REAL ESTATE LEASE PUBLIC TENDER ANNOUNCEMENT AT JSC LITHUANIAN AIRPORTS

30 October 2026

Vilnius

1. TENDER CONDITIONS		
1.1. LESSOR	1.1.1. Name of the legal entity	JSC Lithuanian Airports, hereinafter referred to as LTOU
	1.1.2. Legal entity code	120864074
	1.1.3. VAT registration number	LT208640716
	1.1.4. Registered office	Švitrigailos str. 19-103, Vilnius, Lithuania
	1.1.5. Lessor's bank account	LT277300010002503528 AB Swedbank Bank code 112029651
	1.1.6. Lessor's representative for the lease tender	Lease Project Manager Agnė Mažuknaitė, e-mail a.mazuknaite@ltou.lt, phone +370 696 85350
1.2. LEASE OBJECT	Non-residential premises located within the Airport Terminal managed by the Lessor (hereinafter reffered to as the Building), designated for transportation purposes, at Rodūnios kel. 2-1, Vilnius, Lithuania (VNO Arrival Hall), unique No. 1097-0044-5205, unique property No. 4400-1477-7681-2433, marked on the plan with indexes 2-15–2-17 and 2-24, with a total area of 49.39 sq. m. (hereinafter – the Premises).	
1.3. PURPOSE OF THE LEASE OBJECT	The Premises are intended only for administrative activity (hereinafter referred to as Permitted Activity) performance.	
1.4. INITIAL AMOUNT OF THE LEASE FEE	The initial monthly lease amount is **EUR 1,021.54** (one thousand and twenty-one euro and fifty-four cents) **excluding VAT** for the entire Premises per month (EUR 1,236.06 (one thousand two hundred thirty-six euros and six cents) including VAT per month). The rent proposed by the successful Tenderer who wins the Real Estate Public Tender (hereinafter referred to as the Tender) and signs the lease agreement will be recalculated annually in proportion to the Consumer Price Index (CPI). More detailed information on rent recalculation of the Lease fee is provided for the Special Terms and Conditions of the Lease Agreement (Annex 1).	
1.5. DEPOSIT PAID BY TENDERERS	Before registering as a participant (tenderer) of the Tender, a person (entity) must transfer to the bank account of Lithuanian Airports specified in Clause 1.1.5 of this announcement, a deposit equal to the announced amount of the initial lease fees for 3 (three) months **including VAT**, i.e. **EUR 3,708.19** (three thousand and seven hundred eight euros and ninety cents). The payment details must state the purpose as *For the Tender on the Lease of Property*.	

	The application of a Tender participant who fails to transfer the Tender deposit to the credit institution's account specified in clause 1.1.5 by the specified deadline and fails to submit a document from a financial institution confirming this will not be registered and will be returned to the Tender participant. Once the Tender has concluded, the deposits paid by unsuccessful participants will be refunded to the bank accounts specified in their Tender applications. The security deposit paid by the winning tenderer will be used to ensure that the winning tenderer (Lessee) fulfils their obligations under the lease agreement properly and on time. The Lessor, by notifying the Lessee in writing, may forfeit the security deposit (in whole or in part) if the Lessee breaches any obligation under the lease agreement. If the winner of the Tender declines the tender or fails to sign the real estate lease agreement within 30 (thirty) calendar days of the decision determining the winner of the Tender, the deposit paid by the winner will not be refunded.	
1.6. LEASE TERM	The premises are leased for a term of **2 (two) years**. The lease term begins on the date the premises are handed over to the Lessee.	
1.7. ADAPTATION AND IMPROVEMENT OF THE PREMISES	The Tender participant who is awarded the Tender and signs the Premises Lease Agreement shall be obliged to fully equip the Premises with his own efforts and funds and adapt them to carry out the Permitted Activities indicated in this announcement of the Tender. The Tender participant awarded the Tender shall be obliged to fit out the Premises and adapt them for the Permitted Activity no later than within three (3) working days from the date of handover of the Premises and shall continuously conduct the Permitted Activity throughout the lease term.. The procedure for the handover of the Premises is described in the draft Lease Agreement (Annex 1).	
1.8. COURSE OF THE TENDER	1.8.1. Date and place of publication of the tender announcement	30 October 2026, https://vilnius-airport.lt/paslaugos-verslui/nuomos-konkursai/
	1.8.2. Premises inspection and queries	**Until 16:00 on 18 November 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://vilnius-airport.lt/paslaugos-verslui/nuomos-konkursai/ .
	1.8.3. Submission of applications	Applications shall be accepted from **1 December 2026, 9 a.m. until 1 December 2026, 3 p.m. (inclusive)**, by submitting applications by e-mail to tenders@ltou.lt. The Tenderer's Application, declarations and all other accompanying documents, except for the proof of payment of the Tenderer's Deposit referred to in Clause 1.5, must be signed with a handwritten or electronic signature.

