



ΤΑΜΕΙΟ ΑΞΙΟΠΟΙΗΣΗΣ ΙΔΙΩΤΙΚΗΣ  
ΠΕΡΙΟΥΣΙΑΣ ΤΟΥ ΔΗΜΟΣΙΟΥ ΑΕ

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## **ASSET DEVELOPMENT PLAN**

**09 SEPTEMBER 2020**



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## 1. HELLINIKON

Former Athens Airport, a seaside property of more than 6,000,000 m<sup>2</sup>

| Development Method   | Advisors   | Current Status  | Next Steps   |
|--|--|---|--|
| Sale of 100% of the shares of Hellinikon S.A., which will acquire (after the distribution) the ownership of 30% of the property and will have the right to develop (surface right) and manage of 100% of the property for 99 years | <p><b>Financial Advisors:</b> -</p> <p><b>Legal Advisors:</b><br/>Law Firm<br/>Machas &amp; Partners<br/>Gina Giannakourou</p> <p><b>Technical Advisors:</b><br/>Decathlon</p> | <ul style="list-style-type: none"> <li>Approval of draft Presidential Decree (PD) of the Integrated Development Plan (IDP) by the Council of State (CoS)</li> <li>Publication of Integrated Development Plan Presidential Decree in the Government Gazette (General Secretariat of Public Property /GGK/ET)</li> <li>Submission of Design of General Organization Plan of the Green &amp; Recreational Metropolitan Park /urban planning zones, development zones</li> <li>Establishment of Agency for the Management of Communal Spaces and Issue of Joint Ministerial Decision of Rules of Procedure and Internal Service Regulations.</li> <li>Completion of public consultation on the EIA regarding the implementation of the IDP</li> </ul> | <ul style="list-style-type: none"> <li>Distribution of full ownership rights between the Greek State and HRADF on the surface area (Ministry of Finance/ HRADF) and establishment of surface right in favor of HRADF</li> <li>Transfer of rights in rem from HRADF to Hellinikon S.A. (HRADF/ HELLINIKON S.A.)</li> <li>Ratification of the Agreement for the contribution of the rights in rem by the HRADF to Hellinikon S.A. by the Greek Parliament</li> <li>Registration of the JMDs on spatial planning with the National Cadastre (Ministry of Environment and Energy/HRADF/National Cadastre)</li> <li>Financial closure of the transaction</li> </ul> |



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- Completion of relocation of public agencies
- Completion to a great extent of relocation of private individuals
- Open tender in progress for the granting a casino license at Hellinikon. Two binding tenders were submitted, the Tender Committee rejected one candidate, who appealed to the Examination Authority of Preliminary Appeals (EAPA) and then to the Council of State, the judgment of which is pending
- Issue of Metropolitan Park Joint Ministerial Decision
- Issue Development Zone Joint Ministerial Decision
- Issue of Joint Ministerial Decisions for the spatial and urban planning areas (Ministry of Finance/ Ministry of Environment and Energy/ Ministry of Culture and Sports)
- The negotiation process between the Ministry of Finance, HRADF and LAMDA has been completed, finalizing the agreement on the distribution scheme



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- Finalization of legislative arrangements for the distribution procedure, the establishment of the surface right, the amendment/ supplementation of the relevant provisions of Law no. 3986/2011 and the procedure for the contribution of the rights in rem by the HRADF to Hellinikon S.A. (Ministry of Finance/Ministry of Environment and Energy/HRADF/HELLINIKON S.A.)
- Ratification of the Distribution and Surface Right Establishment Agreement by the Greek Parliament
- Finalization of the Programme Contract between the Ministry of Maritime Affairs, Ministry of National Defense and HRADF regarding the relocation of the Submarine Missions Unit from Agios Kosmas to the NC of Skaramanga

## 2. 10 PORT AUTHORITIES

The Port Authorities of Alexandroupoli, Elefsina, Lavrio, Rafina, Igoumenitsa, Corfu, Kavala, Volos, Patra and Herakleion have long-term concession agreements with the Greek State for the use of the respective ports until 2062. HRADF holds 100% of the shares of the 10 Port Authorities S.A. as well as the right to sub-assign port activities and facilities in the area of competence of the 10 Port Authorities S.A.

| Development Method  | Advisors   | Current Status  | Next Steps   |
|---|--|---|--|
| <p>A. (Sub) concession of the right of exploitation of port activities/ services and/ or</p> <p>B. Sale of shares</p> | <p><b>(Sub) concession of port activities:</b></p> <p><b>Financial Advisors:</b><br/>E&amp;Y</p> <p><b>Legal Advisors:</b><br/>KLC<br/>Law Firm</p> <p><b>Technical Advisors:</b><br/>Doxiadis Associates</p> <p><b>Commercial Consultants:</b><br/>Rotterdam Port Consultants</p> <p><b>Sale of majority holding:</b></p> <p><b>Financial Advisors:</b></p> | <ul style="list-style-type: none"> <li>Preparation for the sale of a majority holding in the Ports and/or sub-concession of activity</li> <li>Article 85 of Law no. 4706/2020 lays down the Right to Management and exploitation of real estate of the OSE within the Port Zone</li> <li>Article 15 of Law 4664/2020 increases the maximum allowed duration of concession contracts already concluded between the Greek State and the Ten Port Authorities, from 50 to 60 years</li> <li>By decision of the Board of Directors on 17/07/2020 the tenders for the sale of a</li> </ul> | <ul style="list-style-type: none"> <li>Commencement of the procedure for the expropriation of 200 acres within the Land Area of the Port Authority of Alexandroupoli</li> <li>The date of submission of expression of interest for the 3 tenders is 02/10/2020.</li> <li>The possibility of utilizing some of the small ports and / or marinas of the Corfu Port Authority is being considered.</li> </ul> |



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Deloitte Business Solutions  
S.A.

