Tender Notice

Exploitation of the Property "Coast and Camping Poseidi Kalandra"

SECTION I: ENTITY AWARDING THE CONTRACT

I.1 Name and addresses

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

Address: 6, Karagiorgi Servias, 10562 ATHENS, GREECE

Telephone: 210 3274400

E-mail: info@hraf.gr

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

I.2 Information

The full text of the Expression of Interest ("EOI") 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 specialist consultants:

a) Financial Advisor: National Bank of Greece

b) Legal Counsel: Nikolas Kanellopoulos-Chara Zerva & Partners Law Firm

c) Technical Consultant: Decathlon S.A.

I.4 Contact

For any communication with the Fund, interested parties should contact the Fund, by e-mail as following:

Recipient:	Contact details:
HRADF S.A	E-mail: info@hraf.gr Tel.: 210 3274400

SECTION II: SUBJECT MATTER

II.1. Scope of the two-phase Tender

II.1.1. Title:

Sale and/or surface right for a period of ninety-nine (99) years of the property "Coast and Camping Poseidi Kalandra", located in the area "Poseidi", the Municipal Unit Kalandra, the Municipality of Kassandra, the Regional Unit of Halkidiki of the Region of Central Macedonia

II.1.2.Type of contract

For the property a notarial deed/contract of sale and transfer of full ownership, possession and occupancy and/or a notarial deed/contract for the creation and transfer of the surface right for 99 years on the Property will be concluded.

A draft Contract will be provided by the Fund to the Pre-Selected Investors during Phase B of the Tender Process.

II.2. Description

II.2.1. Place of execution

Principal place or place of performance: a property of approximately 129 acres in the area of Poseidi, in the Municipal Unit of Kalandra of the Municipality of Kassandra, Regional Unit of Halkidiki

II.2.2. Description of the Tender

With the relevant EOI (Phase A of the Tender), the Fund aims to select eligible investors who wish to participate in the tender process for the transfer of full right of ownership, and/or of surface right for a period of 99 years of the above property, as specified in the EOI.

II.2.3. Description of the property

The 129 acres of the Property include:

- An area practically occupied by the current use of the Camping Kalandra Poseidi, of 88,421.84sq.m. and consisting of two parts with areas of 86,744.47sq.m. and 1,677.37sq.m. respectively, separated by the Kalandra - Aegeopelagitika road, and

- An area of 40.604,43sq.m. falling within the boundaries of Zone B of the archaeological site of the Sanctuary of Poseidon (Government Gazette 1080/B/05.12.1997 and Government Gazette 443/B/26.04.1999).

For its urban development, the property to be developed was subject to the provisions of Law 3986/2011 and were prepared a) Study ESXADA (Special Spatial Development Plan for Public Property) and b) Strategic Environmental Impact Study (SEIS), in which the zoning of Tourism - Recreation zone is provided for the entire property. The Public Consultation process has been completed and after the incorporation of the comments submitted during the Consultation, the revised ESMP and SEA Studies will be approved in accordance with the procedure provided for by Law no. 3986/2011.

II.2.4. Award criteria

The Fund will examine the Expressions of Interest and will invite all Interested Parties, which meet the pre-selection criteria, to participate in the second phase of the Tender Procedure.

II.2.5. Supplementary information

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

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

Phase B of the Tender will be governed by the terms and conditions detailed in the Request for Proposal (the "RFP")

In order to participate in Phase B, the Pre-Selected Investors will be required to sign a Confidentiality Agreement. Upon signing a Confidentiality Agreement, the Pre-Selected Investors will be granted, inter alia, the right to a) gain access to a Virtual Data Room ("VDR") in order to conduct their due diligence of the Property, b) submit non-binding comments on the draft Contract, c) submit binding financial offers together with the relevant financial commitments and other supporting material and d) schedule a site visit to the Property.

The RFP will also establish the criteria for selecting the Preferred Investor with whom the Fund will sign the Contract.

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 for the exploitation of the Property, provided that they themselves, and in the case of an association, their members meet the Pre-selection Criteria in accordance with the EOI.

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 express their interest. During the tender procedure, however, the members of the association of persons are jointly and severally liable to the Fund for their obligations.

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 destabilizing the situation in Ukraine (L 111/1).

III.2. Qualitative selection criteria

III.2.1. Personal Status Criteria

Selection criteria as set out in Article 4 of the EOI. With regard to legal persons, the Personal Status Criteria must be met by all members of the administrative, management or supervisory body of any legal person submitting a Expression of Interest, as well as by persons having powers of representation, decision-making or control.

III.2.2. Financial Capability Criteria

The Financial Capability Criteria are that Interested Party must meet and demonstrate that its average annual equity (net worth) (calculated as total consolidated assets minus total consolidated liabilities (liabilities)), for the last three (3) audited financial years is at least ten million (10,000,000) euros.

An Interested Party or a member of an Interested Party (in the case of a

Consortium) may rely on the financial capacity of a Third Party, whether a natural or legal person (with or without a special relationship between them) (the "Third Party").

III.2.3 Technical Capability Criteria

The Technical Capability Criteria are that Interested Party must meet and demonstrate experience of at least five years of continuous operation and management of hotel with at least 100 beds in Greece or abroad, acquired from 2015 onwards.

An Interested Party or a member of an Interested Party (in the case of a Consortium) may rely on the technical capabilities of a Third Party, natural or legal person (with or without a special relationship between them) (the "Third Party")

SECTION IV: PROCEDURE

IV.1. Deadline for submission of the offers

Date: 12th of March 2025 Local Athens time: 15:00

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

Greek (GR)

IV.3. Expression of Interest

To submit an Expression of Interest, each Interested Party must submit the following documents:

a) Identification/Legalisation Documents,
b) Letter of Interest
c) Declaration that it fulfils all the Pre-selection criteria as indicated in Article 4 of the EOI, that it does not fall under any of the exclusion criteria and that it undertakes that if it submits an offer in the 2nd phase of the Tender it will also submit all the supporting documents referred to in Article 4 of the EOI.

SECTION V: Supplementary Information

V.1. Cancellation of the tender process

The Fund reserves the right to postpone, suspend, cancel 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 runnerup investor, the highest tenderer, the SPV, other related parties and/or third parties.

V.2. Expression of Interest

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 is contained in the relevant EOI issued by the Fund at the same time as this Notice. In the event of any conflict between any provision herein and the EOI, the EOI shall always prevail.

V.3. Date of publication of this notice: 27th of December 2025