

## **PUBLIC CALL**

**for expressions of interest in participating in an international competition for the selection of an investor for the implementation of a development project for a new hotel and a commercial-business center near Zagreb Airport, through the establishment of a building right on land owned by Zagreb Airport Ltd.**

Zagreb Airport Ltd. invites interested domestic and international investors with financial capability and experience in the development and management of hotel projects and/or other types of real estate to express their interest in participating in an international competition for the selection of an investor for the implementation of a development project for a new hotel and commercial-business centre located near Zagreb Airport (hereinafter: the Project).

The most favourable investor will gain the right to implement the Project by establishing a building right on a plot of land measuring 18,344 m<sup>2</sup>, located on Rudolfa Fizira Street, Velika Gorica. The land is owned by Zagreb Airport Ltd. and is outside the concession area of Franjo Tuđman International Airport Zagreb (ZAG/LDZA).

The investor for the Project will be selected through a two-stage competition process, consisting of an expression of interest phase and a competition phase in which only those investors who have submitted complete and valid expressions of interest and the required documentation during the first phase will participate.

The objective of the Project is to construct an airport hotel with a maximum accommodation capacity of 500 beds, accompanied by commercial facilities within the commercial-business centre, such as clinics, conference halls, restaurants, and other activities serving airport users, in accordance with the investor's assessment.

The hotel must operate under a franchise of a reputable international brand and meet a minimum international classification of upper-midscale or higher.

Zagreb Airport Ltd., as the 100% owner of the land designated for the Project, will enter into a Building Right Agreement with the investor or the company established by the investor for a period of 50 years, with the possibility of an extension for an additional 49 years.

The text of the Public Invitation and accompanying documentation is published on the website of Zagreb Airport Ltd.:

- Public Call and documentation in Croatian  
(<https://www.zlz-zagreb-airport.hr/hr/o-nama/natjecaji.html> )

- Public call and documentation in English  
(<https://www.zlz-zagreb-airport.hr/en/about-us/tenders.html> )

Expressions of interest must be submitted no later than March 14, 2025, by 1:00 PM, regardless of the method of submission. All details are provided in the Public Invitation.

Additional information regarding the public competition can be obtained via email by sending a message to [headoffice@airport-zagreb.hr](mailto:headoffice@airport-zagreb.hr).