**Legal Advisors:**

Your Legal Partners  
Dracopoulos and Vassalakis  
Alexios Kosmopoulos

**Technical Advisors:**

Doxiadis Associates

**Commercial Consultants :**

Rotterdam Port Consultants

majority stake (67%) to the  
Ports Authority of  
Alexandroupoli and  
Igoumenitsa started and for  
Kavala Port Authority the sub-  
concession of a multi-purpose  
station in the port of  
“Philippos B” is planned

### 3. ATHENS INTERNATIONAL AIRPORT S.A. (AIA)

AIA is the main airport of Greece, based in Athens. AIA was founded in 1996 as a partnership between the public and the private sectors. The concession agreement between the Greek State and AIA (Airport Development Agreement - ADA) grants until 2046 to the AIA the right to use the space of the airport for the purposes of design, financing, construction, completion, commissioning, maintenance, operation, management and development of the Athens International Airport in Spata. The initial ADA, with a duration of 30 years, until 2026, was ratified by Law 2338/1995, while the time extension of the ADA, for an additional 20 years, until 2046, was ratified by Law 4594/2019

| Development Method   | Advisors for the sale of 30% of the AIA   | Current Status  | Next Steps   |
|--|---|---|--|
| <p>HRADF holds 30% of the shares of the AIA</p> <p>The Hellenic Corporation of Assets and Participations S.A. (HCAP S.A.) holds 25% of the shares of AIA</p> <p>Overall, through HCAP S.A. and HRADF, the Greek State has 55% of the shares of the AIA</p> | <p><b>Financial advisors for the sale of 30%</b><br/>Deutsche Bank – Eurobank</p> <p><b>Legal Advisors for the sale of 30%</b><br/>Maria I. Golfinopoulou - Katerina A. Christodoulou and Dracopoulos and Vassalakis Law Firm</p> | <ul style="list-style-type: none"> <li>On 22/02/2019, the extension of the AIA ADA was completed for an additional 20 years, namely from 2026 to 2046</li> <li>On 28/06/2019, the Call for Expressions of Interest for the sale of 30% of the share capital of AIA held by HRADF was published</li> <li>On 29 October 2019, ten (10) international investment schemes submitted an expression of interest</li> <li>On 17/01/2020, an Agreement was signed between the Greek State and the existing shareholders of the AIA, on a number of issues that modify the ADA, as well as on the rights that shall accompany the sale of 30% of the shares</li> </ul> | <ul style="list-style-type: none"> <li>All necessary information in the context of the tender, including consultancy studies, Call for Submission of Binding Tenders and draft of the Share Sale Agreement under which their binding offers shall be submitted are made available to investors</li> <li>Submission of Binding Offers</li> <li>Submission for approval by the Court of Auditors</li> <li>Signing of Share Sale Agreement</li> <li>Completion of transaction and collection of the sale price</li> <li>On 12/03/2020, the Board of Directors of HRADF approved the issues of the 2nd Phase of the Tender, which were sent to the pre-selected investors</li> <li>The evolution of the health crisis affects the timing of the tender.</li> </ul> |





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- On 31/01/2020, the HRADF Board of Directors selected nine (9) investment schemes for the second phase of the tender (Binding Offer Phase) and announced the start of the second phase of the tender



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#### 4. MARINAS

The Use and Operation Concession right of 17 marinas across the country with the purpose of their development has been transferred to the HRADF

| Development Method (Tourist Ports) | Advisors  | Current Status  | Next Steps   |
|------------------------------------|---|---|--|
| Long-term Concession               | Marinas evaluation study (Tourist Ports) by the company ADK – Consulting Engineers S.A. | <ul style="list-style-type: none"><li>A significant number of tourist ports/marinas belong to HRADF</li></ul> | <ul style="list-style-type: none"><li>HRADF will assess proposals and alternatives for their development</li></ul> |



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#### 4.1 Marina of Alimos

Marina with a berthing capacity of 1,246 for vessels up to 45 meters in length at the southern coastal zone of Athens with exceptional features. On-shore zone with an area of 210 acres with possibility of total constructions of 18,520 m<sup>2</sup>. for Tourism-Recreational uses.

| Development Method   | Advisors   | Current Status   | Next Steps  |
|----------------------|--|--|---|
| Long-term Concession | <p><b>Financial Advisors:</b><br/>Ernst and Young</p> <p><b>Legal Advisors:</b><br/>Dracopoulos,<br/>Vassalakis &amp; Your<br/>Legal Partners</p> <p><b>Technical Advisors:</b><br/>Marnet</p> | <ul style="list-style-type: none"><li>• The tender declared, the company AKTOR CONCESSIONS S.A. as Preferred Investor.</li><li>• The Agreement was approved by the Court of Auditors</li><li>• The Concession Agreement was signed on 13/05/2020</li></ul> | <ul style="list-style-type: none"><li>• The Completion of the Transaction is expected to take place within the year</li></ul> |



