

AEROSTAR

AIRPORT HOLDINGS LLC

REQUEST FOR EXPRESSION OF INTEREST

RFEI NO. 01-25

FOR

THE LEASING, OPERATION, IMPROVEMENT, MAINTENANCE, AND MANAGEMENT OF THE FUEL STORAGE AND DISTRIBUTION SYSTEM AT THE LUIS MUÑOZ MARÍN INTERNATIONAL AIRPORT

ISSUE DATE: OCTOBER 9, 2025

EOI SUBMISSION DEADLINE: NOVEMBER 7TH 2025 AT 5:00PM EASTERN TIME

REQUEST FOR EXPRESSION OF INTEREST

Part 1 INTRODUCTION

1.1 PURPOSE

This Request for Expression of Interest (the “RFEI”) is issued by Aerostar Airport Holdings, LLC (“Aerostar”) to invite interested parties (each, a “Respondent”, and collectively, “Respondents”) to submit expressions of interest (each, an “EOI”, collectively, “EOIs”) in respect of the Opportunity (as said term is defined at Section 1.3 hereunder.)

Respondents are invited to respond to this RFEI by submitting a EOI to Aerostar, that includes a brief statement of the nature of their interest in the Opportunity.

An EOI will not be used to qualify a Respondent and will not influence the Respondent’s chances of becoming a successful proponent in a subsequent procurement for the Opportunity (if any).

Non-response shall not disqualify a person from participating in any subsequent or related procurement for the opportunity (if any). Submitting an EOI does not automatically guarantee that the Respondent will be invited or considered for any subsequent procurement process for the Opportunity (if any)

1.2 NATURE AND SCOPE OF THE RFEI

The RFEI is not a call, solicitation, or invitation for proposals or for submission of statements of qualification. This RFEI is intended solely to invite Respondents to submit EOI. The results may be used, at Aerostar’s sole and entire discretion and option, in a future procurement for the Opportunity (if any) or for internal strategic and business purposes.

This RFEI provides information general and preliminary information for Respondents about the Opportunity.

Notwithstanding any other term of this RFEI that may be interpreted otherwise, it is not the intent of Aerostar, nor the effect of this RFEI, to initiate a request for proposals, request for qualifications, contractual relationship, or negotiations of a contractual relationship with any Respondent to this RFEI.

1.3 OPPORTUNITY

Aerostar is seeking EOIs from interested parties for the lease, operation, improvement, maintenance, and management of Fuel Farm 1 and/or 2 at the Airport (the “Opportunity”).

The fuel farms Luis Muñoz Marin International Airport SJU consist of:

- Storage overall capacity of:

FARM 1 (REFER TO EXHIBIT A)

Maximum Storage Tank capacity (gallons) 1,008,000.

Jet A – 988,000.

AVGAS – 20,000.

FARM 2 (REFER TO EXHIBIT B)

Maximum Storage Tank capacity (gallons) 1,026,612.

Type of fuel - Jet A.

- Multiple above-ground storage tanks with secondary containment systems.
- Pipeline infrastructure, including valve chambers connecting the storage facility with hydrant fueling pits located throughout the airfield ramp and terminal gates.
- Fuel hydrant system supporting in-plane fueling operations for commercial cargo and general aviation aircraft.
- Support facilities, including pumping systems, filtration systems, quality control systems, vertical and horizontal components, and administrative/maintenance of buildings, among other.

The intent of this RFEI is to identify a potential operator/lessor interested in operating, improving, maintaining, and managing of one or more fuel farms in alignment with Aerostar’s operational standards and the applicable statutory, regulatory and contractual obligations.

The potential operator/lessor of the fuel farm is expected to be responsible for providing into-plane fueling services, including the full handling, servicing, and delivery of aviation fuel from hydrant pit valves to aircraft or authorized refuellers.

The potential operator/lessor will also be able to receive, store, supply and distribute aviation fuel, ground fuel and other petroleum-based products.

The potential operator/lessor of the fuel farm will also be expected to operate and maintain the fuel distribution system to serve consumers of aviation fuels and other petroleum products at the Airport.

