

Call for Expression of Interest

for the development, in part or in whole,
of a unique seaside property
in **Northern Greece**.

December 2021



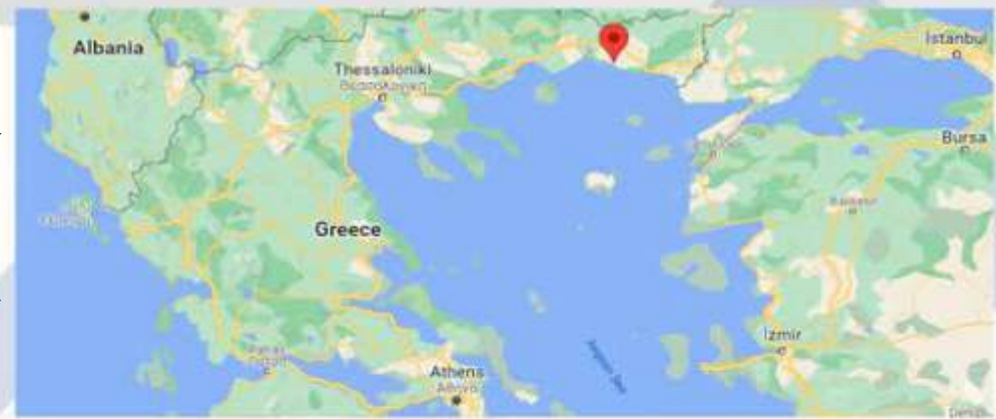
ΕΤΑΙΡΕΙΑ **ΑΚΙΝΗΤΩΝ** ΔΗΜΟΣΙΟΥ
PUBLIC **PROPERTIES** COMPANY

Registry No. 1902
Imeros, Rodopi



Hellenic Public Properties Company S.A. (HPPC) announces a Call for Expression of Interest for the submission of proposals regarding the development of a public property (**Registry No. 1902**) located on the seaside of Imeros, approximately 23 km south of Komotini, in the Prefecture of Rodopi, Thrace.

HPPC is responsible for the administration and management of the property and intends to proceed with its development by means of an international tender for its long-term lease.



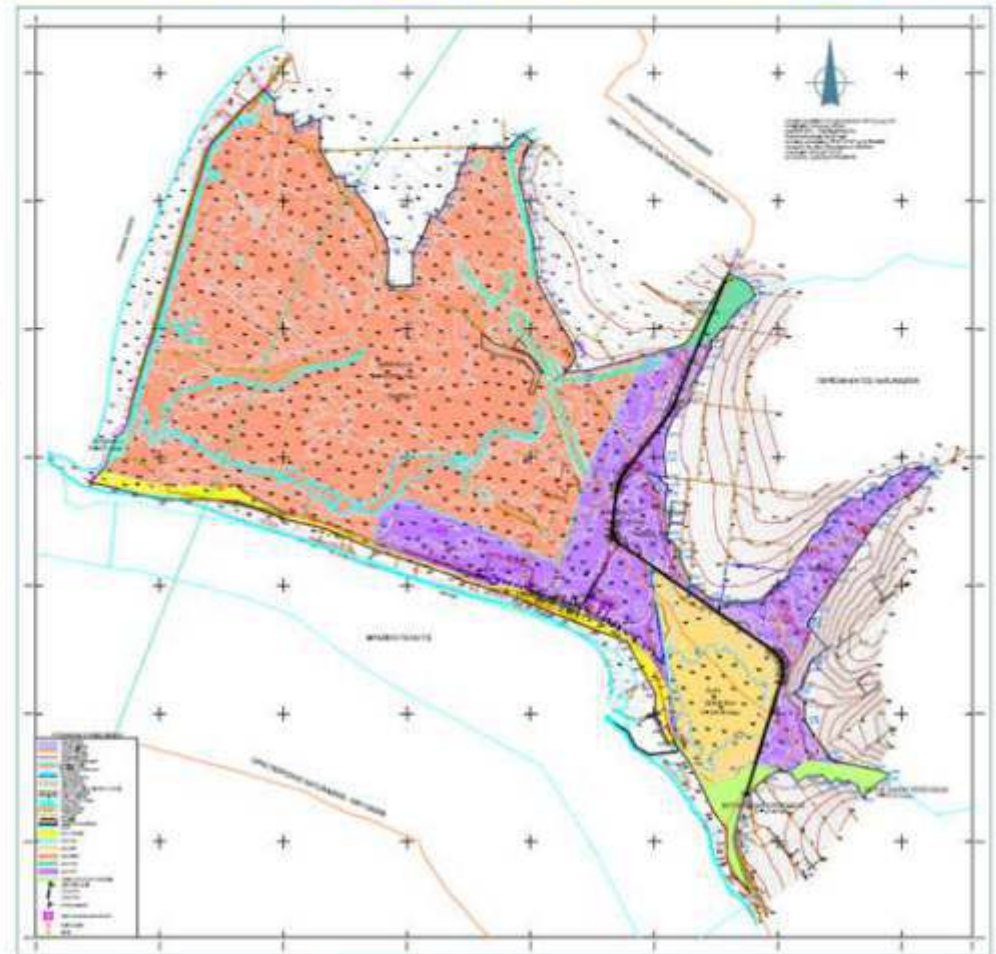
PROPERTY DESCRIPTION - INSTITUTIONAL FRAMEWORK

The public property with Reg. No. 1902, is located outside the city plan, is coastal and has a flat morphology. According to a recent technical study, the property is divided into two sections by a municipal road:

Section 1, area: $A1 = 3,083,045.12 \text{ m}^2$, and

Section 2, area: $A2 = 3,078,376.45 \text{ m}^2$.