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#### 4.2 Marina of Thessaloniki (Aretsou)

Marina with a capacity of 388 berths with on-shore zone of 76 acres in Kalamaria, Thessaloniki. For the development of the marina, HRADF will prepare a new spatial plan

| Development Method   | Advisors  | Current Status  | Next Steps  |
|----------------------|---|---|---|
| Long-term Concession | <p><b>Financial Advisors:</b><br/>Kantor Group</p> <p><b>Legal Advisors:</b><br/>Sfikakis &amp; Associates</p> <p><b>Technical Advisors:</b><br/>Marnet &amp;<br/>Papagiannis Office &amp;<br/>Samaras Office</p> | <p>Maturation process</p> <ul style="list-style-type: none"><li>• Preparation of SEIS – Q1 2020</li></ul> | <ul style="list-style-type: none"><li>• Completion of a consultation on an SEIS</li><li>• Start of tender</li></ul> |



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#### 4.3 Port/Marina of Mykonos

New Port of Tourlos, Mykonos

| Development Method   | Advisors   | Current Status  | Next Steps  |
|----------------------|--|---|---|
| Long-term concession | <b>Financial Advisors:</b><br>Deloitte<br><br><b>Legal Advisors:</b><br>Rokas Law Firm<br><br><b>Technical Advisors:</b><br>Marnet and<br>Papagianni and<br>Associates Offices | <ul style="list-style-type: none"><li>The entire Port has been transferred to HRADF with three distinct activities (Passenger shipping, Cruise and Marina). HRADF hired a specialized advisor as a preparatory step, in order to examine the best concession method, either as a master concession or as a concession of each activity separately</li></ul> | <ul style="list-style-type: none"><li>The study of the new masterplan for the entire Port has begun</li></ul> |



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#### 4.4 Marina of Argostoli

Marina with on-shore zone with an area of approximately 50 acres and berthing capacity of approximately 175 vessels. Total buildable surface of 3,300 sm<sup>2</sup>. for Tourism-Recreational uses

| Development Method   | Advisors  | Current Status   | Next Steps  |
|----------------------|---|--|---|
| Long-term Concession | <p><b>Financial Advisors:</b><br/>Kantor Group</p> <p><b>Legal Advisors:</b><br/>Sfikakis &amp; Associates</p> <p><b>Technical Advisors:</b><br/>Triton – ADK</p> | <ul style="list-style-type: none"><li>The shoreline layout committee of the State Land Corporation is working on the layout of the old shoreline of the marina. The Fund has submitted to the Committee, with the assistance of its Advisors, a proposal for the layout of the shoreline, to assist its work</li></ul> | <ul style="list-style-type: none"><li>Completion of the work of the shoreline layout committee of the State Land Corporation.</li><li>Decision of the Board of Directors of HRADF on the call for Expressions of Interest</li></ul> |



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#### 4.5 Marina of Zakynthos

Marina with an on-shore zone of an area of approximately 31 acres and berthing capacity of approximately 275 vessels

| Development Method   | Advisors  | Current Status   | Next Steps  |
|----------------------|---|--|---|
| Long-term Concession | <p><b>Financial Advisors:</b><br/>Kantor Group</p> <p><b>Legal Advisors:</b><br/>Sfikakis &amp; Associates</p> <p><b>Technical Advisors:</b><br/>Triton – ADK</p> | <ul style="list-style-type: none"><li>• Technical and legal control of the marina is carried out</li></ul> | <ul style="list-style-type: none"><li>• Decision of the Board of Directors of HRADF on the Call for Expressions of Interest</li></ul> |



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#### 4.6 Marina of Itea

Marina with on-shore zone of an area of approximately 25 acres and berthing capacity of approximately 142 vessels

| Development Method   | Advisors  | Current Status   | Next Steps  |
|----------------------|---|--|---|
| Long-term Concession | <p><b>Financial Advisors:</b><br/>Kantor Group</p> <p><b>Legal Advisors:</b><br/>Sfikakis &amp; Associates</p> <p><b>Technical Advisors:</b><br/>Triton – ADK</p> <p><b>Insurance Advisor:</b><br/>EXL Consulting</p> | <ul style="list-style-type: none"><li>• Phase B of the procedure has started (data processing, negotiation of Concession Agreement)</li><li>• The tender for the assignment of the project of Independent Valuer of the Marina is in progress</li><li>• The Expression of Interest process ended on 22/06/2020</li></ul> | <ul style="list-style-type: none"><li>• Binding offers are expected on 16/10/2020</li></ul> |





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#### 4.7 Marina of Mandraki – Rhodes

Marina with on-shore of an area of approximately 12.7 acres and berthing capacity of approximately 175 vessels

| Development Method   | Advisors  | Current Status   | Next Steps   |
|----------------------|---|--|--|
| Long-term concession | <b>Financial Advisors:</b><br>Kantor Group<br><br><b>Legal Advisors:</b><br>Sfikakis & Associates<br><br><b>Technical Advisors:</b><br>Marnet &<br>Papagiannis Office | <ul style="list-style-type: none"><li>• Technical and legal control of the marina is carried out</li></ul> | <ul style="list-style-type: none"><li>• Completion of control and selection of the most ideal solution for the development of the marina</li></ul> |



