

Contract notice**Establishment and transfer of the surface right on the property "Markopoulo Olympic Equestrian Centre"****SECTION I: ENTITY AWARDING THE CONTRACT**

I.1 Name and addresses

Hellenic Corporation of Assets and Participations (H.C.A.P.)

Address: 3-5, Palaion Patron Germanou, 10561 ATHENS, GREECE

Telephone: +30 210 0106900

E-mail: contact@growthfund.gr

NUTS code: EL303

Web address: (URL) <https://growthfund.gr/> & <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 & <https://growthfund.gr/>

Further information is available from the above address.

Tenders must be submitted to the above address.

I.3 Consultants

The Hellenic Corporation of Assets and Participations, (hereinafter 'HCAP'), is supported by the following Legal Counsel: LEXPARTNERS Sfikakis & Partners.

I.4 Contact

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

e-mail: mgianakou@growthfund.gr και
spolychronopoulos@growthfund.gr
Mob.: 6980786206, 6942034315

SECTION II: SUBJECT MATTER

II.1 Scope of the contract**II.1.1 Title:**

Development of the property "Markopoulo Olympic Equestrian Centre" through the establishment and transfer of a surface right ("dikaïoma epifaneias").

II.1.2 Type of contract

For the property a notarial deed/contract of establishment and transfer of a surface right ("dikaïoma epifaneias") on the property in accordance with Articles 19 et seq. of Law 3986/2011 will be concluded.

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: EL305

Principal place or place of performance: Municipality of Markopoulo Mesogeas, Regional Unit of East Attica, Region of Attica, Greece

II.2.2 Description of the contract

With the relevant RfP, the HCAP seeks to develop the property known as the "Olympic Equestrian Centre of Markopoulo, Attica", through the establishment of a surface right ("dikaïoma epifaneias") in the above property, in accordance with the terms of the relevant notarial deed for the establishment and transfer of the surface right, which shall be executed, and as further specified in the RfP.

II.2.3 Description of the property

The property under development is known as the "Markopoulo Olympic Equestrian Centre" and is located at the site "Pousi Bartzi – Merenta" within the Municipality of Markopoulo Mesogeas, in the Regional Unit of East Attica, Region of Attica with a total surface area of 1,026,779.62 sq.m., more or less, according to the topographic diagram of the land surveyor/topographer engineer Illias Georgiou dated January 2019, or alternatively 1,002,920 sq.m. as registered under the relevant Greek Land Registry Code Number (KAEK) 05 088 32 01 017/0/0. Within the Property, there are existing buildings, as defined in detail in the relevant legend of planning codes of the topographic diagram attached to the RfP.

II.2.4 Award criteria

The sole criterion for the award of the contract will be the amount of the total consideration offered, which is defined as the amount of the highest Financial Consideration.

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 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 HCAP 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 (in electronic form), (b) the draft notarial deed/contract and (c) Information and generally supporting documents relating to the property.

The tenderers will have the opportunity, if they wish, to arrange visits to the property, at a time and according to the procedure to be determined by the HCAP. The site visits will be conducted separately for each tenderer and at its own expense.

The contract will be signed between the HCAP and the highest Bidder, 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 the Qualitative Selection Criteria, consisting of the Personal Status Criteria 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 HCAP for their obligations. Only the highest Bidder, if requested by the HCAP and upon its invitation should acquire a specific legal form as specified in the RfP.

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 HCAP 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 HCAP 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

No relevant selection criteria are defined.

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

No relevant selection criteria are defined.

SECTION IV: PROCEDURE

IV.1. Deadline for submission of the offers

Date: 27.03.2026 Local time: 16:00

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 Participation or a Participation Guarantee Deposit. An offer not accompanied by a Letter of Participation or a Participation Guarantee Deposit will be rejected.

The value of the Letter of Guarantee is € 200.000 (two 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 HCAP 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 notarial deed/contract is contained in the relevant RfP issued by the HCAP 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: 05.12.2025