

CALL FOR TENDERS

Pursuant to the relevant sections of Act CVI of 2007 on state-owned property and the Government Decree no. 254/2007. (X. 4.) Korm. on the management of state-owned property (hereinafter referred to as Govt. Decree),

the **Hungarian State Holding Company**
(1133 Budapest Pozsonyi út 56. – hereinafter referred to as the Caller)

sells, in the framework of a

public, two-round, negotiated tender

the real estates of the former military airport in Taszár registered under the following topographical lot numbers: Kaposhomok outskirts 037/3, Kaposhomok inner city area 325, 449, 508/2, Kaposkeresztúr outskirts 0107/2, 0107/3, Kaposkeresztúr inner city area 1314/2, Orci outskirts 024/2, 025, 026/3, 0/27, Taszár outskirts 012, 014, 015, 016/2, 020, 022/2, 022/4, 026/3, 036/2, 037/1, 043/2, 06, Taszár inner city area 224/4, 376, and Zimány outskirts 011/2, 012, 013, 014/2, 014/3, 018, 048/2, 048/3, 058, 064/2, 065 (hereinafter referred to as the group of real estates) all owned by the Hungarian State and managed by the Hungarian State Holding Company.

A bid can be submitted only for the group of real estates as a whole, otherwise the bid will be invalid.

An alternative bid or a bid subject to any condition cannot be submitted otherwise the bid will be invalid.

The tender procedure consists of two rounds. The 1st round is the prequalification phase of the procedure which is aimed at enabling the Caller to make sure of the legal and financial suitability of the Bidders on the basis of the registrations for prequalification submitted by them. A Bidder submitting a registration for prequalification in the 1st round, which is declared as invalid, may not take part in the further phases of the procedure. Only such Bidders will be invited (simultaneously, directly and in writing) to participate in the 2nd round who have submitted valid registrations in the 1st round. In the 2nd round the Bidders have to submit a written bid containing the undertakings related to the elements of content to be evaluated. After reviewing the written bids the Caller will conduct a negotiation in the 2nd round to discuss the bid elements related to the criteria of evaluation as necessary and through this to achieve undertakings that are the most favourable possible for the Caller.

Pursuant to Paragraph (1) of Section 2 of the Government Decree no. 103/1999. (VII.6.) Korm., in case the Bidder's intention is to establish and operate a civil airport on the group of real estates then the registration for prequalification (and naturally, the bid as well) may only be submitted by a natural person or legal entity or business organization without a legal personality having its permanent residence or seat in Hungary, respectively, which has been registered in the trade register – at least as a preliminary company – until the expiration of the date of registration for the 1st round (prequalification).

The detailed rules related to the tender procedure are contained in the tender announcement.

Bid security:

The amount of the bid security is 100,000,000 HUF, i.e. One hundred million forints.

The bid security will be counted in the buying price in the case of the winning Bidder. The part of the buying price remaining over the bid security is payable in one amount or according to the schedule undertaken, in Hungarian forints (HUF).

Detailed information:

The basic condition of participation in the tender is the purchase of the detailed information material from the Caller.

The Detailed Information Material is available after the transfer of 100,000 HUF + VAT of 25,000 HUF, i.e. 125,000 HUF that is one hundred and twenty-five thousand forints to the Caller's account no. 10032000-01034303 kept with MÁK (Hungarian State Treasury) and against the signing of a declaration of secrecy, at the Caller's address (at the customer service department – phone: 00 36 1 2374190) personally or through an authorized representative from Monday to Thursday between 9⁰⁰ and 16⁰⁰ and on Friday between 9⁰⁰ and 13⁰⁰ until the working day preceding the date of registration for the 1st round (prequalification). The authorized representative is obliged to certify his/her right of representation and its scope by an official document or a private deed of full probative force.

The taking over of the detailed information material is subject to the presentation of the certificate of transfer of its counter-value.

The submission of registrations for prequalification in the 1st round:

The registrations for prequalification have to be submitted in 8 counterparts (1 original and 7 copies) in Hungarian language, in a sealed envelope without any company marking and with the code-word "Taszár Airport" indicated on it, personally or through an authorized representative at the Caller's address at the Sales Directorate in such a way that the Caller receives the registrations for prequalification by the expiration of the date of prequalification.

Date of registration for the 1st round (prequalification):
21st September, 2009, 10⁰⁰ a.m.

The sealed envelopes containing the registrations for prequalification received by the deadline will be opened by the Caller at 10¹⁵ on the day of the expiration of the date of registration for prequalification, at its seat, in camera, in the presence of a notary public.

The Bidders submitting valid registrations for prequalification in the 1st round will be notified in writing of the date of submission of the bids and of the date of the negotiation.

