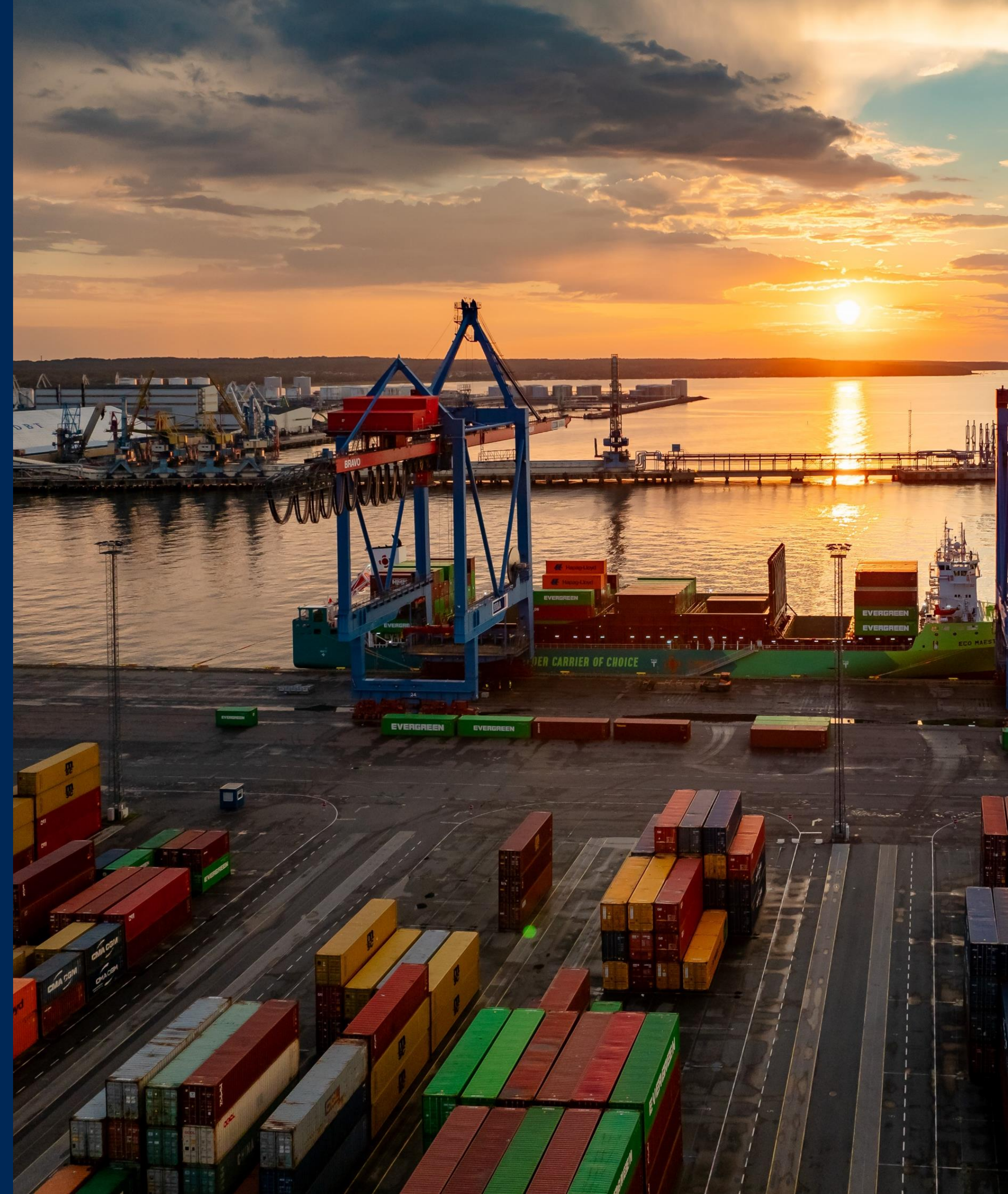


Transformation of the cargo ports into multifunctional HUBs

Rene Pärt
Member of the Board

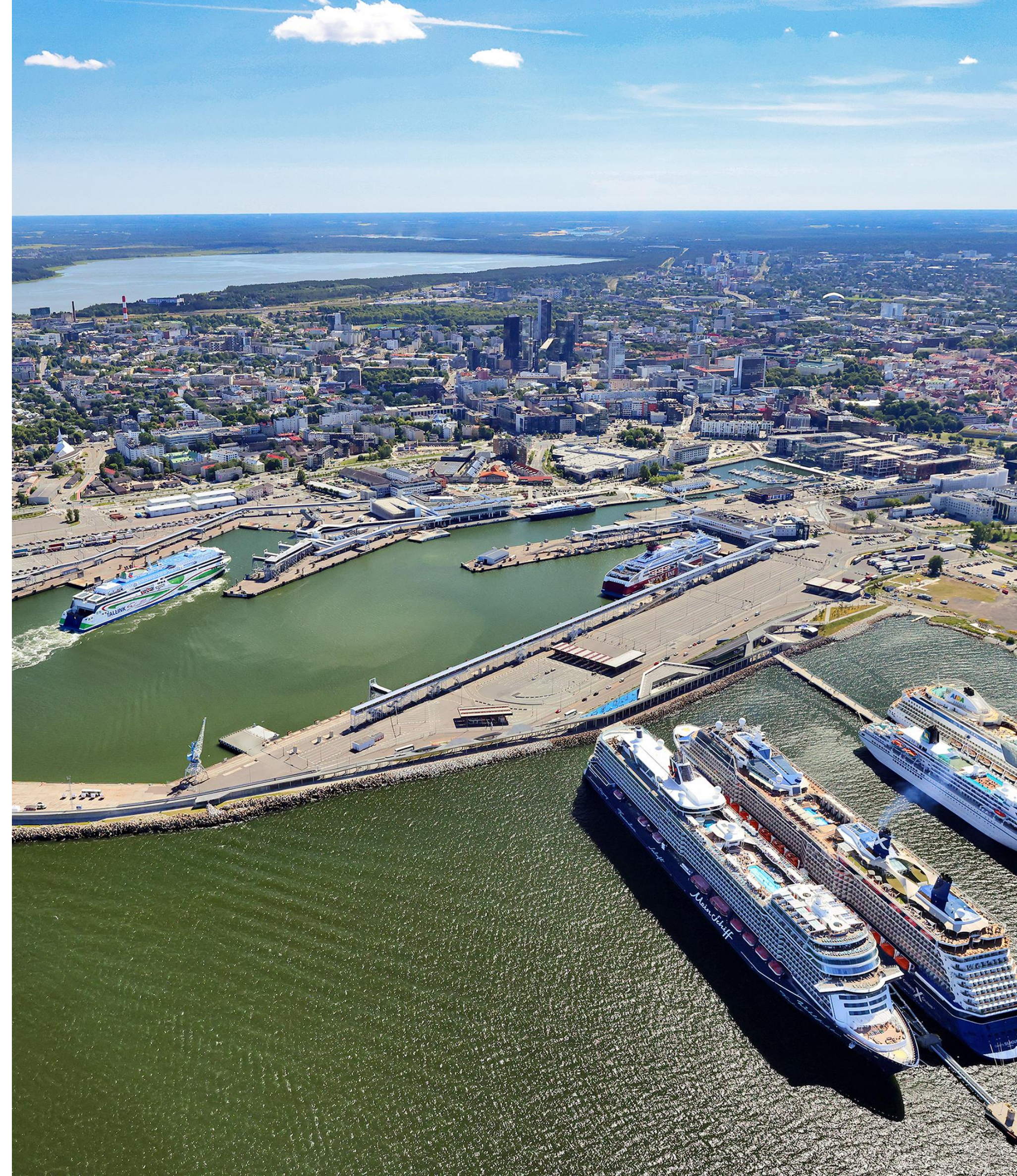
PORT OF  TALLINN



Port of Tallinn

A reputable partner that brings together a diverse range of expertise across multiple business areas and sectors. With both the ambition and capacity to invest according to our clients' needs, we contribute to the long-term development of our partners as well as Estonia's trade and infrastructure landscape.

