



Contract notice

Development of the property "Thermal Spring & Camping Koniavitis"

Land Plot A: Sale of property

Land Plot B: Long-term lease of property

SECTION I: ENTITY AWARDING THE CONTRACT

I.1 **Name and addresses**

Hellenic Republic Asset Development Fund S.A. (HRADF S.A.)

Address: Karageorgi Servias 6, 10562 ATHENS, ATTIKI, GREECE

Telephone: 210 3274400

E-mail: info@hraf.gr

NUTS code: EL303

Web address: (URL) <http://www.hraf.com>

I.2 **Information**

The full text of the Request for proposal ("*RfP*") is available for unrestricted, full, direct and free access at: www.hraf.com

Further information is available from the above address.

Tenders must be submitted to the above address.

I.3 **Consultants**

The Hellenic Republic Asset Development Fund, (hereinafter "the Fund"), is supported by the following specialised consultants:

- a) Financial Advisor: OPTIMA BANK in cooperation with CERVED REAL ESTATE SERVICES S.A.
- b) Legal Counsel: DTK Law Firm and LEXPARTNERS Sfikakis & Partners.
- c) Technical Consultant: Decathlon Project Planning & Engineering Consultants S.A.

I.4 **Contact**

For any communication with the Fund, interested parties should contact the Fund through the Financial Advisor, by e-mail to the following persons:

<u>Recipient</u>	<u>Contact details</u>
Errika Papadopoulou Optima bank S.A.	e-mail: epapadopoulou@optimabank.gr Tel: +30 210 817 3965 Mobile: +30 694 278 2235
George Spyratos Cerved Property Services S.A.	e-mail: georgios.spyratos@cerved.com Tel: +30 2118809374 Mobile: +30 6975869684

SECTION II: SUBJECT MATTER

II.1 Scope of the contract

II.1.1 Title:

Development of the property "Thermal Spring & Camping Koniavitis"
Land Plot A: Sale of the property
Land Plot B: Long-term lease of the property

II.1.2 Type of contract

For part of the property (Land Plot A) a contract of transfer of full ownership, possession and detention will be concluded.

For another part of the property (Land Plot B) a long-term lease contract for fifty (50) years will be concluded, with an obligation to carry out certain minimum works.

II.1.3 Information about sections

This contract shall not be subdivided into sections. An offer is required for the entire scope of the contract.

II.2 Description

II.2.1 Place of execution

NUTS code: EL644

Principal place or place of performance: Fthiotida Prefecture, Greece

II.2.2 Description of the contract

With the relevant RfP, the Fund seeks to develop the property known as "Thermal Spring & Camping Koniavitis", which is located in the Municipality of Kamena Vourla, in the Regional District of Fthiotida of the Region of Central Greece, with the simultaneous conclusion of two development contracts as follows:

- a) Transfer of full right of ownership, possession and detention of Land Plot A of the above property, in conjunction with
 - b) a long-term lease of Land Plot B of the above property for fifty (50) years, with an obligation to perform certain minimum works,
- as specified in the RfP.

II.2.3 Description of the property

The property under development, as mentioned above, includes two individual Land Plots:

- a) Land Plot A, which is briefly described as follows: A land parcel with an area of 520,515.65 sq.m. plus or minus, extending north of the PATHE motorway (Patras - Athens - Thessaloniki - Evzoni) and having a sea frontage of 1,200 m. plus or minus.
- b) Land Plot B, which is briefly described as follows: Land parcels with an area of 37,211.37 sq.m. and 35,334.73 sq.m. plus or minus, where the "Koniavitis Mill" and "Cosmetics" hot springs are located.

II.2.4 Award criteria

The sole criterion for the award of development contracts will be the amount of the total consideration offered, which is defined as the sum of:

- a) the net present value of the purchase price for the sale of Land Plot A of the property, plus
- b) the net present value of the annual lease payments of Land Plot B of the property.

II.2.5 Information on alternative offers

No alternative offers will be accepted.

II.2.6 Supplementary information

The tender is conducted in accordance with the provisions of Law 3986/2011 and the general principles of public procurement, in one phase.

The official language of the tender and the development contracts to be concluded is Greek and all documents of the Fund will be in Greek.

Upon signing a confidentiality agreement, each tenderer will have access to the virtual data room (VDR) through which the following documents will be made available to the tenderers: (a) the relevant RfP and all its Annexes and the Appendix (in electronic form), (b) the draft development contracts and (c) Information and generally supporting documents relating to the property under development.

The tenderers will have the opportunity, if they wish, to arrange up to two (2) visits to the property under development, at a time and according to the procedure to be determined by the Fund. The site visits will be conducted separately for each tenderer and at its own expense.

