

Regulations
for the Auction of the Right of Superficies pertaining to the Real Estate on Zila Street in
Riga Possessed by the Freeport of Riga Authority

1. General provisions and Item details

1. The Regulations for the Auction of the Right of Superficies (hereinafter - the Regulations) in regards of the immovable property in the possession of the Freeport of Riga Authority (hereinafter - the Authority) located at 25 Zila Street, in Riga shall stipulate the procedure by which the Authority shall organize an electronic auction with an ascending step with the selection of applicants (hereinafter - the Auction) on the right of superficies pertaining to the land units with cadastral designation 0100 097 0145 and 0100 097 0143 at 25 Zila Street, Riga (hereinafter - the Item/s).
2. The electronic auction shall take place on the electronic auction site - the Electronic Auction Site module of the Register of Enforcement Cases of the Judicial Administration, established pursuant to Article 605.¹ of the Civil Procedure Law. The electronic auction shall be conducted in compliance with the laws and regulations on the procedure for conducting operations on the electronic auction site and the present Auction Regulations.
3. The auction shall be organised and conducted by the Auction commission established by the Authority (hereinafter - the Auction Commission).
4. Information on the Items subject to the right of superficies:
 - 4.1. **Item No.1** – part of the land unit with cadastral designation 0100 097 0143 with an approximate area of 4,61 ha (46 100 m²). The area of the built-on land will be specified after the land has been surveyed by a certified land surveyor and the right of superficies border plans have been registered;
 - 4.2. **Item No.2** - part of the land unit with cadastral designation 0100 097 0143 with an approximate area of 4,45 ha (44 500 m²). The area of the built-on land will be specified after the land has been surveyed by a certified land surveyor and the right of superficies border plans have been registered;
 - 4.3. **Item No.3** - part of the land unit with cadastral designation 0100 097 0143 with an approximate area of 5,17 ha (51 700 m²). The area of the built-on land will be specified after the land has been surveyed by a certified land surveyor and the right of superficies border plans have been registered;
 - 4.4. **Item No.4** - part of the land unit with cadastral designation 0100 097 0145 and 0100 097 0143 with an approximate area of 5,18 ha (51 800 m²). The area of the built-on land will be specified after the land has been surveyed by a certified land surveyor and the right of superficies border plans have been registered;
5. The owner of the Items and the relevant encumbrances:
 - 5.1. The ownership rights to the land unit with cadastre designation 0100 097 0143 are vested in the State of Latvia in the person of the Ministry of Transport in the Riga City Land Register section No. 9524.
 - 5.2. The ownership rights to the land unit with cadastre designation 0100 097 0145 are vested in the Riga City Municipality in the Riga City Land Register section No. 9523.
 - 5.3. Encumbrances are indicated in the Riga City Land Register section No. 100000524986 and 9523.
6. Brief description of the condition of the **Items No.1, No.2, No.3, and No. 4**: Land with a sandy surface layer .
7. The right of superficies pertaining to the Item shall be provided for the following conditions of further use: commercial activity related to the port functions in accordance with the municipal spatial plan. The right of superficies term shall be 35 years. The possibility to

receive more information about the Item, as well as to perform an inspection of the Item in nature shall be provided in accordance with the procedure indicated in the notice published in the official publication "Latvijas Vēstnesis".

8. The announcement of the Auction, in accordance with the approved regulations, shall be published in the official publication of the Republic of Latvia "Latvijas Vēstnesis", EIV: <https://izsoles.ta.gov.lv/> and on the website of the Freeport of Riga Authority www.rop.lv.
9. The purpose of the Auction is to grant the right of superficies pertaining to the Items for the highest possible price, by identifying the bidder who will offer such price in an electronic auction.

