

AB LIETUVOS ORO UOSTAI (LITHUANIAN AIRPORTS) PUBLIC REAL ESTATE LEASE TENDER ANNOUNCEMENT

18 April 2026
Vilnius

1. TENDER CONDITIONS

1.1. LESSOR	1.1.1. Name of the legal entity	Joint stock company Lithuanian Airports (hereinafter – LTOU)
	1.1.2. Legal entity code	120864074
	1.1.3. VAT code	LT208640716
	1.1.4. Registered office address	Rodūnios kel. 10A, 02189 Vilnius, Lietuva
	1.1.5. Lessor's bank account	LT277300010002503528 AB Swedbank Bankk code 112029651
	1.1.6. Lessor's representative for the lease tender	Nuomos projektų vadovas Simas Mocevičius , el. p. simas.mocevicius@ltou.lt , tel. +370 612 73609
1.2. LEASE OBJECT	Non-residential premises located in the passenger departure terminal T4, whose primary intended use is transport, at Rodūnios kel. 2-1A, Vilnius, Lithuania, unique No. 1097-0044-5205 (hereinafter – the Building), premises with unique No. 4400-6475-6505:6933, marked in the plan with index 2-239, with a total area of 17.72 sq. m (hereinafter – the Premises).	
1.3. PURPOSE OF THE LEASE OBJECT	The Premises are intended solely for the storage and related administrative activities (hereinafter – the Permitted Activity). No other activity may be carried out in the Premises.	
1.4. INITIAL LEASE FEE	The initial lease fee is EUR 438.00 (four hundred thirty eight euros) excluding VAT for the entire area of the Premises per month (EUR 529.98 (five hundred twenty nine euros and ninety eight cents) including VAT per month). The rent proposed by the Tender participant who wins the Tender and signs the Lease Agreement shall be recalculated annually in proportion to the Consumer Price Index (CPI). More detailed information on the recalculation of the rent is provided in the Special Conditions of the Lease Agreement (Annex 1).	

<p>1.5. THE DEPOSIT</p>	<p>A person, before registering as a Tender participant, must transfer to the LTOU account specified in Clause 1.1.5 of this announcement a Tender participant's deposit equal to the amount of 3 (three) months' initial lease fees including VAT, i.e. EUR 1589,94 (one thousand five hundred eighty nine euros and ninety four cents).</p> <p>A participant who does not transfer the Tender deposit to the bank account specified in Clause 1.1.5 within the prescribed time limit and does not submit a document issued by a financial institution evidencing this transfer shall have its application not registered and returned to the Tender participant.</p> <p>Upon completion of the Tender, the deposits paid by the unsuccessful participants shall be returned to the bank accounts specified in their Tender applications.</p> <p>The deposit paid by the Tender winner shall be used to secure the proper and timely performance by the Tender winner (the Lessee) of its obligations under the Lease Agreement. The Lessor, by notifying the Lessee in writing, shall be entitled to use the deposit (in full or in part) if the Lessee breaches any obligation under the Lease Agreement.</p> <p>If the Tender winner refuses or fails to sign the real estate Lease Agreement within 30 (thirty) calendar days from the date of adoption of the decision on the determination of the Tender winner, its deposit shall not be refunded.</p>	
<p>1.6. LEASE TERM</p>	<p>The Premises are leased until 31 December 2033 m.</p>	
<p>1.7. ADAPTATION AND IMPROVEMENT OF THE PREMISES</p>	<p>If necessary, the adaptation (improvement) of the Premises shall be carried out by the winner of the Tender at its own cost and expense.</p>	
<p>1.8. TENDER PROCEDURE</p>	<p>1.8.1. Date and place of publication of the tender announcement</p>	<p>18 May 2026, https://vilnius-airport.lt/en/business-services/rental-competitions/</p>
	<p>1.8.2. Premises inspection and queries</p>	<p>Until 16:00 on 11 June 2026, a Tender participant shall be entitled to contact LTOU using the contacts specified in Clause 1.1.6 of this announcement for clarification of the conditions specified in this announcement or for an inspection of the Premises. Each query of a Tender participant regarding the conditions specified in this announcement must be submitted in writing; LTOU shall respond to the query also in writing and shall publish the content (essence) of the query regarding the conditions specified in this announcement and the response thereto on the LTOU website at: https://ltou.lt/lt/galimybes-verslui/patalpu-nuoma.</p>
	<p>1.8.3. Submission of applications</p>	<p>Applications shall be accepted from 25 June 2026, 09:00 a.m. until 25 June 2026, 12:00 p.m. (inclusive), by submitting applications by e-mail to: tenders@ltou.lt.</p> <p>The Tender participant's application, declarations and all other documents submitted together with the application, except for the proof of payment of the Tender participant's deposit referred to in Clause 1.5 of this announcement, must be signed with a physical or electronic signature and merged into one digital PDF file. For the avoidance of doubt, the proof of payment of the Tender</p>