The potential operator/lessor of the fuel farm will also be expected to improve, maintain and manage the pipelines used in connection with the fuel farm, as well as be exclusive responsible for said pipelines.

1.4 RFEI TIMETABLE

The following is the timetable of the RFEI process:

Event	Date
RFEI Issue Date	October 9, 2025
Request for Clarifications Due Date	October 22, 2025
Response to Request for Clarification Due Date	October 29, 2025
EOI Submission Deadline	November 8, 2025

Aerostar may change any of the above dates and times, including the EOI Submission Deadline, in its sole discretion and without liability, cost, or penalty. Changes to the timeline will be submitted on corresponding addenda through the Aerostar's website (<http://aeropuertosu.com>). It is the responsibility of Respondents to periodically review the official website for any changes to this timeline.

Notwithstanding anything else in this RFEI, and without limiting its rights at law or otherwise, Aerostar reserves the right, in its absolute discretion at any time, to:

- (a) vary or extend any time or date specified in this RFEI for all or any Respondent; or
- (b) terminate the participation of any Respondent or any other person in the RFEI process.

1.5 RFEI CONTACT PERSON

Communications with Aerostar regarding any aspect of this RFEI should to be directed to the contact identified below (the "RFEI Contact Person").

Name: Nicole C. Irizarry Montañez
Title: Real Estate Manager
Address: Terminal D, Airport Rd, Carolina, 00979
Phone #: 787-318-1464
Email address: Real.Estate@aerostarairports.com

Part 2
RFEI TERMS

2.1 RESPONDENTS TO COMMUNICATE WITH THE RFEI CONTACT PERSON

Unless otherwise instructed or authorized by Aerostar, a Respondent should communicate with the RFEI Contact Person in connection with this RFEI.

2.2 DISCLAIMER OF REPRESENTATIONS

Aerostar makes no representation, warranty or guarantee as to the accuracy of the information contained in this RFEI. Any information contained in this RFEI is for the sole purpose of indicating the general scope of the Opportunity.

Aerostar does not warrant the accuracy of the content of this RFEI and will not be liable for any omission from this RFEI.

2.3 RESPONDENTS SHALL BEAR THEIR OWN COSTS

Respondents shall bear all costs associated with or incurred in the preparation and presentation of its EOI including, if applicable, costs incurred for presentations.

2.4 EOI TO BE RETAINED BY AEROSTAR

All EOIs and accompanying documentation shall become the property of Aerostar and will not be returned to the Respondents.

2.5 RESPONDENTS TO OBTAIN RFEI

THE RFEI will be made available on Aerostar's official website at [Aviso Público – SJU Official](#) and will also be distributed directly to potential respondents. For further information call 787-318-1464 or email to real.estate@aerostarairports.com.

2.6 CONFIDENTIALITY AND PRIVACY

2.6.1 CONFIDENTIAL INFORMATION OF AEROSTAR

At any time during this RFEI process, Aerostar may request that a Respondent sign a confidentiality agreement in connection with matters arising out of this RFEI, and as a requirement to continue to participate in the RFEI.

2.6.2 CONFIDENTIAL INFORMATION OF THE RESPONDENT

Except as provided otherwise in this RFEI, or as may be required by applicable laws, Aerostar will not treat the Respondents' EOIs and any information gathered in any related process as confidential.

2.7 RFEI WITHDRAWAL, SUSPENSION AND/OR CANCELLATION

Aerostar reserves the right to withdraw, suspend, and/or cancel this RFEI at any time, for any or no reason. Aerostar shall not have any liability to any Respondent arising out of such cancellation or rejection.

2.8 REQUEST FOR CLARIFICATIONS

Any request for clarification, including questions, comments, or requests concerning this RFEI must be submitted via email RFEI's Contact Person, no later than the Request for Clarification Due Date. Aerostar, at its sole discretion, will attempt to answer all written request for clarifications by the Response to Request for Clarification Due Date, and the answers, will be distributed, without attribution, to all Respondents, so that all Respondents have the same information.

