

Commercial Hub

at The Ellinikon



May 2023



THE ELLINIKON

About LAMDA Development

LAMDA Development, listed on the Main Market of the Athens Exchange (ATHEX), is a holding company specializing in the development, investment and management of real estate.

LAMDA Development Group retains a leading position in the large shopping and entertainment sector in Greece, with investments as well in residential and office space developments primarily in Greece and in Southeastern European countries. The Group investment portfolio includes four shopping and entertainment centers (The Mall Athens, Golden Hall and Designer Outlet Athens in Athens, and Mediterranean Cosmos in Thessaloniki), office buildings, residential complexes as well as the Marinas in Flisvos and The Ellinikon.

LAMDA Development has undertaken the complete urban regeneration of the Ellinikon-Aghios Kosmas Metropolitan Pole (including the area of the former "Ellinikon" airport and the coastal front), which will be the largest private investment in Greece and one the largest urban regeneration project in Europe. The budget of the estimated investment for the project is €8 billion. The key/anchor shareholder in the company is the Latsis Group (43.8% stake).

**One of the largest
institutional real-estate
investors in Greece**



€1.36 bn

Net Asset Value (NAV)
in Dec. 2022



€3.3 bn

Total Investment Portfolio



€141.7 mln

turnover in 2022



€1.03 bn

market capitalisation
(May 2023)



MISSION

**To increase competitiveness
and create long-term value for its
shareholders, its people, and society.**

KEY ASSETS

The Mall Athens

The largest shopping and entertainment center in Greece

58,500 sq.m.
GLA

200
stores

€454 mln
fair market value*

98%
average occupancy rate

2,000
underground parking spaces

Mediterranean Cosmos

The largest shopping center in Northern Greece

46,000 sq.m.
GLA

200
stores

€191 mln
fair market value*

100%
average occupancy rate

3,000
underground parking spaces

Flisvos Marina

Greece's first exclusive marina to offer large-scale mooring capacity for mega-yachts

90,228 sq.m.
facilities

3,800 sq.m.
commercial complex

310
berths

Golden Hall

A high-end shopping and leisure center

62,000 sq.m.
GLA

147
stores

€272 mln
fair market value*

99%
average occupancy rate

1,577
underground parking spaces

Designer Outlet Athens

The premier designer outlet in Greece

21,200 sq.m.
GLA

114
stores

€116 mln
fair market value*

95%
average occupancy rate

2,000
underground parking spaces



The Mall Athens



Golden Hall



Mediterranean Cosmos



Designer Outlet Athens



Flisvos Marina

*As of 31 December 2022



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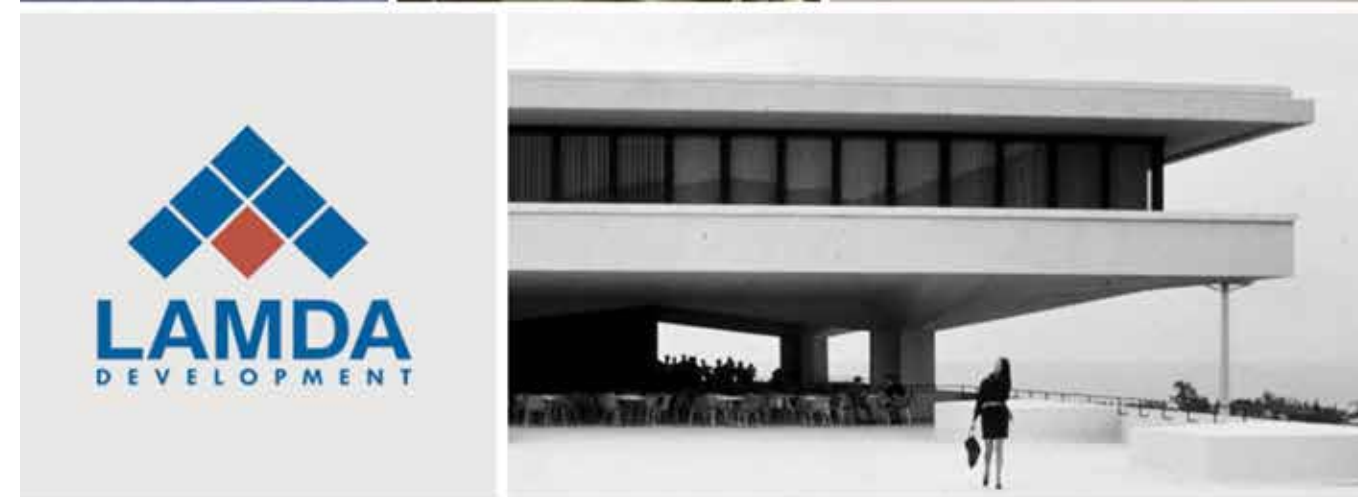
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The heritage