		<p>participant's deposit referred to in Clause 1.5 of this announcement shall be one separate attachment, and the remaining Tender documents – another attachment. The total size of both attachments may not exceed 25 MB (twenty-five megabytes).</p> <p>The application form is published together with this announcement at: https://ltou.lt/lt/galimybės-verslui/patalpu-nuoma.</p> <p>The requirements for the application are detailed in the Real Estate Lease Procedure Description (hereinafter – the Procedure) approved by the Order No. 1R-132 of 14 October 2025 of the General Manager of LTOU, which can be accessed on the LTOU website at: http://www.ltou.lt/lt/galimybės-verslui/patalpu-nuoma, Section 5.</p>
	1.8.4. Evaluation of applications	<p>The applications and documents submitted together with them shall be evaluated within no more than 5 (five) business days from the end date for their submission specified in Clause 1.8.3 of this announcement.</p>
	1.8.5. Announcement of the winner	<p>The Tender shall be won by the Tender participant whose application provides the proposal of the highest economic benefit to LTOU, i.e. who has offered the highest lease fee in the application, has submitted all mandatory documents and meets all the requirements set out in this announcement.</p>
	1.8.6. Verification of the winner	<p>Prior to signing the Lease Agreement, the Tender winner shall be verified in accordance with the Procedure, internal legal acts of LTOU and the procedure established in the laws of the Republic of Lithuania (hereinafter – the Republic of Lithuania or RL).</p> <p>LTOU or competent authorities (e.g. the Commission for the Coordination of the Protection of Objects Important for Ensuring National Security) shall have the right to request the submission of additional documents evidencing that the Tender winner complies with the national security interests of the RL.</p> <p>The 30 (thirty) calendar day time limit for signing the Lease Agreement referred to in Clause 1.5 of this announcement may be extended for a reasonable period in case the compliance of the investor with the national security interests of the RL is being verified.</p> <p>If the Tender participant fails or refuses to submit the additional requested documents and/or if, under the procedure established in the Law of the RL on the Protection of Objects Important for Ensuring National Security, a decision is adopted that the Tender winner does not meet the national security interests and/or the Agreement is refused to be signed on other grounds, the Tender participant ranked second shall be declared the Tender winner as provided in the Procedure.</p>

2. QUALIFICATION REQUIREMENTS

<p align="center">2.2. REPUTATION</p>	<p>2.2.1. The Tender participant is not bankrupt, has not been declared insolvent, is not in liquidation and has not temporarily suspended its activities.</p>	<p>Required to submit:</p> <p>The full extract from the Register of Legal Entities of the Centre of Registers, or a document issued by the competent authority of the respective foreign country (the original or a duly certified copy), confirming that the Tender Participant is not bankrupt, in liquidation, has not suspended its activities, is not subject to bankruptcy proceedings or out-of-court bankruptcy processes, and is not subject to any compulsory liquidation procedure or arrangement with creditors. The aforementioned extract or document must be no older than 120 (one hundred twenty) calendar days prior to the date of submission of the application.</p> <p>If such a document is not issued in the country of establishment of the Tender participant, the Tender participant shall be entitled to submit a declaration on compliance with the requirement set out in this clause.</p> <p>The Commission shall have the right to request that the Tender participant, within the period set by the Commission (usually no later than within 5 (five) business days from the date of submission of the Commission’s written notice), submit additional documents evidencing the Tender participant’s compliance with the reputation requirement set out in this clause.</p> <p>If the Tender participant, upon the Commission’s request, fails to submit additional documents evidencing the Tender participant’s compliance with the reputation requirement set out in this clause, as detailed above, the Tender participant’s application shall be rejected.</p>
	<p>2.2.2. The Tender participant or its responsible person has not been convicted of criminal offences listed in Annex 2 to this announcement (hereinafter – the Criminal Offences), and does not have court-imposed or non-court-imposed and valid administrative penalties and/or administrative measures for administrative offences listed in Annex 2 to this announcement (hereinafter – the Administrative Offences), and during the past 5 (five) years prior to the date of submission of the application has not committed any of the Criminal</p>	<p>Required to submit:</p> <p>A declaration (Annex 2), signed by the head of the Tender participant or his authorised representative (enclosing the power of attorney) and stamped with the participant’s stamp (if the Tender participant has one), stating that:</p> <ul style="list-style-type: none"> • The Tender participant/its responsible person has not been convicted for Criminal Offences (Annex 2) and does not have court-imposed or non-court-imposed and valid administrative penalties and/or administrative measures for Administrative Offences (Annex 2);