2. Auction participants

10. Any legal entity whose founder(s) and member(s) have a good reputation and stable financial standing¹ and, in accordance with the laws and regulations in force in the Republic of Latvia, may apply for the right to carry out commercial activities in the Freeport of Riga and to conclude an agreement on granting the right of superficies, and which, by the time of registration, has paid the security deposit specified in Article 16 of the present Regulations, has been authorised to participate in the Auction and has no tax (duty) debts administered by the State Revenue Service in the Republic of Latvia or in the country in which it is registered, including debts of state social insurance contributions, which in total exceed EUR 150, may become a participant of the Auction.
11. Responsible officials of the Auctioneer and the Auction organiser, as well as other persons who are present at the Auction by virtue of their official duties or individual tasks (its organisation, conducting), may not themselves be applicants for the right of superficies, nor may they apply for the Auction on behalf of others.
12. An Auction Participant shall not be declared insolvent, have been placed in liquidation, have suspended or interrupted its economic activity, or be the subject of legal proceedings for dissolution, insolvency or bankruptcy.
13. An Auction Participant shall not be subject to international or national sanctions or sanctions imposed by a Member State of the European Union or the North Atlantic Treaty Organisation which have a significant impact on the financial and capital market interests.

3. Auction fees

14. The Auction opening fee for the right of superficies is 2,17 EUR/m² per year (two euro, 17 cents per square metre per year):
 - 14.1. In regards of the **Item No.1** – the auction opening fee for the right of superficies is EUR 100 037,00 (one hundred thousand thirty-seven euros, 00 cents) per year;
 - 14.2. In regards of the **Item No.2** - the auction opening fee for the right of superficies shall be EUR 96 565,00 (ninety-six thousand five hundred and sixty-five euros, 00 cents) per year;
 - 14.3. In regards of the **Item No.3** - the auction opening fee for the right of superficies shall be EUR 112,189.00 (one hundred twelve thousand one hundred eighty-nine euros, 00 cents) per year;
 - 14.4. In regards of the **Item No 4** - the auction opening fee for the right of superficies shall be EUR 112 406,00 one hundred twelve thousand four hundred and six euros, 00 cents) per year.
- In addition, value added tax shall be payable in accordance with the procedure and in the amount prescribed by the laws and regulations.
15. The Auction step shall be:
 - 15.1. In regards of the **Item No.1** – EUR 1 000,00 EUR (one thousand euros, 00 cents);
 - 15.2. In regards of the **Item No.2** – EUR 960,00 (nine hundred and sixty euros, 00 cents);

¹ Section 18, Paragraph one of the Law on Ports.

- 15.3. In regards of the **Item No 3** – EUR 1 120,00 (one thousand one hundred and twenty euros, 00 cents);
- 15.4. In regards of the **Item No 4** – EUR 1 120,00 (one thousand one hundred and twenty euros, 00 cents).
16. A security deposit - in the amount of 10 percent of the Auction opening fee pertaining to the respective Item.
17. Payment shall be made to:
- Beneficiary: Freeport of Riga Authority
VAT reg. No: LV90000512408
Bank: AS Swedbank
Bank account No.LV16HABA0551024614837
Purpose of payment: A security deposit for the auction of the right of superficies pertaining to the real estate on Zila Street, Riga.

3. Registration of an Auction applicant in the Auction participant register

18. Applicants shall apply from **13:00 on 1st, October 2025 until 23:59 on 21, October 2025** in the Register of Auction Participants maintained on the electronic auction site <https://izsoles.ta.gov.lv> after publication in the official publication of the Republic of Latvia ‘Latvijas Vēstnesis’, on the website of the Freeport of Riga Authority www.rop.lv and on the electronic auction site <https://izsoles.ta.gov.lv>. Applications shall be submitted separately for each Item. There is no limit to the number of Items for which a single applicant may apply.
19. By registering in the Register of Auction Participants, a person shall read the rules of use of the electronic auction site and shall confirm compliance with the rules and the accuracy of the data provided about him/herself.
20. The details of a person shall be entered in the Register of Auction Participants on the basis of an application submitted by the person. The application shall be submitted by the person independently, using the electronic service “On the participation of an e-auction site participant in a specific auction” available on the electronic auction site and by identifying him/herself with one of the options for identification offered on the unified portal of state and local authorities www.latvija.lv.
21. A registered user who wishes to participate in the announced auction shall send a request to the Auctioneer on the electronic auction site for authorisation to participate in a specific auction and shall pay the amount of the Auction security deposit specified in the Auction announcement to the account of the Auctioneer specified in the announcement, as well as the fee for participation in the Auction to the site administrator in the amount specified in the laws and regulations in accordance with the invoice prepared for the registered user on the electronic auction site.
22. The Auctioneer shall authorise the Auction applicant who has fulfilled the prerequisites for participation in the Auction within 7 (seven) days using the tool available on the electronic auction site.
23. The Auctioneer shall send the information on the authorisation to participate in the Auction to the registered user electronically to the account created for the registered user on the electronic auction site.
24. When authorising a person to participate in an auction, the system of the electronic auction platform shall automatically create a unique identifier for each bidder.
25. Within 10 days from the receipt of the Authorisation, an authorised participant of the Auction shall submit to the Auctioneer by e-mail: info@rop.lv an Operational Programme (Business Plan) and an Investment schedule in respect of the use of the Item in accordance with the template provided on the website of the Authority https://rop.lv/sites/default/files/2020-10/Zemes%20noma_0.pdf.
26. An Auction applicant shall not be authorized if:

- 26.1.1. the deadline for registration of applicants has not yet arrived or has expired;
 - 26.1.2. the applicant is insolvent or has suspended its economic activity as of the Auction date;
 - 26.1.3. the potential applicant has incurred a tax (fee) debt administered by the State Revenue Service or a receivable debt to the Seller that is more than 30 days old and exceeds EUR 150 (one hundred and fifty euro);
 - 26.1.4. the potential applicant is subject to international or national sanctions or sanctions imposed by a Member State of the European Union or the North Atlantic Treaty Organisation that have a significant impact on the financial and capital market interests;
 - 26.1.5. he does not comply with the requirements of Article 18(1) of the Law on Ports;
 - 26.1.6. all the preconditions for the Auction have not been fulfilled.
27. The Auctioneers shall not be entitled to provide information to the Auction applicants about other Auction applicants.

4. Auction conduct

28. The Auction shall commence on the electronic auction site <https://izsoles.ta.gov.lv> from **13:00 on 1st, October 2025** until **13:00 on 31, October 2025** after publications in the official publication of the Republic of Latvia “Latvijas Vēstnesis”, on the website of the Freeport of Riga Authority www.rop.lv and on the electronic auction site <https://izsoles.ta.gov.lv>.
29. Participants authorised for the Auction may bid throughout the auction.
30. If a bid is registered during the last five minutes before the time fixed for the closing of the Auction, the Auction time shall be automatically extended by 5 (five) minutes.
31. If during the last hour before the Auction closes a significant technical malfunction is detected which may affect the Auction outcome and which is not related to a breach of the security of the system, the Auction time shall be automatically extended until 13:00 of the following working day.
32. After the Auction closes, bids shall not be registered and the electronic auction site shall indicate the date, time and last bid placed for the Auction.
33. The Auctioneer may suspend the auction if, during the Auction, the security manager of the electronic auction site issues notification of a significant technical malfunction which may affect the Auction outcome. The notice of the Auction suspension shall be published on the electronic auction site.
34. After the Auction closes, the system shall automatically prepare the Auction Deed, which shall be approved by the Auction Commission within 7 (seven) days after the Auction.
35. Authorised Auction participants who have participated in the Auction but have not bid for the Auction Item shall be refunded the Auction security deposit within 10 (ten) working days, except for the last outbidder. The last outbidder shall be refunded its security deposit within 10 (ten) working days after the Auction Winner has concluded the Agreement granting the right of superficies pertaining to the Item. If the Item is retained by the last outbidder in accordance with Paragraph 40, the security paid by the last outbidder shall be credited towards the fee for the right of superficies pertaining to the Item.

5. Auction not held

36. The Auction Commission shall adopt a decision to declare the Auction null and void if:
- 36.1.1. no Auction Participant is authorised for the Auction;
 - 36.1.2. the Auction has been announced in violation of the present Regulations;
 - 36.1.3. it is established that a Participant has been unreasonably refused to participate in the Auction or that a bid has been incorrectly rejected;

36.1.4. no Auction participant has outbid the starting price of the Auction.

