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INTERNATIONAL EXPLORATORY NOTICE FOR THE COLLECTION OF EXPRESSIONS OF INTEREST FOR THE ENHANCEMENT, BY MEANS OF A LOAN FOR USE CONTRACT, OF THE AREA RELATING TO THE INFRASTRUCTURAL DEVELOPMENT OF THE "TORRACCIA AIRFIELD" IN DOMAGNANO

The Minister of Finance, Budget and Transport, the Minister of Tourism and Post, Cooperation and Expo, and the Minister of Territory and Environment, enforcing Congress of State Decision no. 20 adopted during its sitting of 14 dicembre 2023,

WHEREAS

- the Strategic Plan for Tourism of the Republic of San Marino aims at repositioning San Marino as a tourist destination at an international level, and whereas the Government considers the development of the Torraccia Airfield to be of strategic importance for the improvement and enhancement of the services offered;
- the State of San Marino is the owner of the surface area and real estate complex known as "Torraccia Airfield" and located in Torraccia, Strada di Montelupo n. 27, 47895, (cadastral data - Sheet 26 Map 48-50-52-65-66-97-99-102-116-180-189 - Town planning area ZS PP airfield), and whereas public utility procedures are underway for the areas necessary to the extension of the airfield infrastructure (cadastral data: Sheet 26 parcels 12-13-35-52-187-191-193, Sheet 25 parcels 115-116(in part) -181 (in part) -98(in part) -224-309-308-359-225-358-226-223 (in part), which includes a wide panoramic view of Romagna and the Adriatic coast;
- the area in question has already been identified by the Congress of State as useful to attract investments for the development of the aviation sector, in particular business aviation, general and tourist aviation, as well to build a base for the landing of general aviation helicopters;
- it is considered useful to develop, on the area in question, in addition to the above-mentioned specificities, ground handling, approved aircraft maintenance organisation, aircraft refuelling, and hangar;
- the development of tourism enhancement projects in this area, in particular hotel accommodation, catering and related services, as well as personal care services, is of strategic importance;
- the projects in this area shall include architectural solutions and interventions with a low environmental impact;

ANNOUNCE

The intention to start exploring, by means of this International Notice (hereinafter also Notice), any expressions of interest for the enhancement, by means of a loan for use contract, of the area relating to the infrastructural development of the "Torraccia Airfield" in Domagnano.

This Notice shall constitute a procedure in compliance with the principles of transparency, publicity, equal treatment, impartiality, proportionality and cost-effectiveness.

The outcome of this Notice shall only serve to outline the future action of the Ministry of Finance, Budget and Transport, the Ministry of Tourism and Post, Cooperation and Expo, and the Ministry of Territory and Environment (hereinafter also referred to as Ministries) with regard to the possibility of granting, by means of a loan for use contract, the area "Torraccia Airfield" to a single entity, for the purpose of its enhancement, and shall not commit any party to the continuation of the project.

PURPOSE OF THE NOTICE



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The purpose of this Notice shall be to collect expressions of interest in order to verify whether there are any professionally and internationally recognised entities suitable and potentially interested in participating in a possible subsequent selection procedure for the granting, by means of a loan for use contract, of the area "Torraccia Airfield", in compliance with the purpose specified in this Notice.

This Notice shall not constitute any promise to negotiate, pre-emptive right, invitation to tender, offer or promise to the public; therefore, the expressions of interest received shall not be binding in any way on the Ministries, which shall be free, at their sole discretion, to interrupt, change or terminate at any time this procedure and to initiate another one, or to change and revoke this Notice. The entities that express their interest shall have no right or claim to any compensation or reimbursement of costs and expenses incurred by them and their successors in title.

By means of this Notice, the Ministries intend to collect expressions of interest from entities wishing to undertake to enhance the interested area by upgrading it, including through interventions involving the existing real estate in this area and the construction of any new one, in compliance with the regulations in force on town planning and building, landscape protection and low environmental impact, as better specified below.

DESCRIPTION OF THE REAL ESTATE

The area, which is the subject of this Notice, is located in Torraccia, Strada di Montelupo n. 27, 47895.