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## 5. EGNATIA ODOS

A fully constructed and operational motorway with a strength of 648 km, with toll stations, in Northern Greece, which connects Igoumenitsa with the Turkish borders and the three Vertical Axes of the motorway

| Development Method  | Advisors   | Current Status   | Next Steps   |
|---|--|--|--|
| Long-term (35-year) concession of the right of operation, maintenance and commercial operation of the Egnatia Odos and of the three Vertical Axes on the motorway | <p><b>Financial Advisor:</b><br/>Alpha Bank</p> <p><b>Legal Advisor:</b><br/>Law Firm Fortsakis,<br/>Diakopoulos,<br/>Mylonogiannis and<br/>Associates</p> <p><b>Technical Consultant:</b><br/>AVARIS Transport<br/>Engineers and<br/>NOVUS Consulting<br/>Engineers</p> | <ol style="list-style-type: none"><li>1. The third draft of the Concession Agreement was sent to the pre-selected investors on 27/02/2020</li></ol> <p>Expected from:<br/>The GREEK STATE</p> <ol style="list-style-type: none"><li>1. The Tunnel Management Authority must proceed without delay to the licensing of all tunnels (unlimited or except for hazardous loads as appropriate)</li><li>2. Issuance of Environmental Terms Approval Decisions for certain parts of the Motorway which has expired or is expected to expire. Egnatia Odos S.A. submits the relevant applications and studies to DIPA (Directorate for Environmental Licensing of the Ministry of Environment). DIPA must proceed to the issuance of new Environmental Terms Approval Decisions (for expired licenses) or renew those expiring soon</li></ol> | <p>HRADF</p> <ul style="list-style-type: none"><li>• Preparation and sending of a revised draft Concession Agreement to the Pre-selected Investors</li><li>• Submission of Binding Offers (11/12/2020)</li></ul> |



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EGNATIA ODOS S.A.

1. Completion of construction of frontal and lateral toll stations
2. Required actions (installation of equipment) for licensing of all tunnels (unlimited or except for hazardous cargo depending on the case)
3. Detailed determination of all required actions and/or construction works, and determination of the cost of these actions, required for the restoration of bridges
4. Definitive resolution of the issue of pending contracts for implementation of Motor Service Stations (SEA) Eleftherochori, Oreokastro, Ardani and Sosti that remain inactive since 2011
5. All the necessary actions to complete the expropriations required for the imminent operations described in the Concession Agreement and in particular for the upgrade of the vertical axes



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## 6. HELLENIC PETROLEUM (HELPE)

Hellenic Petroleum S.A. is a leading oil refinery and trading company in Greece and an important player in the energy market in Southeast Europe. It operates three refineries in southern and northern Greece, which cover approximately 2/3 of the country's refining capacity

| Development Method   | Advisors  | Current Status  | Next Steps   |
|--|---|---|--|
| HRADF holds 35.5% of the shares of HELPE<br>HRADF initiated the joint sale of a stake of at least 50.1% with the other strategic shareholder of HELPE, Paneuropean Oil and Industrial Holdings | <b>Strategic and financial advisor:</b><br>Goldman Sachs<br>NBG Securities<br><br><b>Legal Advisors:</b><br>Bracewell LLC<br>KLC Law Firm | <ul style="list-style-type: none"><li>The tender with the end date of 30/4/2019 was deemed unsuccessful as there were no binding offers</li></ul> | <ul style="list-style-type: none"><li>Evaluation of alternative exploitation scenarios</li></ul> |

|  |          |         |  |          |
|--|----------|---------|--|----------|
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## 7. PUBLIC POWER CORPORATION (PPC)

PPC S.A. is the largest power producer and electricity supplier in Greece. PPC S.A. holds extensive infrastructure assets in lignite mine facilities and in the production and distribution of electricity. The current portfolio of PPC power plants in Greece consists of lignite, hydroelectric and petroleum plants, (in non-interconnected islands) natural gas plants and RES plants

| Development Method                   | Advisors | Current Status   | Next Steps   |
|--------------------------------------|----------|--|--|
| HRADF holds 17% of the shares of PPC |          | <ul style="list-style-type: none"> <li>On 22/08/2019, the new Board of the Company was elected by the Extraordinary General Meeting of shareholders</li> </ul> | <ul style="list-style-type: none"> <li>Evaluation of alternative exploitation scenarios</li> </ul> |



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#### 8. WATER SUPPLY AND SEWERAGE COMPANY OF THESSALONIKI (EYATH)

EYATH S.A. has the exclusive right to provide water supply and sewerage services to the broader region of Thessaloniki, through a 30-year concession agreement with the Greek State, with effect from 2001

| Development Method   | Advisors | Current Status   | Next Steps  |
|--|----------|--|---|
| Sale of 24.02% of the share capital of the company held by HRADF |          | <ul style="list-style-type: none"><li>The previous privatization process for the sale of 51% was put on hold, based on the decision of the Council of State for the similar privatization of EYDAP</li><li>According to this decision, the State must retain a minimum stake of 50% plus 1 share in EYDAP and therefore only a minority stake can be sold. Therefore from 01.01.2018 a percentage of 50% plus 1 share of EYATH S.A. was transferred to the Hellenic Corporation of Assets and Participations S.A. (HCAP S.A.)</li><li>Presentation to the Board of Directors of HRADF on 16/03/2018 of a study on alternative development options for the selection of the optimum development method</li><li>Assessment of the company's business plan (Special Secretariat for Water)</li><li>Determination of the cost for the provision of water services (Greek State /EYATH)</li></ul> | <ul style="list-style-type: none"><li>Evaluation of alternative exploitation scenarios</li><li>Recruitment of Advisors for the selection of the method of development of HRADF's stake in EYATH</li></ul> |