- 1938 — Hellinikon Athens Airport opens for International and Domestic flights.
- 1941 - 1944 — The airport was used as a German airbase during the Nazi invasion of Greece.
- 1953 - 1993 — Hellinikon Athens Airport is renamed Athens International Airport and the United States Air Force starts using the site as a military base until the end of the Cold War.
- 1969 — Opening of The International East Terminal building designed by Finnish Star Architect, Eero Saarinen.
- 1995 — The AIA undergoes a major expansion with a new airfield addition.
- 2001 — The Athens International Airport closes and is transferred to Spata, while the Athens radar centre remains at the airfield in the Hellinikon.
- 2001 — LAMDA DEVELOPMENT, as member of the Latsis Group, listed on the main market of the Athens Exchange.
- 2002-2004 — The Marina is being developed to host the Olympic Sailing Centre.
- 2005-2008 — Inauguration of the three largest shopping centres in Greece: Mediterranean Cosmos (Thessaloniki), The Mall Athens and Golden Hall (Athens).
- 2007 — Inauguration of Flisvos Marina, Greece's first world class marina.
- 2013 — Acquisition of the International Broadcasting Center (IBC) for 90 years.
- 2014 — Contract signing for the Hellinikon.
- 2014 — Share Capital Increase of €150 million.
- 2016 — Ratification and publication of the Hellinikon SPA by the Greek Parliament.



- 2014-2017 — Financial strategic alliances with Blackstone/GSO and Värde Partners.
- 2018 — Approval of the Hellinikon integrated development plan of via issuance of a Presidential Decree.
- 2019 — Approval of the Hellinikon Urban plan studies via issuance of the Joint ministerial decisions.
- 2019 — Share Capital Increase of €650 million.
- 2020 — Bond issuance of €320 million.
- 2020 — Strategic Alliance with TEMES S.A.
- 2021 — Strategic Alliance with Fourlis Group.
- 2021 — Acquisition of 100% of Hellinikon S.A. shares.
- 2022 — Strategic Alliance with Brook Lane Capital.
- 2022 — Strategic Alliance with Orilina Properties REIC.
- 2022 — Strategic Alliance with PRODEA Investments and Costeas-Geitonas School.
- 2022 — Green Bond Issuance of €230 million.
- 2022 — Signing of the Land Agreement for the concession of land for the Integrated Resort Casino (IRC).
- 2022 — Acquisition of Värde Partners minority stake (31.7%) in Lamda Malls.
- 2022 — Acquisition of McArthurGlen Designer Outlet Athens.