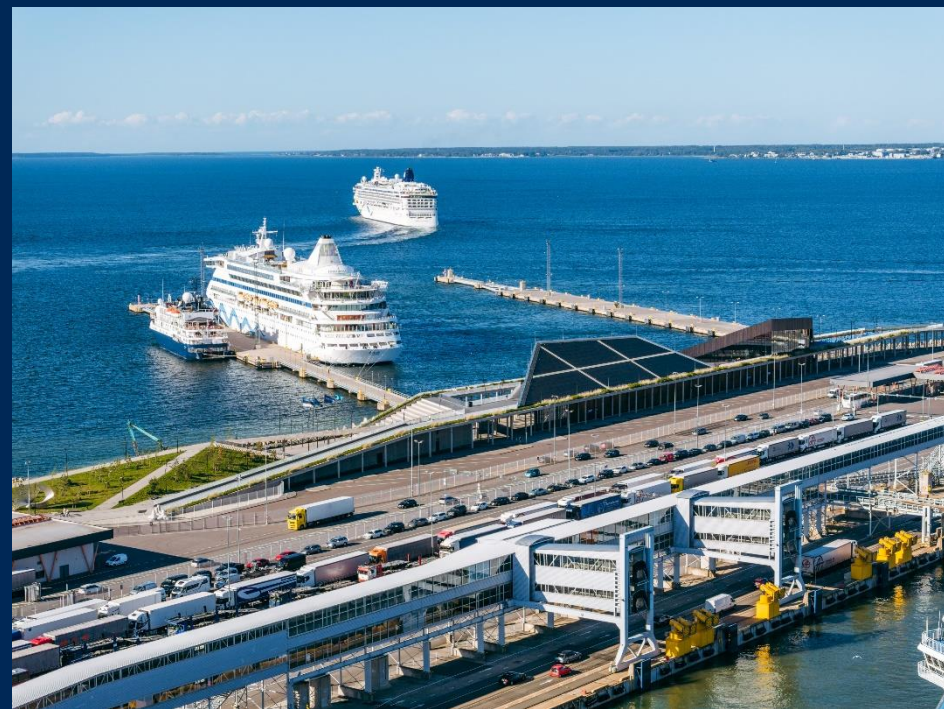
- **Biggest port authority in Estonia** – 4 ports, 15 mln tons of cargo and 10 mln passengers per year, 500+ employees
- **Expertise across diverse business fields** – passengers, cargo, shipping and real estate), ensuring stability and resilience, offering investors a secure foundation for long-term 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



Business fields

Passengers

- 10+ mln passengers a year
- 5500 ship calls a year
- Old City Harbour and Saaremaa Harbour
- Welcoming passenger ships, offering and developing the port infrastructure, serving passengers and vehicles.



Cargo

- 15+ mln tons of cargo a year
- 1600 cargo ship calls a year
- Muuga Harbour, Paldiski South Harbour
- Welcoming cargo ships, offering and developing the port infrastructure, serving passengers and vehicles.



Shipping

- TS Laevad – domestic ferries in Estonia, 2.4 mln passengers and 1.2 mln vehicles a year
- TS Shipping - ice breaking, and offshore O&G and Wind services.



Real Estate

- 16 ha Old City Harbour real estate development
- 76 ha Muuga Industrial Park
- 39 ha Paldiski South Harbour Industrial Park
- 10 ha Saaremaa Harbour





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





Harbour &
Industrial Park



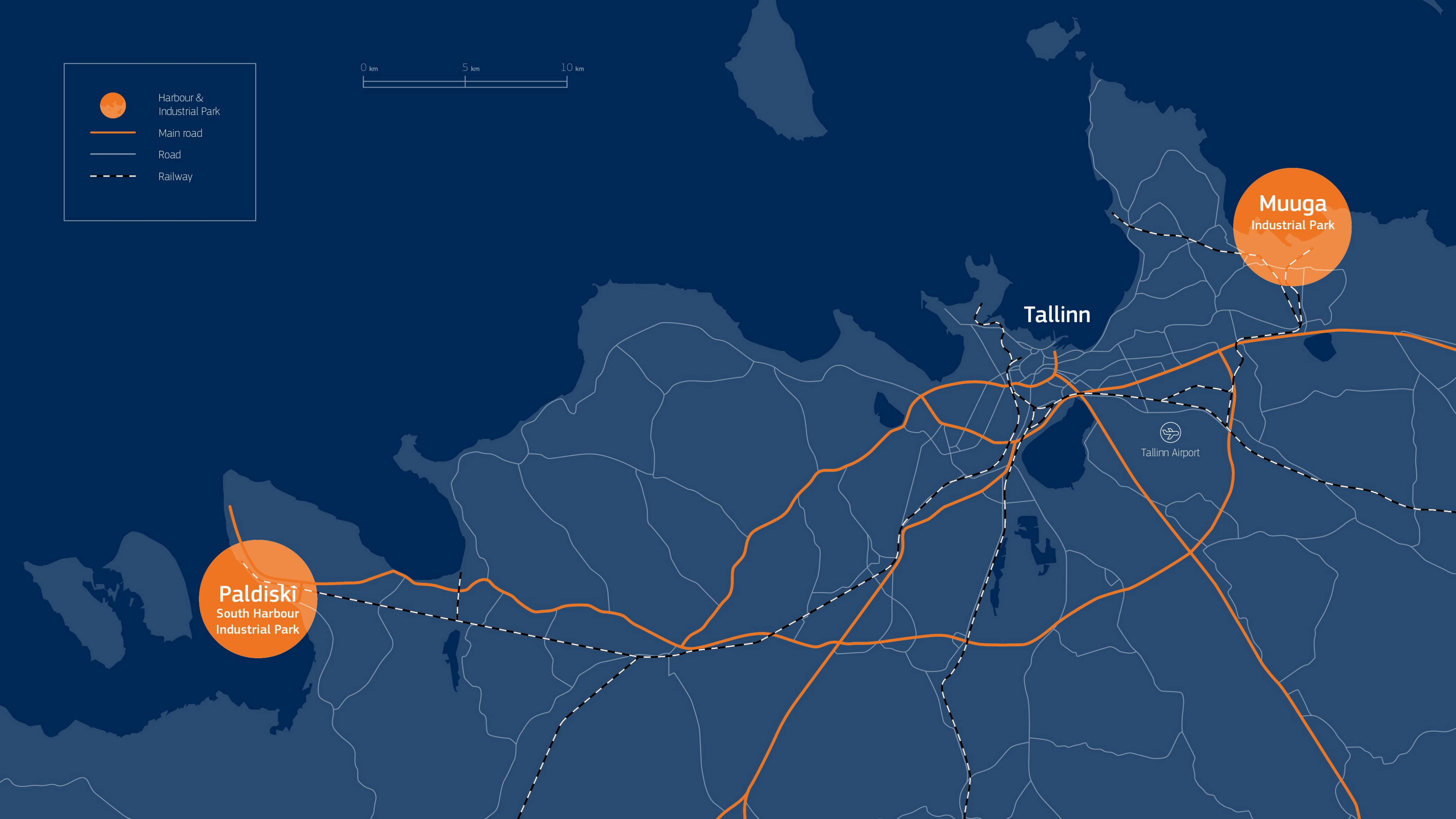
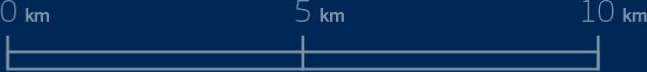
Main road