2.9. RESERVATION OF RIGHTS

Aerostar reserves the rights, in its sole and exclusive discretion and option, to:

- Discontinue or withdraw this RFEI process without obligation or liability to any Respondent.
- Request additional information or require revisions to, clarifications, correction of, or other changes to any EOI submitted as a condition to its being given any further consideration from any or all Respondents.
- Negotiate directly and separately with any or all Respondents, in any manner necessary, to serve Aerostar's best interests, including to the maximum extent permitted under applicable laws and Aerostar's legal obligations, without the need of commencing a formal or informal procurement process (e.g., without beginning a request for qualifications, request for proposals).
- Without prejudice to the generality of the foregoing, after evaluating all EOIS, the Aerostar may without limiting other options available to it, do any of the following:
 - (a) prepare a short list of Respondents and invite further offers from those Respondents;
 - (b) conduct a subsequent procurement process calling for the Opportunity (in whole or in part);
 - (c) enter into pre contractual negotiations with one or more Respondent;
 - (d) decide not to proceed further with the RFEI process or any other procurement process for the Opportunity; or

- (e) commence a new process for calling for expressions of interest on a similar or different basis to that outlined in this RFEI.

2.10 GOVERNING LAW

This RFEI and the EOI process is governed by the laws of the Commonwealth of Puerto Rico. Each Respondent must comply with all relevant laws in preparing and submitting its EOI and in participating in this process.

Part 3
SUBMISSION OF EOI

3.1 SUBMISSION OF EOI

Respondents are to complete and sign the EOI SUBMISSION FORM on page 11 of this document, unamended, to indicate participation.

EOI are to clearly indicate the RFEI name and number as provided on the cover page.

3.2 EOI REQUIREMENTS

Respondents are asked to limit their EOIs to fifteen (15) pages, and to not include any marketing material.

All EOIs are to be in English only.

Respondents must be in good standing with Aerostar and shall not have defaulted in the performance of any agreement or contract with Aerostar.

Each EOI must include the following information:

- (i) Brief presentation of Respondent, including its experience in the lease, operation, improvement, maintenance, and management of fuel farms.
- (ii) Contact Information (including full name and address, country, telephone number, email address, website and contact person of Respondent).
- (iii) Unequivocally state the Respondent's expression of interest in respect to participate in a future procurement process for the Opportunity (if any).
- (iv) Respondents must provide at least three (3) references from previous projects involving the operation, management, or maintenance of fuel farms facilities at commercial airports or similar aviation environments. Each reference must include:
 - Name of the organization or airport
 - Description of the project or services provided
 - Dates of engagements (start and completion)
 - Contact name, title, phone number and email address

3.3 RESPONDENT WARRANTIES

By submitting an EOI, each Respondent warrants that:

- (a) in submitting its EOI it did not rely on any express or implied statement, warranty or representation, whether oral, written, or otherwise made by or on behalf of Aerostar;
- (b) it has examined this RFEI, and any other documents referenced or referred to herein, and any other information made available in writing by Aerostar to Respondents for the purposes of submitting an EOI;
- (c) it has sought and examined all necessary information which is obtainable by making reasonable enquiries relevant to the risks and other circumstances affecting its EOI;
- (d) it otherwise accepts and will comply with the rules set out in this RFEI; and
- (e) it will provide additional information in a timely manner as requested by Aerostar to clarify any matters contained in the EOI.

EOI SUBMISSION FORM

Respondent's name and mailing address:

Registered Legal
Business Name:

Mailing
Address:

Respondent's contact person's full name, telephone number, and email address:

Name:

Telephone
Number:

Email Address:

Respondent hereby declares and acknowledges that:

- (a) the information that is submitted is, to the best of the Respondent's knowledge, complete, accurate and up-to-date;
- (b) the Respondent consents to the disclosure and use of its information contained in its EOI by Aerostar for any disclosure, use or purpose reasonably contemplated by this RFEI, including use in a subsequent procurement by Aerostar; and
- (c) the RFEI does not create any legal obligation on the part of Aerostar or restrict Aerostar's rights regarding the future procurement for the Opportunity (if any).

I have the authority to represent the Respondent.

Signature: _____

Name and Title: _____

Date: _____

EXHIBIT A
FUEL FARM 1



EXHIBIT B
FUEL FARM 2

