With respect to Investment liberalisation – Market access, National treatment, Most-favoured-nation treatment:

In **LV**: Acquisition of urban land by nationals of Japan is permitted through incorporated companies registered in Latvia or other Member States of the European Union:

(i) if more than 50 per cent of their equity capital is owned by nationals of Member States of the European Union, the Latvian Government or a municipality, separately or in total;

(ii) if more than 50 per cent of their equity capital is owned by natural persons and companies of third country with whom Latvia has concluded bilateral agreements on promotion and reciprocal protection of investments and which have been approved by the Latvian Parliament before 31 December 1996;

(iii) if more than 50 per cent of their equity capital is possessed by natural persons and companies of third country with whom Latvia has concluded bilateral agreements on promotion and reciprocal protection of investments after 31 December 1996, if in those agreements the rights of Latvian natural persons and companies on acquisition of land in the respective third country have been determined;

(iv) if more than 50 per cent of their equity capital is possessed jointly by persons referred to in subparagraphs (i) to (iii); or

(v) which are public joint stock companies, if their shares thereof are quoted in the stock exchange.

Where Japan allows Latvian nationals and enterprises to purchase urban real estate in their territories, Latvia will allow nationals and enterprises of Japan to purchase urban real estate in Latvia under the same conditions as Latvian nationals.

Measures:
LV: Law on land reform in the cities of the Republic of Latvia, Section 20 and 21.

In **RO**: Foreign nationals, stateless persons and legal persons (other than nationals of a Member State of the European Union and nationals of a Member State of the EEA) may acquire property rights over lands, under the conditions regulated by international treaties, based on reciprocity. Foreign nationals, stateless persons and juridical persons may not acquire the property right over lands under more favourable conditions than those applicable to the national of a Member State of the European Union and to juridical persons established according to the legislation of a Member State of the European Union.