Also annexed to this Notice are the extracts and cadastral numbers under letter a) and under letter b) the surface plan and photographic image of the area and properties described above.

PROJECT FOR THE RESTRUCTURING, UPGRADING AND INTENDED USE OF THE AREA

The proposal shall include multiple and differentiated services and activities, also in synergy with each other, which shall be consistent with the characteristics of the area and the context in which it is located; such services and activities shall be aimed at enhancing the area and shall be compatible with the regulations in force in this field and with low environmental impact.

The proposal shall cover all the services that will be provided in the area and/or any dedicated tourist and accommodation services. Intervention programmes for the provision of the services referred to in the whereas clauses shall also be described.

The proposal shall be submitted together with a project for the enhancement of the area, also by means of interventions on the real estate existing in the area and on possible new real estate, in compliance with the regulations in force and on the protection of the landscape, as better specified below.

The proposal submitted by the future concessionaire shall be accompanied by a business plan in order to guarantee the economic-financial balance of the initiative and to demonstrate concrete capacity to properly execute the interventions and provide the services for the entire period of time identified. The business plan may be submitted in the form of a summary prospectus highlighting the investments to be made and the related management, in order to enable the grantor to assess the adequacy and the actual feasibility of the proposal.

Without prejudice to the full autonomy of the proposer and future concessionaire to determine the characteristics and content of the restructuring and upgrading project, as deemed most appropriate for the performance of the activity, the Ministries undertake to promote and facilitate, through the competent Offices and Authorities, a phase of joint preliminary discussion between the concessionaire and the aforementioned Offices and Authorities, with a view to defining the restructuring and upgrading project, in order to achieve mutual interests and objectives.



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LOAN FOR USE CONTRACT

The area covered by this Notice shall be granted on the basis of a loan for use contract. The terms of the loan for use contract, which may be concluded following subsequent specific negotiations, shall be agreed between the parties.

The Ministries hereby announce that, following the interventions in the interested area, on existing real estate, or involving the building of any new real estate, and the related expenses incurred, the area shall be granted, on the basis of a loan for exclusive use, for the entire duration of the contract, without any lease fee being due. The concessionaire shall be required to carry out the activities set out above, subject to the issuance to the concessionaire of the required licences, permissions and any other authorisations, which are necessary in relation to the aforementioned use.

Revenues from the exercise of the authorised activities shall be for the full benefit of the concessionaire.

MAIN TERMS OF THE FUTURE LOAN FOR USE CONTRACT

Hereunder are some of the main conditions of the loan for use contract for the enhancement of the area that may possibly be granted upon completion of subsequent specific negotiations. These conditions may be subject to possible changes.

DURATION: in order to ensure the achievement of the economic-financial balance of the restructuring and upgrading investment, as well as to enable the concessionaire to start a solid development programme in the area, the duration of the loan for use contract shall be decided according to the business plan submitted. The duration of the loan for use contract may be extended by the grantor, following negotiations between the parties, subsequent to additional investments for the enhancement of the "Torraccia Airfield" by the concessionaire and upon authorisation by the competent bodies.

CONDITIONS OF THE "TORRACCIA AIRFIELD" - MANTAINANCE: the interested area shall be provided to the concessionaire in the factual and legal conditions as it is at the time of issuance of this Notice, with all currently existing real estate and facilities.

All necessary interventions needed to upgrade and enhance the area, including routine and extraordinary maintenance, operating costs and all expenses for the restructuring and upgrading of the premises, shall be borne by the future concessionaire, based on the winning project of a possible selection procedure, as well as following negotiations between the parties.

The future concessionaire shall also bear all costs to obtain permits and authorisations from the competent offices/bodies for the restructuring and upgrading of the interested area called "Torraccia Airfield" and the relevant use.

ADDRESSEES

This Notice shall be addressed to natural and legal persons, including international groups - with proven experience of more than ten years in the aviation sector, with particular reference to the development of business aviation, as well as general, tourist and commercial aviation and management of helicopters - which are not in a situation that would result in the loss or suspension of their capacity to contract with the Public Administration.

INSPECTIONS AND REQUESTS FOR INFORMATION



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Proposers may request to inspect the area concerned in accordance with the timing and operating procedures to be agreed with the Civil Aviation, Maritime Navigation and Homologation Authority, in consultation with the other San Marino competent Offices/Bodies.