6. Approval of the Auction results and conclusion of the agreement

37. After the Auction Act is approved, within 2 months the results of the Auction shall be confirmed and the decision on entering into an agreement granting the right of superficies pertaining to the Item shall be made by the Freeport of Riga Board, if the Auction Winner has submitted an Operational Programme (Business Plan) and an Investment Plan that comply with the Item use conditions and the Freeport of Riga Development Programme set out in Paragraph 7 of the Regulations. Taking into account the area of the built-on land after the land survey and registration of the right of superficies border plans by a certified land surveyor and the fee for the right of superficies bid at the Auction, the fee for the right of superficies will be adjusted (specified) according to the actual area of the land.
38. The Auction Winner has the right to conduct an engineering and technical survey of the auctioned Item with the aim to determine the conditions for using the Item's land for the implementation of the submitted Operational Program (Business Plan). The Auction Winner shall notify the Authority of the need to conduct an engineering and technical survey of the Item no later than 10 (ten) days after the Auction.
39. After the decision of the Board of the Freeport of Riga has been made, the Auction Winner shall:
 - 39.1. sign an agreement granting the right of superficies or an agreement on engineering and technical survey of the Item within 60 (sixty) days;
 - 39.2. sign an agreement granting the right of superficies within 12 (twelve) months if an engineering and technical survey is being conducted.
40. During the engineering and technical survey of the Item, the land shall not be transferred to the Auction Winner for use, and the Auction Winner shall not be considered a user of this land (having the right of superficies, tenant, etc.). The land of the Item shall be reserved for the Auction Winner for the conclusion of an agreement granting the right of superficies. For the reservation of the land, the Auction Winner shall pay the Authority a fee calculated as 50% of the annual fee for the Item bid at the auction, proportional to the duration of the engineering and technical survey of the Item.
41. If the Auction winner refuses to enter into an agreement granting the right of superficies /an agreement on engineering and technical survey of the Item within the time period specified in Paragraph 39 of the present Regulations, fails to respond or fails to sign an agreement granting the right of superficies /an agreement on engineering and technical survey of the Item, he/she shall lose the right of superficies pertaining to the Item. The Auction security deposit shall not be refunded to the respective participant, except in cases where, according to the results of the engineering and technical survey of the Item, due to objective circumstances independent of the Auction Winner, it is not possible to use the Item for the implementation of the Operational Program (Business Plan) submitted by the Auction Winner.
42. If the Auction Winner has not entered into an agreement granting the right of superficies/ an agreement on engineering and technical survey of the Item within the specified time or the submitted Operational Programme (Business Plan) does not comply with the condition for the Item use set forth in Paragraph 7 of the Regulations and the Development programme of the Freeport of Riga, the Auction Participant who has bid the next highest price shall be notified thereof, and the said Auction Participant shall have the right to submit information to the Auctioneer within two weeks from the date of receipt of the notification – agree or refuse to enter into an agreement granting the right of superficies pertaining to the Item and whether an engineering and technical survey of the Item is necessary. If the Auction Participant agrees to enter into an agreement granting the right of superficies pertaining to the Item, the matter shall be

referred to the meeting of the Freeport of Riga Board. The provisions of Paragraphs 38–41 of the present Regulations shall apply to the conclusion of the agreement granting the right of superficies and the engineering and technical survey of the Item.

43. If the Auction Participant specified in Paragraph 42 refuses to enter into an agreement granting the right of superficies/ an agreement on engineering and technical survey of the Item, the Auction security deposit shall not be refunded and the Auction shall be deemed not to have taken place.

7. Complaints

44. If the Auction Participant considers that during the course of the Auction the laws and regulations in force in the Republic of Latvia or the present Regulations have been violated, he/she shall have the right to submit a complaint to the Authority. The submission of a complaint shall not suspend the conduct of the Auction or the conclusion of the agreement granting the right of superficies.
45. The complaint shall be submitted in writing within three working days from the date of receipt by the Auctioneer of a copy of the Auction Deed, which the Auctioneer shall have the right to request no later than within three working days after the closing of the Auction.

8. Specific provisions

46. Any agreement between the Auction Participants which could affect the results and conduct of the Auction shall be prohibited.
47. The Auction applicants and participants shall agree to the processing of personal data by the Auction Commission for the purpose of verifying the truthfulness of the information provided.
48. The personal data obtained shall be processed in accordance with Article 25 (1), (3) and (4) of the Law on Processing of Personal Data, Article 6 (1) of the Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data and repealing Directive 95/46/EC (Article 6(1) of the General Data Protection Regulation), for the purpose of concluding a purchase agreement with the Auction winner