#### 9. ATHENS WATER SUPPLY AND SEWERAGE COMPANY (EYDAP)

EYDAP S.A. has the exclusive right to provide water supply and sewerage services in the broader region of Attica. The duration of this right, as well as its renewal, are regulated by a Concession Agreement of a duration of 20 years, signed by the Hellenic Republic and EYDAP in 1999

| Development Method                           | Advisors | Current Status  | Next Steps   |
|--|----------|---|--|
| Sale of 11.33% of EYDAP shares held by HRADF |          | <ul style="list-style-type: none"> <li>Following on the decision of the Council of State, regarding the lawfulness of the transfer of the company's shares to HRADF, the transfer of 34.0033% of the shares of EYDAP to HRADF was canceled</li> <li>According to the judgment of the Court, the State should retain at least 50% plus 1 share in the share capital of the company, so only a minority percentage can be sold. Therefore from 01.01.2018 a percentage of 50% plus 1 share of EYDAP S.A. was transferred to the Hellenic Corporation of Assets and Participations S.A. (HCAP S.A.)</li> <li>Presentation to the Board of Directors of HRADF on 16/03/2018 of study for alternative development options and the selection of the optimum development method</li> <li>Revision and extension of the current Concession Agreement between the</li> </ul> | <ul style="list-style-type: none"> <li>Evaluation of alternative exploitation scenarios</li> <li>Recruitment of Consultants for the selection of the method of exploitation of the percentage of HRADF in EYDAP</li> </ul> |



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Hellenic Republic and the company  
(Greek State /EYDAP)

- Assessment of the company's business plan (Special Secretariat for Water)
- Determination of the pricing policy of EYDAP (EYDAP/Special Secretariat for Water)
- Determination of cost for the provision of water services (Greek State EYDAP)





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## 10. PUBLIC GAS CORPORATION (DEPA)

DEPA S.A. is the main importer and distributor of natural gas. Natural gas is supplied by a number of suppliers under long-term supply contracts. DEPA S.A. holds 100% of the Attica Gas Supply Company (EPA Attica) and Attica Gas Distribution Company (EDA Attica), 100% of the Gas Supply Company for the rest of Greece (DEDA) ,51% of the Thessaloniki-Thessaly Gas Distribution Company (EDA THESS), as well as 50% of Underground Natural Gas Storage Poseidon S.A.

| Development Method  | Advisors  | Current Status   | Next Steps   |
|---|---|--|--|
| HRADF holds 65% of the shares of DEPA. HELPE holds the remaining 35% of the share capital | <b>Financial Advisor:</b><br>UBS<br>Piraeus Bank<br><br><b>Legal Advisor:</b><br>Potamitis - Vekris | <ul style="list-style-type: none"><li>In November 2019, Law 4643/2019 was adopted, amending Law 4602/2019, which provides for the corporate transformation of DEPA S.A. with the creation of three companies, DEPA Infrastructure S.A., DEPA Commercial S.A. and DEPA International Works S.A. Following this and according to the provisions of Law no. 4643/2019, HRADF initiated two tender procedures for DEPA Infrastructure S.A. and DEPA Commercial S.A., respectively</li><li><b>DEPA Infrastructure S.A.:</b> On 9/12/2019, HRADF started the tender procedure for the sale of 65% that will be held by it in the share capital of the company after the completion of the corporate transformation of DEPA. Hellenic Petroleum S.A. also participates in this process as co-sellers by selling their percentage (35%). The</li></ul> | <ul style="list-style-type: none"><li><b>DEPA Infrastructure:</b> Binding offers are expected at the end of January 2021.</li><li><b>DEPA Commercial:</b> Binding offers are expected at the end of December 2020.</li></ul> |



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submission of interest for the sale of 100% of DEPA Infrastructure took place on 21/02/2020 with 9 corporate schemes expressing interest. On 02/06/2020 the Board of Directors of HRADF approved the pre-selection of investors and six corporate schemes will participate in the second phase of the tender

- In July 2020, the second phase of the tender started
- **DEPA Commercial S.A.** On 23/01/2020, HRADF started the tender procedure for the sale of 65% of the share capital of DEPA Trade S.A. that will be held by it after the completion of the corporate transformation of DEPA. An expression of interest was submitted by nine (9) investment schemes on 23/03/2020
- The pre-selection of the investors concerned was approved by the Board of Directors of HRADF on 16/06/2020
- The second phase of the tender started in September 2020