The location

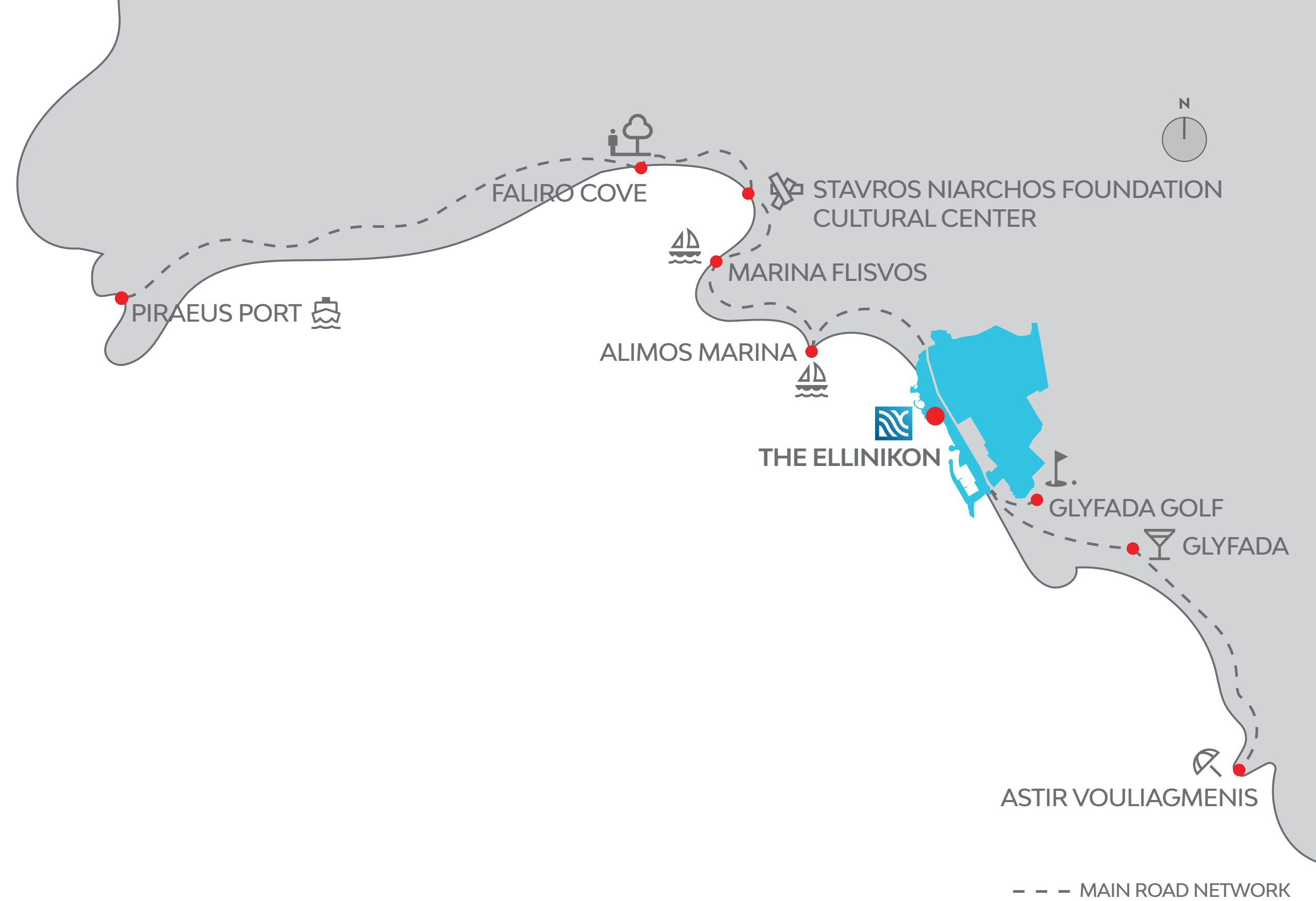


International
Connectivity

Attica region



Athens riviera



Piraeus Port

The Port of Piraeus is the largest passenger port in Europe and one of the largest in the world.

Faliro Cove

The regeneration of Faliro Cove is going to connect the city of Athens with the sea.

Stavros Niarchos Foundation Cultural Center

The SNFCC is a multicultural Center open to the public to enjoy a variety of cultural, educational, athletic, environmental and recreational activities and events.

Marina Flisvos

Flisvos Marina has added a touch of maritime glamour and luxury to the rich-in-nautical history area.

Marina Alimos

The Marina Alimos concession and redevelopment will help to revamp the waterfront along the Athens Riviera.

Glyfada Golf Course

The golf course of Glyfada is a famous championship course of international standards and at the same time a wonderful spot for sport, recreation and culture with exceptional views.

Glyfada

Glyfada is the largest southern suburb of the Athens Riviera. The seaside neighborhood is known for its beaches, its boutiques, numerous cafés and restaurants and vibrant nightlife.

Astir Vouliagmenis

Vouliagmeni hosts fabulous resort-style hotels, one of which is the new Four Seasons Astir Palace, a variety of blue-flag beaches, fine-dining restaurants, designer boutiques, cocktail bars, clubs & a marina.

The Ellinikon

Set along the Aegean Sea at Athens' Riviera, The Ellinikon is a 620-hectare residential, hospitality, commercial, retail and leisure district - built around what will be the largest coastal park in Europe.