Any requests for information and clarifications may be addressed to the Civil Aviation, Maritime Navigation and Homologation Authority within 5 working days prior to the deadline fixed for the submission of expressions of interest.

PROCEDURE AND DEADLINE FOR THE SUBMISSION OF EXPRESSIONS OF INTEREST

Interested parties shall submit their expressions of interest in the loan for the use contract concerning the "Torraccia Airfield" for the purposes of this Notice by filling out the appropriate form "Expression of Interest" (Annex D).

The following documents shall be compulsorily attached to the above form, duly compiled in all its parts:

- a) a photocopy of the signatory's identity document and, with regard to legal persons, the certificate of incorporation with the list of the shareholders;
a report in which the proposer shall describe direct proven experience of more than ten years, or any collaboration with third parties with similar and qualified experience, in the above-mentioned fields;
- b) the type of activity carried out, with an indication of the reference markets; any experience in the management of surface areas and related facilities similar to those referred to in this Notice (maximum 20 A4 pages, Times 12 font, type 1 line spacing; pictures and tables are also accepted, always within the maximum 20 pages);
- c) a document indicating the business plan justifying the feasibility of the proposal submitted. The aforementioned business plan shall be signed by the legal representative of the proposer or proxy holder thereof, as well as by the legal representatives of the financing entity(ies).

The expression of interest and the above-mentioned documents shall be received no later than 12 p.m. on 31/03/2024 as follows:

- by email at: info@caa-mna.sm; the subject of the message should be as follows: INTERNATIONAL EXPLORATORY NOTICE FOR THE COLLECTION OF EXPRESSIONS OF INTEREST FOR THE ENHANCEMENT, BY MEANS OF A LOAN FOR USE CONTRACT, OF THE AREA CALLED "TORRACCIA AIRFIELD"
- in a sealed envelope, to be delivered by hand or sent by mail or courier to the following address: Autorità per l'Aviazione Civile, la Navigazione Marittima e l'Omologazione, via Consiglio dei Sessanta 99-47891 San Marino. The envelope shall bear the following on the outside: "INTERNATIONAL EXPLORATORY NOTICE FOR THE COLLECTION OF EXPRESSIONS OF INTEREST FOR THE ENHANCEMENT, BY MEANS OF A LOAN FOR USE CONTRACT, OF THE AREA CALLED "TORRACCIA AIRFIELD", together with the address and name of the sender.

In sending the email, or delivering or posting the envelope, the proposer shall declare to have read the provisions of this Notice and to accept all its conditions.

The expression of interest shall not constitute proof of meeting the requirement for admission. The transmission, posting or delivery of the expression of interest and the related documents shall be at sole and only risk of the sender. The Civil Aviation, Maritime Navigation and Homologation Authority, the Ministries and the Public Administration shall be in no case held liable for any technical or other problems, due to which the expression of interest is not received at the above address.

Any proposer making false and misleading statements shall be held liable under Article 24 of Law no. 159/2011 and shall be immediately excluded from this procedure and from any subsequent stages.



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OUTCOME OF EXPRESSIONS OF INTEREST

The expressions of interest received shall not be binding on the Ministries. The expressions of interest shall not entail any title or condition with respect to subsequent decisions to be made by the Congress of State. This Notice shall envisage no merit ranking or scoring.

Since this is an Exploratory Notice, the Ministries, on behalf of the Congress of State, reserve the right, as of now, not to start any selection procedure for the loan for use contract concerning the entire area called "Torraccia Airfield" for the purpose of its enhancement, without this resulting in any rights for the interested parties.

The Ministries, through the Congress of State, also reserve the right to decide in complete autonomy with respect to the subject matter of this Notice and to any other aspect or content of a possible subsequent selection procedure, as well as to any guarantees that the proposer will be required to provide, subject to prior decision of the Congress of State.

IL SEGRETARIO DI STATO
- Marco Gatti -

IL SEGRETARIO DI STATO
- Federico Pedini Amati -

IL SEGRETARIO DI STATO
- Stefano Cacciari -