## 11. SOUTH KAVALA NATURAL GAS UNDERGROUND STORAGE

The project consists of the conversion of the exhausted natural gas field of South Kavala into the first Underground Natural Gas Storage (UNGS) of the country. This field is located in the maritime region, approximately 30 km south of Kavala. Preliminary design estimates a deposit capacity of 360.000.000 m<sup>3</sup>

| Development Method   | Advisors  | Current Status  | Next Steps  |
|--|---|---|---|
| Concession of the right of construction, maintenance, operation and exploitation of the depleted deposit as UNGS | <p><b>Financial Advisors:</b><br/>PricewaterhouseCoopers Business Solutions S.A.</p> <p><b>Legal Advisors:</b><br/>Rokas Law Firm</p> <p><b>Technical Consultants</b><br/>SEAL</p> <p><b>Technical and Financial Consultants</b><br/>Frontier Economics</p> | <ul style="list-style-type: none"> <li>On 13/03/2020 the Joint Ministerial Decision was published in accordance with the legislation in force (Law 4001/11) regarding the procedure and the conditions for concession of use, development and exploitation of the project, which enables HRADF to officially initiate the tender procedure</li> <li>The Grant Agreement, which HRADF achieved to receive from the European Commission (up to 1.68 million) in the context of the Connecting Europe Facility (CEF) program for financing the preparation of technical studies for the project was signed on 05/05/2020</li> <li>On 05/06/2020 the calls for Expressions of Interest by consultants to undertake the (CEF-subsidized) specialized technical studies that will be</li> </ul> | <ul style="list-style-type: none"> <li>Completion of the Cost-Benefit Study by Frontier Economics and delivery of the final report to RAE for the preparation of the framework of the pricing regulation of the UNGS, based on the provisions of the JMD of 13/03/2020</li> <li>Submission of an Expression of Interest by interested investors until 30/09/2020</li> </ul> |



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required in view of the start of the tender were published

- On 05/06/2020, the Board of Directors of HRADF approved the Call for Expressions of Interest for the UNGS of South Kavala, which was notified on the same day to the Ministry of Environment and Energy, in accordance with Article 2 of the Joint Ministerial Decision no. ΥΠΕΝ/ΔΥΔΡ/26579/675 on the ability of the Ministry of Environment to determine technical features in the Invitation within 20 days of such notification
- Start of Tender - Publication of Call for Expressions of Interest on 29/06/2020
- The tenders for the selection of Advisors for the assignment of three (3) categories of specialized technical studies for the work of the Underground Natural Gas Storage were successfully completed and the Advisors for these technical studies were selected.



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## 12. ΑΤΤΙΚΗ ΟΔΟΣ

Attiki Odos has a length of 70km and is the regional ring of the wider metropolitan area of Athens and the backbone of the road network of the Prefecture of Attica. This is an urban type motorway with three lanes and an emergency lane (EL), per direction.

| Development Method  | Advisors | Current Status   | Next Steps   |
|---|----------|--|--|
| HRADF has the right of commercial exploitation of the asset following the expiry of the existing concession |          | <ul style="list-style-type: none"><li>The existing concession is in progress</li></ul> | <ul style="list-style-type: none"><li>Recruitment of Financial, Technical and Legal Advisors for the design and implementation of the tender for the development of the asset</li><li>Start of tender A 'Semester 2021</li></ul> |

### REAL ESTATE PROPERTIES

According to Law 4389/2016 (Government Gazette 94/A/2016) 91 properties have remained in the portfolio of HRADF (Annex C). The privatization of these properties is done gradually, depending on their legal, technical and commercial maturity. This privatization is affected either through the e-auction platform or through conventional tender processes with the support of Financial Advisors

### 13. AFANDOU

Golf and tourist development in two properties in the area of Afandou, Rhodes

| Development Method   | Advisors   | Current Status   | Next Steps   |
|--|--|--|--|
| Sale of 100% of the shares of two or more Special Purpose Vehicles, established by HRADF for each property (North Afandou and South Afandou) are to be acquired by MA Angeliadis (Highest Bidder for Afandou Golf) and T.N. Aegean Sun Investment Limited (Highest Bidder for South Afandou) | <p><b>Financial Advisors</b><br/>Piraeus Bank</p> <p><b>Legal Advisors:</b><br/>Potamitis Vekris</p> <p><b>Technical Consultants :</b><br/>Dekathlon</p> | <ul style="list-style-type: none"> <li>The tender procedure as a whole and the draft contract have been approved by the Court of Audit, and the development plan (Presidential Decree draft) has been reviewed by the Council of State</li> <li>The ESCHADA PD was published in the Government Gazette for the two properties (18 AAP/14.09.2016)</li> <li>Publication of the no. ΥΠΠΟΑ/ΓΔΑΠΚ/ΔΙΠΚΑ/ΤΠΚΑΧΜΑΕ/Φ 57/68153/38450/3273/788 Decision on the approval of re-delimitation of the declared archaeological site of Erimokastro – Traounou – Afandou, , Municipality of Rhodes, South Aegean Region (Government Gazette</li> </ul> | <ul style="list-style-type: none"> <li>Issuance of a Ministerial Decision by the Ministry of National Defense for North Afandou</li> <li>Financial closure of transaction (North Afandou)</li> </ul> |



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|  |  | <p>70/AAP/2016), by which the overall property, as well as a broader area of approximately 10,000 acres is designated as an archaeological site</p> <ul style="list-style-type: none"><li>• Establishment of 3 special purpose vehicles for the contribution of the right to the investor for North Afandou property</li><li>• Establishment of 3 special purpose vehicles for the contribution of the right to the investor for South Afandou</li><li>• Issue by the Cadastral Service of a demolition protocol for North Afandou</li><li>• The financial closure of South Afandou was completed in 2019</li></ul> |  |
|--|--|---|--|



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#### 14. E-AUCTIONS VIII & IX