Road



Railway





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
- Maximum Depth: 18 m
- Number of Berths: 29
- Maximum Ship Length: 300+ m
- Cargo Types Handled: Containers, liquid bulk, dry bulk, Ro-Ro, general cargo
- Vessel Access: Unrestricted access with no tidal influence, no gate limitations, and ice-free conditions throughout the year
- 24/7 Surveillance: Guarded access points with smart automated gate systems

Muuga Industrial Park



- Development Area: 76 hectares
- Plots Available: Various sizes, with options to combine
- Direct Access: Sea, rail and road
- Rail Baltic Freight Terminal: Opening in 2030
- Utilities: connected to plot borders

- Production, value added services, last-mile activities
- Alternative fuels:
 - green methanol production and bunkering
 - bio-LNG storage and bunkering

Retrofit opportunities at Muuga Harbour



210 m / -14,2 m

1A

280 m / -14,2 m

8

9

331 m / -17,2 m

198 m / -12,8 m

33

32

365 m / -16,0 m

Services:

- quays
- open and covered storage areas
- port machinery and equipment
- waste handling and circular economy



Paldiski South Harbour

- Estonia's Second Largest Cargo Harbour
- Quickest Searoute from the Baltics to Sweden
- Frequent Ship Connections: Scandinavia and Western Europe
- Territory: 119 ha
- Maximum Depth: 14.5 m
- Number of Berths: 10
- Maximum Ship Length: 230 m
- Cargo Types Handled: Liquid Bulk, Dry Bulk, Ro-Ro, General Cargo
- Vessel Access: Unrestricted access with minimal tidal influence, no gate limitations, and ice-free conditions throughout the year
- 24/7 Surveillance: Guarded access points with smart, automated gate systems

Paldiski South Harbour Industrial Park



- Development Area: 39 hectares
- Plots Available: Various sizes, with options to combine plots
- Direct Access: Sea, rail and road
- Utilities: As per client needs
- Green Electricity: Sustainable power options available

- Production, value added services, last-mile activities
- Alternative fuels:
 - Green ammonia production and bunkering



Offshore Base Port

Offshore wind

The versatile quay is specifically designed to service all Baltic Sea offshore wind farms, being the first in the region. In addition, heavy machinery can be handled with an adjustable roro ramp, bearing capacity up to 9000 kN.

MULTI-PURPOSE QUAY :

- Storage area: 10 ha
- Length: 310 m
- Depth: 13.5 m
- Bearing capacity: 200-400KN/m²
- Adjustable Ramp: Bearing capacity up to 9000 kN
- Timeline: ready in Q1 2026



Paldiski – Energy Hub





Rene Pärt
Chief Business Development Officer
Phone: +372 5887 1180
E-mail: r.part@ts.ee

PORT OF  **TALLINN**