8bn

euros total investment amount

6.2m

sq.m. of total land area

2m

sq.m. consisting the largest coastal park in Europe

3m

sq.m. total buildable area

3.5km

of premium coastline and beach

85k

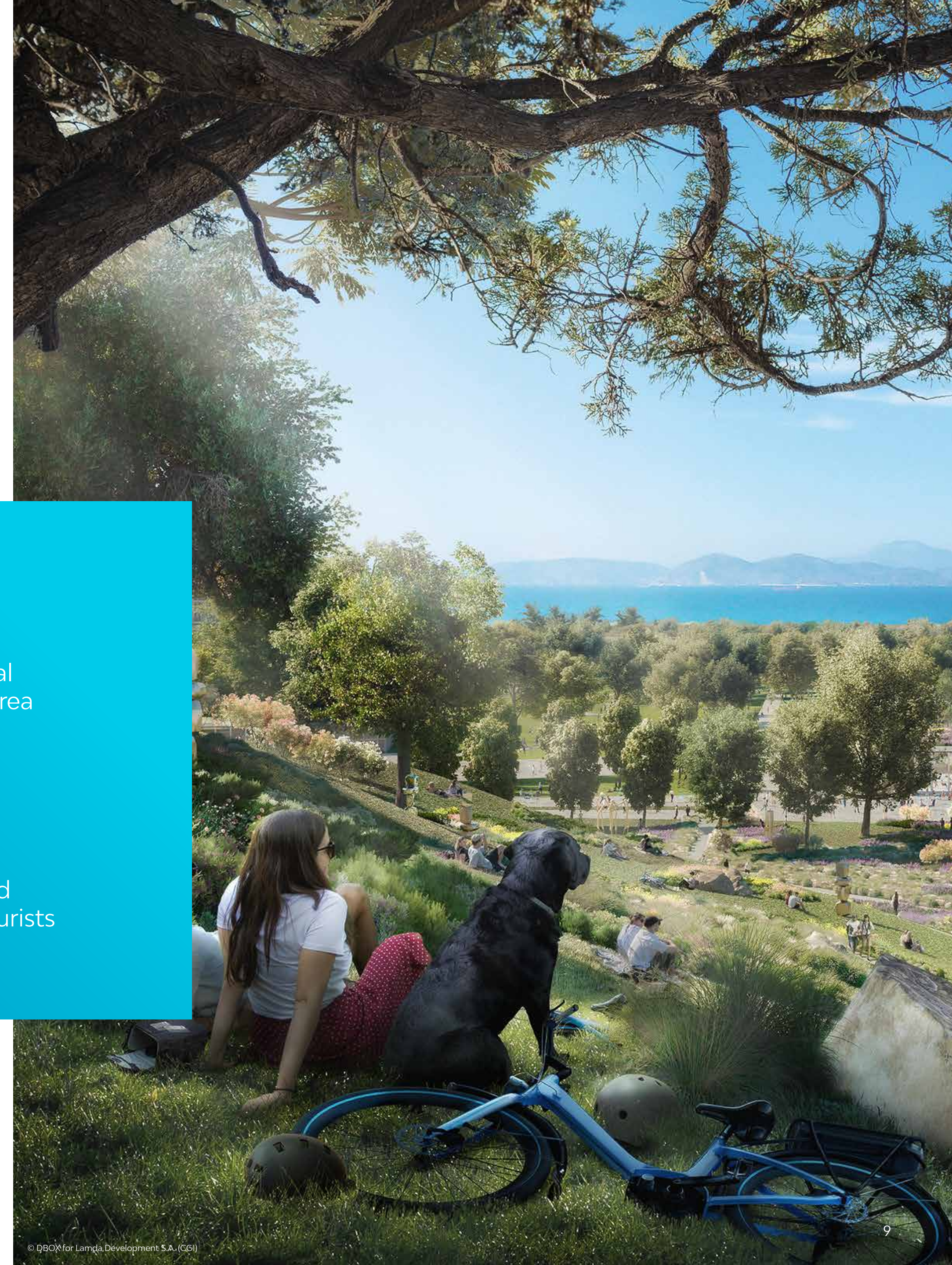
new jobs

2.4%

estimated GDP contribution at completion

1m

estimated additional tourists



Position & Scale

Situated between Mount Hymettus and the beaches of the Athenian Riviera and surrounded by the buzz of metropolitan Athens, The Ellinikon is utterly unique in terms of position, scale and potential.



The 6,200,000 sq.m. of Athens' former international airport site will be transformed into a unique ecosystem comprising several distinct communities — each with its own character.

At the southern edge of The Ellinikon site — over 3.5 km of coastline, upgraded and enhanced for luxury living and public enjoyment.

And in the center of it all lies the 2,000,000 sq.m. The Ellinikon Park — the largest coastal park in Europe and a true landmark of 21st-Century Greece.

