KLAIPĖDA STATE SEAPORT SOUTHERN PART DEVELOPMENT PROJECT

TENANT SELECTION PROCEDURE CONDUCTED BY COMPETITIVE DIALOGUE

TENDER NOTICE

Date: 11 November 2026

Introduction

AB Klaipėda State Seaport Authority (the **"Port Authority"**) is announcing a tenant selection procedure conducted by competitive dialogue (the **"Tender"**) for the Klaipėda State Seaport Southern Part Development Project (the **"Project"**).

The purpose of the Tender is to select one or more tenants with whom the Port Authority will conclude separate port land lease agreements (the **"Lease Agreements"**) for cargo handling and / or other industrial activities in the newly created southern part of Klaipėda State Seaport.

The Project is expected to create approximately 100 hectares of new port territory and approximately 1,300 meters of new quays. The selected tenant(s) will have the opportunity to develop and operate facilities in a new deep-water port territory under a 50-year Lease Agreement. Participants may apply for all or part of the target port territory according to the scale and nature of their proposed activities.

The Port Authority will develop the main infrastructure (land reclamation, shore protection structures, quays, and quayside / navigation channel deepening), while the tenant(s) will create the superstructure relevant to the activities carried out on the plot. The main infrastructure is expected to be completed by December 2028, with tenant operations envisaged to commence by 2031 following the development of the superstructure.

The main objectives of the Project are to:

1. Increase the throughput capacity of Klaipėda State Seaport.
2. Create conditions for new cargo handling, logistics, maritime industrial and other value-added port activities.
3. Strengthen Lithuania's position in regional and international transport corridors.

The Project is implemented by the Port Authority, in accordance with the applicable laws and regulations. For the conduction of the Tender procedures, a Tender commission (the **"Commission"**) is established by the Port Authority.

Tender procedure

The Tender procedure consists of the following stages:

1. *Submission of Application and Initial Proposal* by prospective Participants.
2. *Evaluation of Applications and Initial Proposal (qualification)*. Only the conformity of submitted documentation with the qualification requirements and other formal Tender Conditions is evaluated.

3. *Competitive dialogue*. Qualified Participants are invited to a dialogue (negotiations) regarding technical-financial as well as legal conditions. The dialogue may cover all aspects of the Tender, except for matters expressly excluded from the scope of the dialogue under the Tender Conditions.
4. *Update of Tender documentation*. Following the results of the competitive dialogue, the Commission updates clauses of the Tender Conditions and their annexes, which it perceives necessary to change.
5. *Submission of Final Proposals*. Participants who took part in the dialogue are invited to submit a Final Proposal, prepared according to the updated Tender Conditions.
6. *Evaluation and ranking of Final Proposals*. The Commission evaluates the Final Proposals and determines the results of the first allocation round in accordance with the procedure set out in the Tender Conditions.
7. *Additional allocation rounds*. If, after the first allocation round, any Project area remains unallocated, the Port Authority may conduct further allocation rounds, inviting all qualified Participants to submit their Proposals for the remaining Plot area.
8. *National security screening and Lease Agreement conclusion*. Each Participant to whom any area has been allocated undergoes a national security screening. Upon confirmation of compliance with the national security, the Participant is invited to conclude a Lease Agreement. Port Authority expects to sign Lease Agreement(s) with successful Participant(s) by May 2027.

Submission of Application and Initial Proposal

Prospective Participants are invited to submit their Applications and Initial Proposals until 1:00 PM (Lithuanian time) 15 January 2027 through the DealLink platform (the **"Electronic Platform"**), accessible via the following link: Užsakovas - KLAIPĖDA STATE SEAPORT SOUTHERN PART DEVELOPMENT PROJECT.

The advance initial contribution shall be paid into the following bank account of the Port Authority (*ANNEX 13. Requirements for Proposal Validity Assurance)*:

- Account holder: AB Klaipėda State Seaport Authority (Akcinė bendrovė Klaipėdos valstybinio jūrų uosto direkcija);
- Legal entity code: 240329870;
- Bank: "Swedbank" AB;
- Bank address: Konstitucijos pr. 20A, 09321 Vilnius, Lithuania;
- Bank SWIFT code: HABALT22;
- Account number (IBAN): LT14 7300 0100 3488 9443.

Structure of the Tender documentation

The Tender documentation package, accessible via the Electronic Platform, contains the following:

1. *Tender Conditions* and their annexes:
    - *ANNEX 1. Terms Used*
    - *ANNEX 2. Qualification Requirements, Grounds for Exclusion and National Security Requirements*
    - *ANNEX 3. Procedure and Criteria for Evaluation of Proposals*
    - *ANNEX 4. Participant's Declaration Form*

- *ANNEX 5. Information About Reliability*
- *ANNEX 6. National Security Compliance Declaration*
- *ANNEX 7. Declaration on the Absence of Conditions Specified in the Regulation for a Legal Entity*
- *ANNEX 8. Application Form*
- *ANNEX 9. Confidentiality Commitment*
- *ANNEX 10. Initial Proposal Form*
- *ANNEX 11. Proposal Form*
- *ANNEX 12. Essential Terms of the Lease Agreement*
- *ANNEX 13. Requirements for Proposal Validity Assurance*
- *ANNEX 14. Dispute Resolution Procedure*
- *ANNEX 15. Technical Documentation*, accessible only after the submission and acceptance of the Confidentiality Commitment

2. *Comprehensive Information Memorandum*, accessible only after the submission and acceptance of the Confidentiality Commitment

The Confidentiality Commitment shall be submitted via the following email: v.ketleriene@port.lt. Following its acceptance, access to the Tender documents subject to the Confidentiality Commitment shall be provided through a separate Document Management Platform within 3 business days.

The Commission may provide explanations or clarifications and publish them along with the updated Tender Conditions. Furthermore, Tender documentation may be updated following the competitive dialogue.

Communication

Formal communication and requests for clarification shall be submitted through the Electronic Platform, except for communication related to confidential information carried out prior the Application and Initial Proposal submission deadline, which shall be sent via the following email: v.ketleriene@port.lt.

Participants should rely on the latest documents and formal clarifications made available through the Electronic Platform or, in case of confidential information prior to the Application and Initial Proposal submission deadline, the latest information made available through the Document Management Platform.

The contact persons for information regarding the Tender:

1. Port Authority: Virginija Ketlerienė, v.ketleriene@port.lt; +370 637 41663
2. Transaction advisor: Indrė Lisauskaitė, Indre.Lisauskaite@parthenon.ey.com, +370 682 00665