The property is part of the National Park of Eastern Macedonia and Thrace, within a Ramsar site for its most part. It is also located within Special Protection Areas (SPA) and Sites of Community Interest (SCI), which are included in the European Ecological Network "Natura 2000" with the name "Lakes and Lagoons of Thrace - Wider Area and Coastal Zone" (Identifier: GR 11300009) (SCI) and "Lakes Vistonida, Ismarida and Lagoons of Porto Lagos, Alyki, Ptelea, Xerolimni, Karatza" (Identifier: GR 11300010) (SPA).



In more detail, the individual zones of the property by protection area and indicative uses are shown in the following table

Zone	Surface area (sq.m.)	Indicative uses
A1-1	6,470	Aquaculture, fisheries, agriculture, grazing, forestry, electricity and heat generation facilities with photovoltaic panels and geothermal fields etc.
B3-1	259,880	Salt marshes etc.
B3-13	2,279,498	Aquaculture, agriculture, grazing, accommodation for livestock, hunting, organised beaches for swimming with non-permanent infrastructures, class A and B organised camping sites with or without cabins with a maximum capacity of 300 persons, electricity and heat generation facilities with RES, piers for the wintering and custody of vessels etc.
C1-8	31,010	Tourist facilities with a non main maximum capacity of 500 persons and medium-sized main hotel accommodation and special tourist infrastructures (e.g. conference centres etc.), boarding houses and camps with a maximum capacity of 500 persons, hospital facilities, clinics, gas stations, leisure facilities (restaurants, taverns, bars), sports facilities, theatres, cinemas, concert halls, cultural centres, theme parks, exhibition centres, hypermarkets, shopping malls, wholesale facilities, greenhouses, office buildings, food, beverages, tobacco, textile, travel accessories, timber, paper industries and craft enterprises, other industries etc.
C2-7	769,360	Tourist facilities with a non main maximum capacity of 500 persons and medium-sized main hotel accommodation and special tourist infrastructures (e.g. conference centres etc.), boarding houses and camps with a maximum capacity of 500 persons, hospital facilities, clinics, gas stations, leisure facilities (restaurants, taverns, bars), sports facilities, theatres, cinemas, concert halls, cultural centres, theme parks, exhibition centres, hypermarkets, shopping malls, wholesale facilities, creation of an area subject to special town planning provisions for holiday residences etc.
Outside the RAMSAR zone	59,200	Provisions for off-plan construction



Uses-Commitments

Permissible uses and activities per protection area are defined in Government Gazette 497D/17.10.2008.

The provisions on how the property meets planning requirements and the construction terms applicable to it are established, among others, based on the following:

1. Government Gazette 497D/17-10-2008 "Designation of the wetlands of the Nestos Delta, Lake Vistonida with lagoon and lake characteristics, Lake Ismarida and their wider area as a National Park with a Peripheral Zone".

2. Presidential Decree 17-10-1978 / GG 538D/1978, Presidential Decree 31-5-1985/ GG 270D/1985 (Building outside town plan - article 8, Tourist facilities) and Law 3212/2003 - Government Gazette 308A'/31-12-2003.

3. Government Gazette 1476B/14-07-2015 "Designation of technical and operational specifications of Organised Tourist Camps".

4. Government Gazette 2086B/29-09-2009 "Specifications of Amusement Theme Parks for their inclusion in the incentive scheme of Law 3299/2004.

FOREST & ARCHAEOLOGY COMMITMENTS:

According to the forest map of 2021, areas of different forest-related designations are found within the property. As far as archaeology is concerned, the property is not part of a declared archaeological site and no surface evidence of the presence of antiquities was found; however, it belongs to a wider area of archaeological interest and it is likely that during works undetected to date antiquities may be discovered. The Antiquities Ephorate of Rodopi must be informed of any excavation works or the issue of a building permit.

PURPOSE OF CALL

HPPC's objective is to lease the property on a **long-term basis**, so that authorised uses and activities are developed in accordance with the provisions of Government Gazette 497D/17.10.2008.

Due to its large size and location in an area of extreme environmental importance, the property is appropriate for the development of alternative forms of tourism and other activities that should take into account the protection, enhancement and utilisation of the rich natural and cultural environment in the region.

In this context, the aim of the call is to inform investors about the property and the intention of HPPC to undertake its long-term development. HPPC's objective is to attract proposals for the development of the property, in part or in whole, in order to contribute to the upgrading of the region, the development of the local economy while also boosting the company's revenues.



Submission of Proposals

In view of the preparation of the Tender Documents, which will follow this call for expression of interest, HPPC shall send an open invitation to interested parties, which are required to submit their development proposals (with photorealistic drawings and initial investment plan) depending on their interest, either for the whole property or for one or more parts thereof, taking into account the existing institutional framework of permitted land uses and construction terms.

In particular, each proposal should be accompanied by a technical study including the following:

- ☐ the uses to be developed with the corresponding building-coverage figures
- ☐ an implementation schedule and possible distinct development phases
- ☐ the desirable duration of the concession
- ☐ the estimated amount of investment
- ☐ proof of the viability of the investment plan
- ☐ their experience in the implementation, management and operation of similar projects.

Interested parties should submit their proposals in a sealed envelope at the Company's premises establishment (7 Voulas St., GR-105 62 Athens, Registry Office, 2nd floor) no later than the **31st of January 2022** from 09:00 to 16:00 hours, Greece time.



ΕΤΑΙΡΕΙΑ ΑΚΙΝΗΤΩΝ ΔΗΜΟΣΙΟΥ
PUBLIC PROPERTIES COMPANY

For further information, interested parties may contact HPPC by phone on +30 210-3339660 or by e-mail to largeproperties@etasa.gr