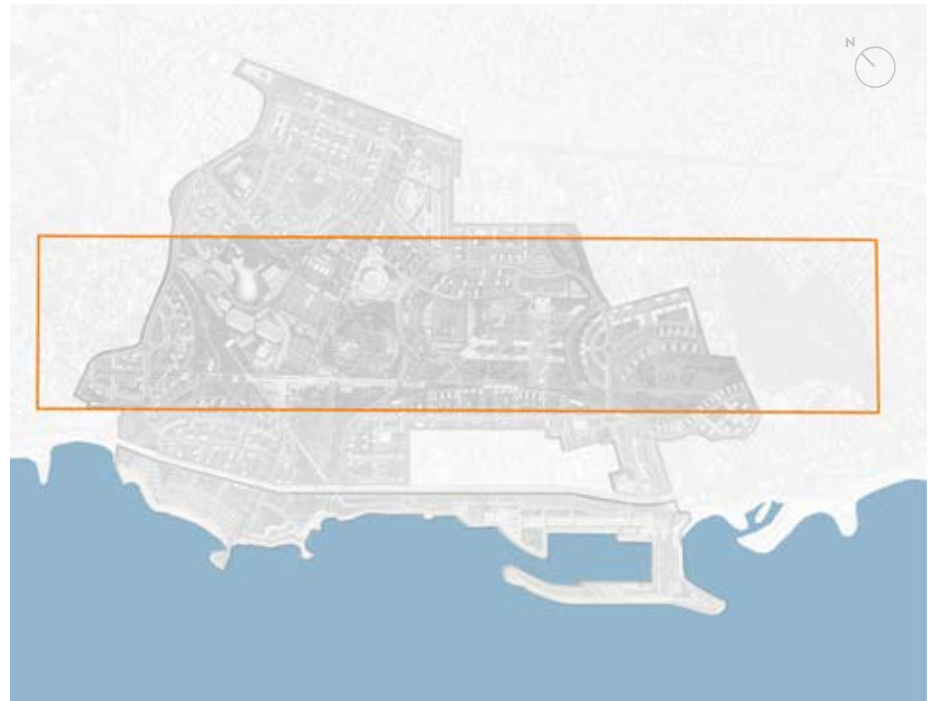
scale comparison



HYDE PARK
141 HECTARES



MONACO
208 HECTARES



CENTRAL PARK
341 HECTARES

The masterplan







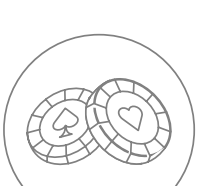




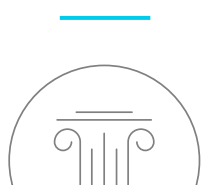
The Ellinikon is a world-leading mixed-use development on a prime seafront location, reinstating the standards of the Mediterranean coastal urban living.

These principles have been applied to create a masterplan that reflects a global vision, while keeping the characteristics and ambiance of the Athenian Riviera and Greek environment and lifestyle.

The Ellinikon is envisaged to become a paradigm of integrated and sustainable living through its "15-minute city" principles offering a truly 360-degree experience to its residents, tenants, guests and employees. The complete regeneration of the former airport site into an all-rounded destination composed of several clusters, each one with distinct character, combining residences, shopping, working, leisure, entertainment and cultural activities, revolving around a 2,000,000 sq.m. park; the largest coastal park in Europe at the heart of The Ellinikon.



An exemplar 15-minute city

 <p>RESIDENCES 9,000 UNITS (40,000 RESIDENTS)</p>	 <p>SHOPPING CENTRES 1 MALL & 1 LUXURY DESTINATION</p>
 <p>MARINA 310 BERTHS (INCL. SUPERYACHTS)</p>	 <p>MODERN OFFICE SPACES OVER 25,000 WORKING FORCE</p>
 <p>THE ELLINIKON PARK 200 HA</p>	 <p>SPORTS FACILITIES & ACADEMIES IN COOPERATION WITH TOP GREEK ATHLETES</p>
 <p>INTEGRATED RESORT CASINO</p>	 <p>PUBLIC BEACH 1 KM LONG</p>
 <p>HEALTH & MEDICAL FACILITIES</p>	 <p>EDUCATION PRIVATE SCHOOL & HIGHER EDUCATION</p>
 <p>HOSPITALITY 3 HOTELS (APPROX. 650 ROOMS)</p>	 <p>CULTURAL VENUES</p>



Phase One (2021-2026)



THE COVE VILLAS



SPORTS COMPLEX



OFFICE TOWER & OFFICES



THE ELLINIKON PARK



COMMERCIAL HUB



RIVIERA TOWER



RIVIERA GALLERIA

MAINSTREAM APARTMENTS

THE ELLINIKON EXPERIENCE PARK & EXPERIENCE CENTRE

EDUCATION

PARKFRONT RESIDENCES & MAINSTREAM APARTMENTS AT LITTLE ATHENS

HEALTHCARE

INTEGRATED RESORT CASINO

THE COVE RESIDENCES

BEACH HOTEL & BRANDED RESIDENCES

THE BEACH & COASTAL PARK

MARINA CLUB & RESIDENCES

MARINA

MARINA HOTEL & BRANDED RESIDENCES

DESTINATION BEACH CLUB

The Ellinikon Park

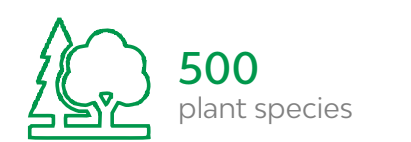
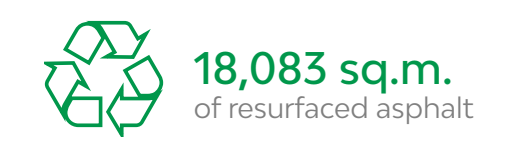


Europe's largest coastal park.