Evaluation of the bids in the 2nd round:

The submitted bids, which are regarded as valid, will be ranked on the basis of the following evaluation criteria:

- Present value of the offered buying price (HUF) – weight: 6
- Professional elaboration, suitability and feasibility of the development intended to be realized – weight: 4
- Grounding and suitability of the financing plan of the development intended to be realized – weight: 4
- Guarantees undertaken to be granted to the owner Hungarian State and to the Caller in addition to the compulsory guarantees specified in the Detailed Information Material – weight: 4
- Job creation and participation in training – weight: 1
- Extent of participation in the development of the neighbouring infrastructure (on the real estates that are not subject of this tender) – weight: 1
- Nature and aim of the planned cooperation with the municipalities competent according to the situation of the real estates – weight: 1
- The Bidder's references from the preceding 10 years, the similarity of the projects presented as references to the project included in the bid (function, magnitude, period of completion, operation) and the number of references that can be taken into account in this manner – weight: 2

The sub-criteria to be examined by the Evaluation Committee within the framework of the evaluation criteria and the method of evaluation are included in the tender announcement.

Binding period:

The Bidder is bound by his/her bid for a period of 120 days which he/she is obliged to extend by maximum 30 days upon the Caller's written request. In case the Bidder withdraws his/her bid during the original or the extended binding period the bid security will be lost.

Further rules related to the binding period are included in the tender announcement.

The Caller reserves the right

- to ask for written information from the Bidders through the Evaluation Committee or consult with the individual Bidders subject to the drawing of minutes in connection with ambiguous declarations/certificates included in the registration for prequalification/bid,
- to extend the date of registration for prequalification/date of submission of the bids by another 60 days,
- to declare the tender procedure as unsuccessful pursuant to Paragraph (6) of Section 41 of the Govt. Decree,
- to declare the tender procedure as unsuccessful pursuant to Point b) of Paragraph (6) of Section 41 of the Govt. Decree since the tender has not met the income-, economic development-, regional development-, job creation-, etc. expectations, in case the conclusion of the contract of sale with the Bidder winning on the basis of the above method of scoring would be economically disadvantageous for the Hungarian State,
- to conclude a contract with the Bidder placed next in case the winning Bidder withdraws, pursuant to Paragraph (4) of Section 41 of the Govt. Decree,
- to withdraw the call for tenders prior to the expiration of the date of submission of the bids pursuant to Paragraph (3) of Section 34 of the Govt. Decree, of which the Caller publishes announcements prior to the expiration of the date of submission of the bids at the same places as the publication of the call for tenders. In this case the

Caller will repay the counter-value of the Detailed Information Material within 10 working days following the publication of the withdrawal of the call for tenders, against the returning of the information material in full.

The registration for prequalification submitted in the 1st round is valid if:

- 1.) it has been submitted by the date of registration for prequalification specified in the call for tenders or extended in conformity with the relevant rules,
- 2.) the Bidder has made the bid security available in conformity with the stipulations,
- 3.) the Bidder has purchased the Detailed Information Material,
- 4.) the Bidder has signed and attached all the printed forms to be submitted in the 1st round and included in the Detailed Information Material, in conformity with the rules and without setting any conditions (with proper signature in the case of a bidder who is not a private person),
- 5.) it meets the requirements specified in the conditions of participation and in the call for tenders, and the registration for prequalification has been submitted together with the specified supplements (with respect to the possibilities of supplying missing items),
- 6.) the registration for prequalification is submitted with continuous numbering of the pages (including the blank pages) and a table of contents, in Hungarian language, bound or stitched in a manner unopenable without damage, keeping the specified requirements of form.

The bid submitted in the 2nd round is valid if:

- 1) it has been submitted by the date of submission specified in the call for tenders or extended in conformity with the relevant rules,
- 2) the Bidder has signed all the printed forms to be submitted in the 2nd round and included in the Detailed Information Material, in conformity with the rules and without setting any conditions (with proper signature in the case of a bidder who is not a private person),
- 3) it meets the requirements specified in the conditions of participation and in the call for tenders, and the bid has been submitted together with the specified supplements (with respect to the possibilities of supplying missing items),
- 4) it is submitted with continuous numbering of the pages (including the blank pages) and a table of contents, in Hungarian language, bound or stitched in a manner unopenable without damage, keeping the specified requirements of form.

The call for tenders, the detailed tender announcement and the printed forms to be submitted are also available on the homepage www.mnvzrt.hu. Further information regarding the tender is available at the Caller from Dr. Béla Németh counsellor (phone: + 36 1 237-4280, e-mail: nemethbela@mnvzrt.hu, fax: + 36 1 237-4281).