Part of the existing real estate portfolio is put on sale through the website [www.e-publicrealestate.gr](http://www.e-publicrealestate.gr). As a rule, these are generally for properties of small and average size and value

| Development Method                                | Advisors   | Current Status  | Next Steps  |
|---|--|---|---|
| Sale of properties through the e-auction platform | <b>Legal Advisors:</b><br>KLC<br>ETAD<br><br><b>Technical Consultants:</b><br>ETAD | <ul style="list-style-type: none"><li>Preparation of properties for inclusion in the new development program through the platform <a href="http://www.e-publicrealestate.gr">www.e-publicrealestate.gr</a> (e-auction IX) of Electronic auction for the sale of 7 properties in the Municipalities of Athens, Ermionida, Pangaio, Andritsaina, Kalavryta and Kythnos</li><li>Final investigation of investment interest</li></ul> | <ul style="list-style-type: none"><li>The evolution of the health crisis affects the timing of the tender</li><li>Possible start of the tender by the end of 2020</li></ul> |





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### 15. MARKOPOULOS PLOT

Plot of land outside the city plan in the Municipality of Markopoulo, Attica, with a surface area of approximately 1,000 acres (590 acres for development ) with building sports and support facilities of the Olympic Equestrian Center

| Development Method   | Advisors   | Current Status  | Next Steps   |
|----------------------|--|---|--|
| Long-term concession | <b>Financial Advisors:</b> ALPHA BANK<br><b>Legal Advisors:</b><br>PLATIS-ANASTASIADIS<br><br><b>Technical Consultants:</b><br>ASPA DESIGN | <ul style="list-style-type: none"><li>Approval of ESCHADA PD by the Central Administration Council for the Development of Public Assets Q2 2020</li></ul> | <ul style="list-style-type: none"><li>Final investigation for investment interest</li><li>Preparation of tender issues</li><li>The evolution of the health crisis affects the timing of the tender</li></ul> Possible start of the tender by the end of 2020 |

### **THERMAL SPRINGS PEOPERTIES (16, 17, 18)**

HRADF holds a significant portfolio of properties within which there are thermal springs. The largest part of the portfolio is geographically located in the prefecture of Fthiotida and includes the following properties: Thermal Springs of Thermopyles, Thermal Springs of Loutropoli Kammena Vourla, Thermal Springs of Kammena Vourla Camping, Thermal Springs of Ypati and Thermal Springs of Platystomo. Furthermore, the property of Thermal Springs of Kythnos and the complex of the Hydrotherapy Center of Aidipsos belong to HRADF

### **16. PROPERTY OF LOUTROPOLI KAMMENA VOURLA**

The total area of the property for development is 468,125m<sup>2</sup>. It includes the facilities of the “Galini” hotel and various other buildings, which are abandoned in their majority.

| <b>Development Method</b> | <b>Advisors</b>   | <b>Current Status</b>   | <b>Next Steps</b>   |
|---------------------------|---|---|---|
| Under discussion          | <p><b>Financial Advisors:</b><br/>ALPHA BANK</p> <p><b>Legal Advisors:</b><br/>KLC</p> <p><b>Technical Consultants:</b><br/>DECATHLON</p> | <ul style="list-style-type: none"> <li>The property has been leased to Mitsis Group via a notarial act between the Group and ETAD</li> <li>Preparation of ESCHADA and SEIS Study and presentation thereof to the Central Administration Council for the Development of Public Assets 30/10/2019</li> <li>Second presentation of the ESCHADA study /SEIS to the Central Administration Council for the Development of Assets Property B’ semester 2020</li> </ul> <p>Issue of Government Gazette Sheet on the recognition of springs</p> | <ul style="list-style-type: none"> <li>Final presentation of ESCHADA /SEIS in Q4 2020</li> <li>Consultation of SEIS Pre-marketing</li> <li>Commencement of tender procedure Q2-Q3 2021</li> </ul> |



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### 17. KAMMENA VOURLA CAMPING PROPERTY

Coastal property, with a total area of 1,061,955 m<sup>2</sup>, of which 850,160m<sup>2</sup> are suitable for development . Includes abandoned EOT Camping facilities

| Development Method | Advisors  | Current Status  | Next Steps  |
|--------------------|---|---|---|
| Under discussion   | <b>Financial Advisors:</b><br>ALPHA BANK<br><br><b>Legal Advisors:</b><br>KLC<br><br><b>Technical Consultants:</b><br>DECATHLON | <ul style="list-style-type: none"><li>• Collaboration with the Ministry of Environment and Energy and with the Ministry of Tourism to explore the use of thermal/medical tourism</li><li>• Issue of Government Gazette Sheet for the recognition of spring</li><li>• Upgrading of the existing biological treatment plant</li></ul> | <ul style="list-style-type: none"><li>• Preparation of the ESCHADA /SEIS Study by the end of 2020</li><li>• Pre-marketing</li><li>• Commencement of tender procedure Q3 2021 (subject to the resolution of the issue of biological treatment)</li></ul> |