The 2,000,000 sq.m. Ellinikon Park is foreseen to become the "garden in the city", an oasis accessible to all, a paradigm of sustainable living, focusing on environmental innovation and improving quality of life.

The landscaping has been designed by Sasaki Associates, a multi-disciplinary practice based in the US. Sasaki is a global leader in creating authentic and inspiring landscapes.

It will incorporate an active park with venues for sports, entertainment and cultural activities, exhibition centres, infotainment, leisure pursuits and relaxation areas for visitors and locals.



Uses

Green and open areas

Green areas, mild recreation, flea and food markets, exhibitions, urban agriculture

Recreation

Restaurants, cafés, leisure & recreation spaces

Sport

Small, large, special athletic facilities

Culture

Museums, art spaces, art installations, performances, concert venues



The Ellinikon Riviera

The mark of the new era of the Athenian Riviera, envisioned to become a global sustainable waterfront destination enjoyed by local and international visitors.

3.5 km including a variety of developments from luxury residential, exclusive hospitality to a high-end Marina and signature retail, blended with a lush amount of landscaped open areas.

1 km long continuous urban beach with a wide range of activities catering to different needs and users, open to all.





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The Cove Villas



© DBOX for Lamda Development S.A. (CGI)



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Riviera Tower



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Riviera Galleria



Commercial district

At Europe's most spectacular urban regeneration project.

The Ellinikon, Europe's greatest urban regeneration project, transforms a historic location into a global destination.

In the spotlight of this destination, the Commercial Hub will be established as the most contemporary commercial and entrepreneurial ecosystem.

Nestled in the heart of the commercial district, in a prime location in front of Vouliagmenis Avenue (one of Attica's major roads), with excellent visibility and the proximity to The Ellinikon amenities, including the pioneering offices and the retail park along with the expansive Ellinikon Park create a vibrant cluster, showcasing the Commercial Hub as the new meeting point.

An ideal ecosystem with excellent connectivity, combining retail diversity with corporate prestige.