	<p>Offences and Administrative Offences listed in Annex 2 to this announcement.</p> <p>Clarification:</p> <p><i>For the purposes of Criminal Offences, the responsible person of the Tender participant, which is a legal entity, shall be deemed to be its manager; any other member of its management or supervisory body, or its accountant(s) or any other person(s) having the right to draw up and sign the Tender participant's accounting documents. A Tender participant or its responsible person shall be considered convicted of a Criminal Offence(s) listed in Annex 2, where during the past 5 years an accusatory court judgment has been rendered and has become final, and such person has an unexpired or unquashed criminal record.</i></p> <p><i>For the purposes of Administrative Offences, the responsible person of the Tender participant, which is a legal entity, shall be deemed to be its manager or any other responsible persons of the Tender participant who, in accordance with the Code of Administrative Offences of the RL, may incur administrative liability for Administrative Offences.</i></p>	<ul style="list-style-type: none"> The Tender participant/its responsible person has not, during the past 5 (five) years prior to the date of submission of the application, committed any of the Criminal Offences and Administrative Offences listed in Annex 2. <p>The Tender participant is aware that if, during the Tender, information/data available to or provided to LTOU by competent authorities confirm that the Tender participant/its responsible person has been convicted during the Tender of Criminal Offences or has a final accusatory court judgment in force, or has court-imposed or non-court-imposed and valid administrative penalties and/or administrative measures for Administrative Offences, or there are final decisions of competent officials and/or courts provided for in the Code of Administrative Offences of the RL, such Tender participant may not be recognised as the Tender winner.</p> <p>In order to verify the accuracy of the data specified in the declaration, the Commission shall have the right to apply to competent authorities in order to verify the information specified in the declaration, or to request that the participant, within the period set by the Commission (usually no later than within 5 (five) business days from the date of submission of the Commission's written notice), submit documents supporting the information specified in the declaration.</p> <p>If the Tender participant, upon the Commission's request, fails to substantiate the data specified in the declaration by documents confirming such data, as detailed above, the Tender participant's application shall be rejected.</p>
	<p>2.2.3. The Tender participant complies with the national security interests.</p>	<p>Required to submit:</p> <p>A declaration (Annex 3), signed by the head of the Tender participant or his authorised representative (enclosing the power of attorney) and stamped with the participant's stamp (if the Tender participant has one), stating that, in the opinion of the Tender participant, by submitting the application it complies with the national security interests under the Law of the RL on the Protection of Objects Important for Ensuring National Security.</p>

3. OTHER CONDITIONS

3.1. Tender participants acknowledge that, pursuant to Clause 5.10 of the Procedure, if a group of economic operators participates in the Tender, it shall submit, together with the application, a copy of the joint activity agreement. The joint activity agreement must specify the obligations of each party to this agreement when performing the Lease Agreements to be concluded with LTOU. The joint activity agreement must provide for the joint and several liability of all parties to this agreement for the non-performance of obligations towards LTOU (the Lessor). The joint activity agreement must also specify which person represents the group of economic operators (the person with whom the LTOU representative should communicate regarding issues arising during the evaluation of the application and during the performance of the Lease Agreements). The Lease Agreements shall be concluded with the responsible partner specified in the joint activity agreement. The joint activity agreement must establish a prohibition on changing the composition of the members of the group of economic operators before and after the conclusion of the Lease Agreements, as well as provide for the procedure for changing the responsible member of the group of economic operators without changing the composition of the members of the group of economic operators. The joint activity agreement may not be amended without the prior written consent of LTOU.

If the Tender is entered by a group of economic operators acting under a joint activity agreement, the requirements set out in 2.1 of this announcement must be met and the documents specified therein must be submitted by all members of the group of economic operators.

3.2. The progress of the Tender, the procedure for submission of applications and other lease procedures are detailed in the Procedure published on the LTOU website at: <https://ltou.lt/lt/galimybes-verslui/patalpu-nuoma>.

3.3. LTOU shall have the right to terminate the real estate lease process at any time and to amend the Tender conditions until the date specified in Clause 1.8.2 of this announcement for the clarification of the conditions of the announcement and/or the inspection of the Premises. LTOU shall not compensate the Tender participants for any losses related to the preparation and submission of applications, etc. LTOU shall also not compensate any participants' losses or damages if the Tender results are contested, annulled or declared invalid by the initiative of the Tender participants or any third parties in any lawful manner.

3.4. LTOU shall have the right not to return the deposit paid by the recognised Tender winner who refuses to sign or fails to sign the Lease Agreement for the Premises within more than 30 (thirty) calendar days from the date of adoption of the decision on the determination of the Tender winner, and to claim compensation for all expenses incurred for publishing and organising the lease Tender, as well as for other damages incurred, including the difference in the lease fee if the Premises are leased to another Lessee at a lower lease fee.

3.5. The assets of LTOU may not be transferred or leased to LTOU employees, members of LTOU supervisory and management bodies or persons related to them.

3.6. Any suspected manifestations of corruption or potentially unlawful actions of LTOU employees should be reported by e-mail: pranesk@ltou.lt.

4. ANNEXES

- Annex 1 – Draft Lease Agreements (Special and General Lease Conditions) (attached separately);
- Annex 2 – Declaration on the absence of criminal offences and administrative offences (attached separately);
- Annex 3 – Declaration on compliance with national security (attached separately);
- Annex 4 – Tender application form (attached separately);
- Annex 5 – Declaration of the Tender participant's experience (attached separately).