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## 18. THERMOPYLES PROPERTY

The total area of the property is 785,398 sq.m., and includes hydrotherapy and hotel facilities (abandoned)

| Development Method | Advisors  | Current Status  | Next Steps   |
|--------------------|---|---|--|
| Under discussion   | <p><b>Financial Advisors:</b><br/>ALPHA BANK</p> <p><b>Legal Advisors:</b><br/>KLC</p> <p><b>Technical Consultants:</b><br/>DECATHLON</p> | <ul style="list-style-type: none"><li>• Concession of part of the property for the creation of a refugee facility</li><li>• Concession of buildings to the Region for the accommodation of refugees</li><li>• Concession of building to the National Highways Traffic Police</li><li>• Adoption of final judgement on forest characterization</li></ul> | <ul style="list-style-type: none"><li>• Preparation of ESCHADA /SEIS</li></ul> |



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### 19. GOURNES OF HERAKLION

Property of "Former American Base of Gournes" with an area of 345,567m<sup>2</sup> , located in the Municipality of Chersonisos, in the Regional Unit of Heraklion of the Region of Crete

| Development Method     | Advisors  | Current Status  | Next Steps  |
|------------------------|---|---|---|
| Transfer of SPV shares | <b>Financial Advisors:</b><br>EUROBANK<br><br><b>Legal Advisors:</b><br>Potamitis - Vekris Office<br><br><b>Technical Consultants:</b><br>DECATHLON | <ul style="list-style-type: none"><li>• Preparation of tender process</li><li>• Pre-marketing</li><li>• The draft ESCHADA PD was approved by the Central Administration Council Q2 2020</li></ul> | <ul style="list-style-type: none"><li>• The evolution of the health crisis affects the timing of the tender<br/>Possible commencement of Tender Process within 2020</li></ul> |



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## 20. BEACH AND CAMPING OF AGIA TRIADA

Coastal property in the settlement of Agia Triada in the Municipality of Thermaikos, with a surface area of 126.6 acres. The property has an extensive sandy beach front about 600 m long and dense and of exceptional natural beauty planting in its land part

| Development Method | Advisors  | Current Status  | Next Steps   |
|--------------------|---|---|--|
| Under discussion   | <b>Financial Advisors:</b><br>EUROBANK<br><br><b>Legal Advisors:</b><br><br><b>Technical Consultants:</b><br>ASPA | <ul style="list-style-type: none"><li>• Pre-marketing</li><li>• Completion of ESCHADA study</li></ul> | <ul style="list-style-type: none"><li>• Preparation of ESCHADA and SEIS</li><li>• Consultation of SEIS</li><li>• Tender process A' semester 2021</li></ul> |

**21. FORMER CONSTRUCTION SITES OF THE RIO – ANTIRRIO BRIDGE PROJECT RBN 314**

Property with an area of 165,460.40m<sup>2</sup>., consisting of 4 non-adjacent sections at the northern end of the Rio-Antirrio bridge. There are no buildings on the plot.

| Development Method | Advisors  | Current Status   | Next Steps  |
|--------------------|---|--|---|
| Sale as is         | <p><b>Financial Advisors:</b><br/>EUROBANK</p> <p><b>Legal Advisors:</b><br/>Machas and Partners Law Firm</p> | <ul style="list-style-type: none"> <li>The redefinition of the land area of the port is expected by the competent services</li> <li>Removal of warehouse (rough metal construction) used by a third company from the property</li> <li>An expression of interest was lodged on 15/07/2020</li> </ul> | <ul style="list-style-type: none"> <li>Evaluation of the bid submitted</li> </ul> |



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## 22. FORMER EOMMEX PROPERTY, IN KORYZI AND THRAKIS STREET IN TAVROS (MUNICIPALITY OF TAVROS – MOSCHATO)

Property (RBN 3077) with a registered surface area of 3,293.73 sq.m. in the Municipality of Tavrós – Moschato on the streets Thrakis-Koryzi and Timotheou Evgenikou, within the road plan with 5 buildings with a total surface area of 1526 sq.m.

| Development Method | Advisors   | Current Status  | Next Steps   |
|--------------------|--|---|--|
| Sale               | <p><b>Financial Advisors:</b><br/>EUROBANK</p> <p><b>Legal Advisors:</b> Galani-Pittas Law Office</p> <p><b>Technical Consultants:</b><br/>Technedros S.A.</p> | <ul style="list-style-type: none"><li>No award was made in the tender as declared by the Board of Directors of HRADF in its meeting of 23/01/2020, due to the non-submission of financial offers</li><li>Procedure for submission of additional information to the Ministry of Culture on the classification as newer monument or not of the property</li></ul> | <ul style="list-style-type: none"><li>Following the adoption of a Decision by the Ministry of Culture, a new tender procedure will be launched for the development of the property</li></ul> |





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### 23. PROPERTY AT THE POSITION VERVERONTA IN PORTO HELI

Downward property in the area "Ververonta" of the settlement of Porto Heli in Argolis. The property has the shape of an elongated polygon with a surface area of 627.4 acres.

| Development Method | Advisors  | Current Status   | Next Steps  |
|--------------------|---|--|---|
| Sale               | <b>Financial Advisors:</b><br>PIRAEUS BANK<br><br><b>Technical Consultants:</b><br>DECATHLON S.A. | <ul style="list-style-type: none"><li>• Completion of legal and technical maturity issues</li><li>• Investigation of possibilities for the development of the property (Tourism – Recreation, F1 Motorway, Golf, etc.)</li></ul> | <ul style="list-style-type: none"><li>• Pre-marketing</li><li>• Preparation of ESCHADA</li><li>• Tender process</li></ul> |