130k

sq.m. mall GFA

90k

sq.m. mall GLA

20

min. from downtown Athens

2

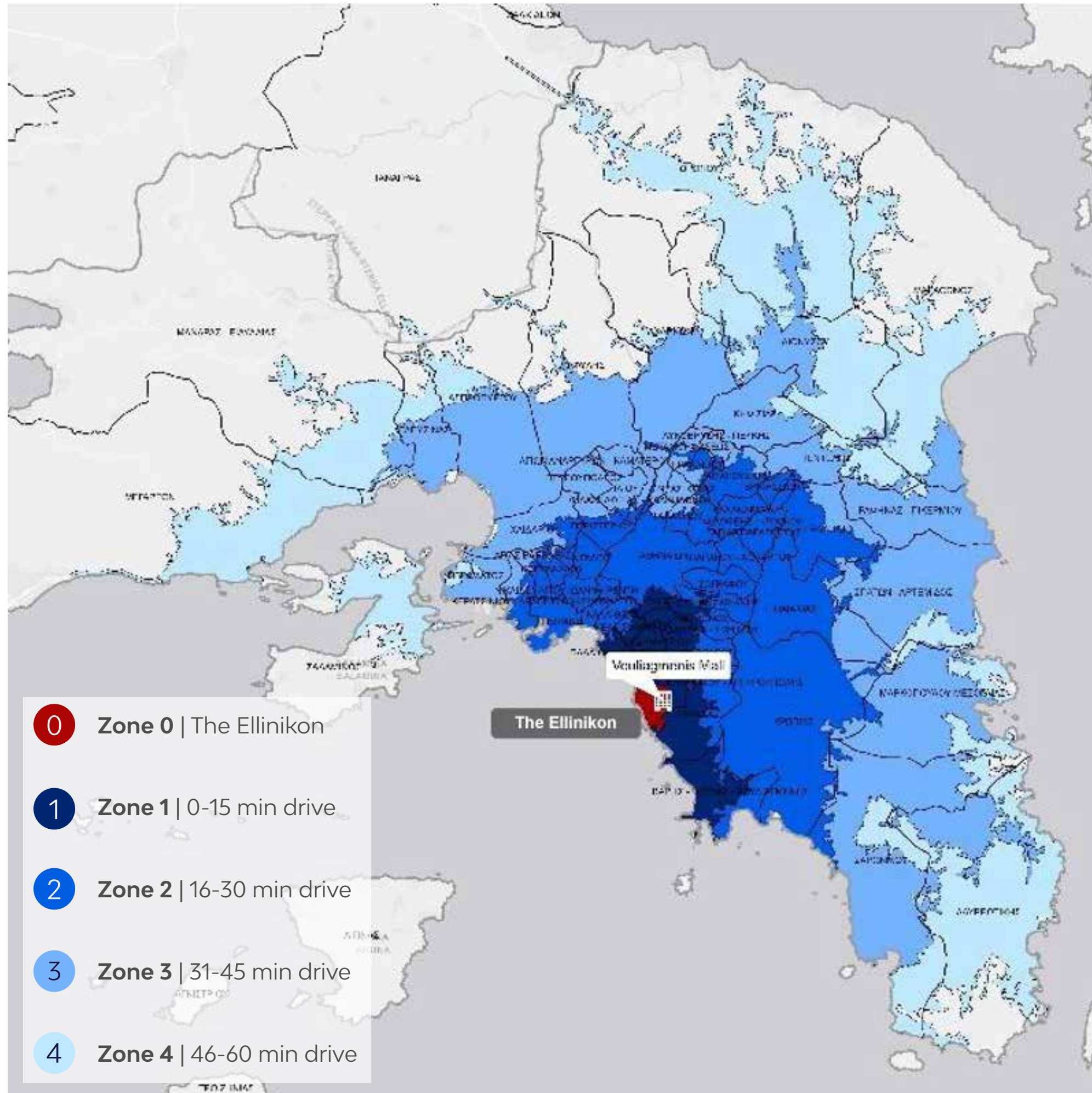
min. walking distance from the nearest metro station

