

APPROVED

At the meeting of the Supervisory Expert Group
of Vilnius City Innovation Industrial Park
2025 February 10th, Minutes of the meeting no. 25

PROCEDURE FOR DETERMINING THE ESTABLISHMENT FEE

I. GENERAL PROVISIONS

1. Investors undertake to pay a one-time Establishment Fee to the Northtown Vilnius (hereinafter referred to as Operator) for the establishment in Vilnius City Innovation Industrial Park (hereinafter referred to as the Park or Territory) and the provision of the basic services specified in the establishment agreement.
2. The establishment fee is determined for each investor individually by the Supervisory Expert Group of the Vilnius City Innovation Industrial Park (hereinafter - the Supervisory Expert Group) following the procedure defined below.

II. CONDITIONS

3. The following conditions are necessary to determine the individual Establishment fee:
 - 1.1. The average market rental price for 1 (one) are in the Territory has been determined by the Operator. The Operator applies to independent property appraisers for the issuance of a consulting certificate on the potential market rental price of the property (hereinafter referred to as the Consulting Certificate). After conducting an individual valuation of the Territory, the Operator shall be guided by the average market rental price for 1 (one) are in the Territory specified in the Consulting Certificate.
 - 1.2. There is a formula for calculating the installation fee.

III. PROCEDURE FOR DETERMINING THE ESTABLISHMENT FEE

4. On December 10th, 2024, the average market rent price for 1 (one) are was set at **EUR 5 300** (five thousand three hundred euros). This price is valid until the approval of the new version of the Procedure for Determining the Establishment Fee.
5. The establishment fee for investors is calculated using the following formula:

$$\textit{Establishment fee} = (X * Y)$$

Where: X - average market price of 1 are, Y - number of are of a part of the plot

6. The Establishment Fee does not include value added tax (VAT). This tax is paid additionally by the Investors.
7. The Establishment fee is a clear, defined, final, unchangeable and fixed fee for the Basic Services available to the Investor and for establishment in the Park.
8. The Establishment fee may be paid immediately or periodically in installments over a longer or shorter period. The parts, conditions and terms of payment of the establishment fee are defined and detailed in the Establishment agreement.

IV. FINAL PROVISIONS

9. The average market price of 1 are is determined in the point 4 and is adjusted every 2 (two) years, at the beginning of the year.
10. This Procedure for determining the Establishment fee shall apply until the approval of a new version of the Procedure for Determining the Establishment Fee.