The development contracts will be signed between the Fund and the Special Purpose Vehicle Company (SPV), which will be established by the highest tenderer, as specified in the RfP.

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1 Conditions for participation

III.1.1. Eligibility to participate

Natural persons or legal entities, or associations of such persons or entities, are entitled to participate in the tender process and submit an offer, provided that they themselves, and in the case of an association, their members:

- meet, where applicable, the Qualitative Selection Criteria, consisting of the Personal Status Criteria, the Criteria of technical and professional ability and the Criteria relating to the suitability to pursue the professional activity, in accordance with the RfP.

Tenderers participating in the tender procedure in the form of an association of persons are not required to acquire a specific legal form in order to submit an offer. During the tender procedure, however, the members of the association of persons are jointly and severally liable to the Fund for their obligations.

Participation in the tender of economic operators that are foreign companies from "non-cooperative states in the tax field" within the meaning of paras. 3 and 4 of Article 65 of Law 4172/2013 (Income Tax Code, A' 167) is prohibited.

Economic operators are not allowed to participate in the tender, in any way whatsoever, if they fall under the prohibitions of Regulation (EU) 2022/576 amending Regulation (EU) 833/2014

concerning restrictive measures in view of actions by Russia destabilising the situation in Ukraine (L 111/1).

The Fund may exclude a tenderer if the tenderer and, in the case of an association of persons, the member of the association,

- is established in a country (a) with which Greece has no diplomatic or trade relations, pursuant to a relevant decision of the Greek State, and/or (b) in a country listed in the two public documents issued by the Financial Action Task Force (FATF) three (3) times per year, namely (i) the document under the title "Jurisdictions under Increased Monitoring" and (ii) the document under the title "High Risk Jurisdictions Subject to a Call for Action", or
- is subject to UN sanctions and/or EU restrictive measures applied in accordance with a Decision adopted under the EU's Common Foreign and Security Policy.

The Fund may also exclude, at any stage of the tender procedure and until the completion of the transaction, after consultation with the Greek State, any tenderer for reasons of protection of the interests of the Greek State or national security.

III.2 Qualitative selection criteria

III.2.1 Personal Status Criteria

Selection criteria as set out in the RfP.

III.2.2. Economic and financial standing criteria

No relevant selection criteria are defined.

III.2.3 Criteria of technical and professional ability

Selection criteria as set out in the RfP.

III.2.4 Criteria relating to the suitability to pursue the professional activity

Selection criteria as set out in the RfP.

III.2.5 Third parties

As regards the criteria relating to technical and professional ability, tenderers may rely on the capacities of other entities, regardless of the legal nature of their links with them. Under the same conditions, an association of persons may rely on the capacities of the participants in the association or of other entities.

SECTION IV: PROCEDURE

IV.1. Deadline for submission of the offers

Date: 14.09.2023 Local time: 17.00

IV.2. Languages in which the offers may be submitted

Greek (GR)

SECTION V: SUPPLEMENTARY INFORMATION

V.1 Letter of guarantee

In order to participate in the tender and submit a valid offer, the tenderers must submit a Letter of Guarantee. An offer not accompanied by a Letter of Guarantee will be rejected.

The value of the Letter of Guarantee is € 300.000 (three hundred thousand euros).

V.2 Method of submission of the offers

Each tenderer's offer, which shall consist of separate sub-folders as specified in the RfP, is submitted (a) in two sets in hard copy, of which the first is marked as "ORIGINAL" and includes the original Participation Documents, originals or certified copies as specified in the RfP, and the second is marked as "COPY ONLY" and is a simple photocopy of the first, and (b) in electronic form, with digital files stored in a non-rewritable electronic storage device (e.g. CD-ROM, DVD or USB stick). Exceptionally, the sub-folder "Financial Offer" shall be submitted only in hard copy and not in electronic form. In the event of any discrepancy, uncertainty or contradiction between the documents submitted, those in hard copy shall prevail.

V.3 Period of validity of the offers

The period of validity of the tenderers' offers is set at 12 (twelve) months. An offer which specifies a shorter period of validity than that specified above will be rejected.

V.4 Cancellation of the tender process

The Fund reserves the right to postpone, cancel, in whole or in part, or repeat the tender process, in general, at any time and for any reason whatsoever, without any liability to the tenderers, the third parties, the preferred investor, the runner-up investor, the highest tenderer, the SPV, other related parties and/or third parties.

V.5 Request for proposals

This summary notice is for information purposes only and is intended to provide preliminary information to any interested investors. Full and detailed information on the tender and the development contracts is contained in the relevant RfP issued by the Fund at the same time as this Notice. In the event of any conflict between any provision herein and the RfP, the RfP shall always prevail.

V.6 Date of publication of this notice: 21.04.2023