one of the oldest public buildings in the Baltic States (3 halls with maximum capacity: 669). Location: old town. Website: en.lnso.lv

10. The Small Guild House offers venue rental for business meetings, courses, seminars, conferences, etc. (3 halls (330 m2, 137 m2 and 95 m2)). Location: old town. Website: mazagilde.lv

11. The Riga Latvian Society House a Neoclassical style building - the very first of its kind in Riga (6 halls with maximum capacity: 700). Location: city centre. Website: www.rlb.lv

12. Ķīpsala International Exposition Centre is the largest specialized exhibition venue in the Baltics. The hall can be easily transformed into any necessary number of rooms, equipped with movable podiums (7 halls with maximum capacity: 5100). Location: city centre. Website: www.rigaexpo.lv

13. Zuzeum Art Centre is a new space for art in Riga and the home of the Zuzāns Collection – the largest private collection of Latvian art in the world (5 halls with maximum capacity: 1000). Location: city centre. Website: www.zuzeum.com

14. The House of the Black Heads is a unique place for organizing representative events (6 halls with maximum capacity: 715). Location: old town. Website: www.melngalvjunams.lv

15. The University of Latvia or Riga Technical University as the knowledge HUBs: The university has multiple facilities available for conferences, seminars, and workshops. These spaces often combine historical and modern elements, creating a unique atmosphere for events.

16. Radisson Blu Latvija Conference & Spa Hotel: This upscale largest hotel in the Baltic region offers a modern conference centre with multiple meeting rooms and can accommodate events of various sizes for up to 1100 delegates. The hotel also has a SPA and wellness centre.

17. Various hotels: Many of Riga's hotels offer excellent conference facilities, including the MC Hotel Riga by Marriott, Wellton Riverside Spa, Radisson Blu Daugava, Grand Hotel Kempinski Riga, Grand Poet by SemeraH Hotel, Pullman Riga Old Town Hotel, Mercure Riga City Centre Hotel, Tallink Riga Hotel and the Bellevue Park Hotel Riga, among others.

Riga's diverse conference facilities are well-equipped with modern technology, catering services, and professional staff to ensure the success of your event. The city's central location in the Baltic region, rich cultural heritage, and historic charm makes it an attractive destination for conferences and events. Detailed info displayed at www.MeetRiga.com.

8) Other

5000 character(s) maximum
For any other relevant information related to this topic.

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