		For the avoidance of doubt, all documents relating to a single Tender must be submitted in one (1) e-mail, with the documents attached thereto. The total combined size of all Tender documents submitted must not exceed 25 MB (25 megabytes). The Application form is published together with this announcement at: https://vilnius-airport.lt/paslaugos-verslui/nuomos-konkursai/ . The application requirements are detailed in the Description of the Procedure for the Lease of Real Estate (hereinafter referred to as Description), approved by Order No. 1R-132 of the Chief Executive Officer of the LTOU, dated 14 October 2025, which is available on the LTOU website at https://vilnius-airport.lt/paslaugos-verslui/nuomos-konkursai/ Section 5.
	1.8.4. Evaluation of the applications	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.
	1.8.5. Announcement of the winner	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.
	1.8.6. Verification of the winner	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). 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. 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 RLis being verified. 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 RLon 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.
2. QUALIFICATION REQUIREMENTS		

2.1. REPUTATION	2.1.1. The Tender participant is not bankrupt, has not been declared insolvent, is not in liquidation and has not temporarily suspended its activities.	**Required to submit:** **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**. 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. 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. 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.
	2.1.2. 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 Offences and Administrative Offences listed in Annex 2 to this announcement. Clarification: *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*	**Required to submit:** 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: • 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); • 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. 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

	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 3, 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. *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.*	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. 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. 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.
	2.1.3. The Tender participant complies with the national security interests.	**Required to submit:** A declaration (Annex 3), signed by the head of the Tender participant or his authorized 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.
3. OTHER TERMS AND CONDITIONS		
3.1. The procedure of the tender, the application procedures, application procedures, and other details of the leasing process are outlined in the LTOU Regulations, which are available on the LTOU website at: https://vilnius-airport.lt/paslaugos-verslui/nuomos-konkursai/		
3.2. LTOU reserves the right to terminate the real estate lease process at any time and to amend the terms of the tender prior to the date of the interpretation of the terms of the announcement and/or the date of the premises inspection, as specified in clause 1.8.2. LTOU shall not compensate Tender participants for any losses related to the preparation, submission, etc., of applications. LTOU shall not compensate participants for any losses or damages if the results of the competition are disputed, annulled, or declared invalid by any legal means at the initiative of the participants or any other third parties.		
3.3. LTOU has the right, in the event that the declared winner of the tender refuses to sign the property lease agreement or fails to sign it within 30 (thirty) calendar days of the decision declaring the winner of the tender, to withhold the deposit paid by the winner and to demand reimbursement of all costs incurred in announcing and organizing the competition, as well as other damages incurred, including the difference in rent if the property is leased to another tenant at a lower rent.		
3.4. LTOU assets may not be transferred or leased to LTOU employees, members of LTOU supervisory and management bodies, or persons associated with them.		

3.5. Please report any suspected instances of corruption or any potentially unlawful actions by LTOU employees via email to: pranesk@ltou.lt .
3.6. This announcement is drawn up and published in Lithuanian and English (in separate documents). In the event of discrepancies between the Lithuanian and English texts of the announcements, the Lithuanian text of the notice shall prevail.
4. ANNEXES
Annex 1 – Lease project (Specific terms and General conditions of the lease agreement *(attached separately))*; Annex 2 – Declaration on the Absence of Criminal Offences and Administrative Offences *(attached separately)*; Annex 3 – Declaration Compliance with National Security *(attached separately)*; Annex 4 – Tender application form *(attached separately.*