Commercial Hub's estimated opening: **Q4 2026**

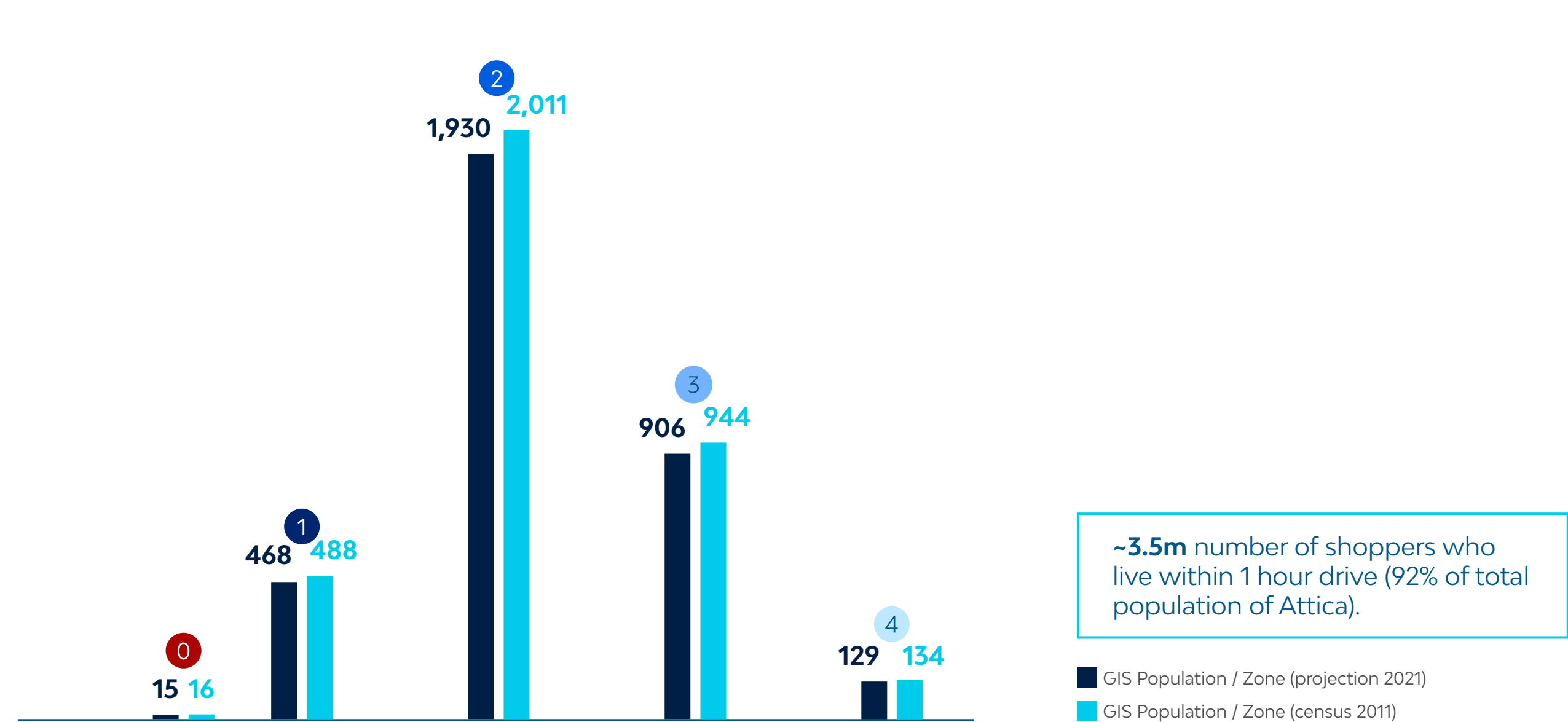


Catchment area

Catchment area of Commercial Hub's mall extends from Zone 0 "Ellinikon" to Zone 4 (drive-time up to 60 min) and corresponds to c.3.45m inhabitants.



GIS POPULATION PER ZONE ('000s)

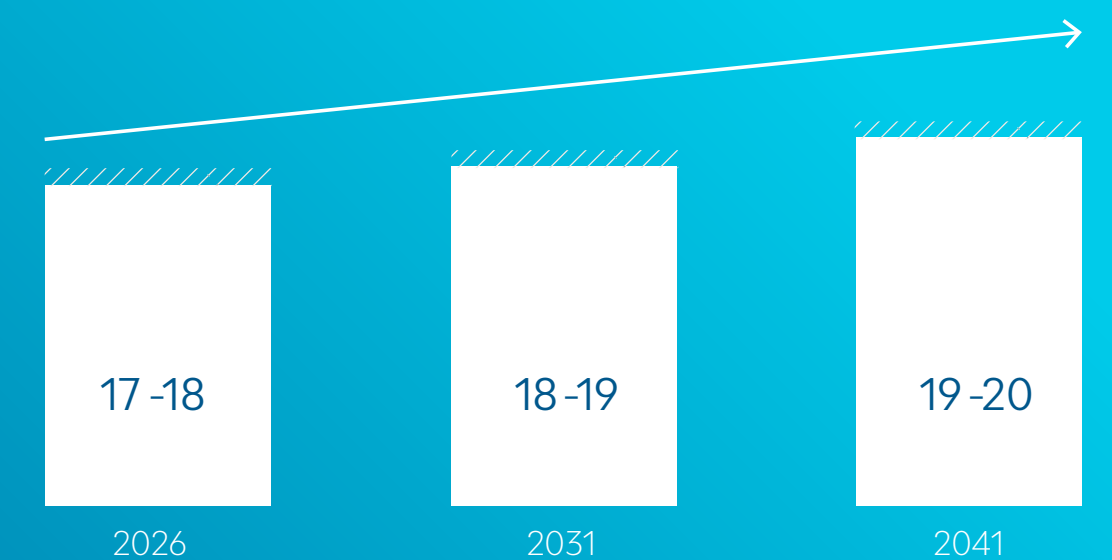


FOOTFALL PROJECTIONS (million)

The annual Footfall of the Commercial Hub mall in The Ellinikon is estimated to reach

18-19 million in 2031

(outperforming the existing malls in Athens)



Attraction categories



Commercial Hub



Vision & Positioning

The Commercial Hub is envisioned to become the most contemporary commercial and entrepreneurial ecosystem.

Setting a new benchmark for retail destinations across Europe, the Commercial Hub aims to continuously enhance the quality of consumer experience, the performance of the brands, the return to investors and to the local community.

A unique destination for shopping, entertainment and leisure driven by technology and state-of-the-art design, led by sustainability and innovation.

An "all day out" proposition offering a unique mix of international and aspirational brands, memorable experiential activations, value added services and exceptional food.

A vibrant and pioneering business ecosystem overlooking the sea or green spaces, surrounded by a wide variety of amenities offering a new and unique lifestyle to employees.

A must visit attraction for Athenians and visitors from all over the world.

The design calls for a timeless landmark that is innovative and dynamic with strong visual presence captivating the visitor at first sight. The architectural style adopts the new interpretation of blending contemporary technology with sustainable design.

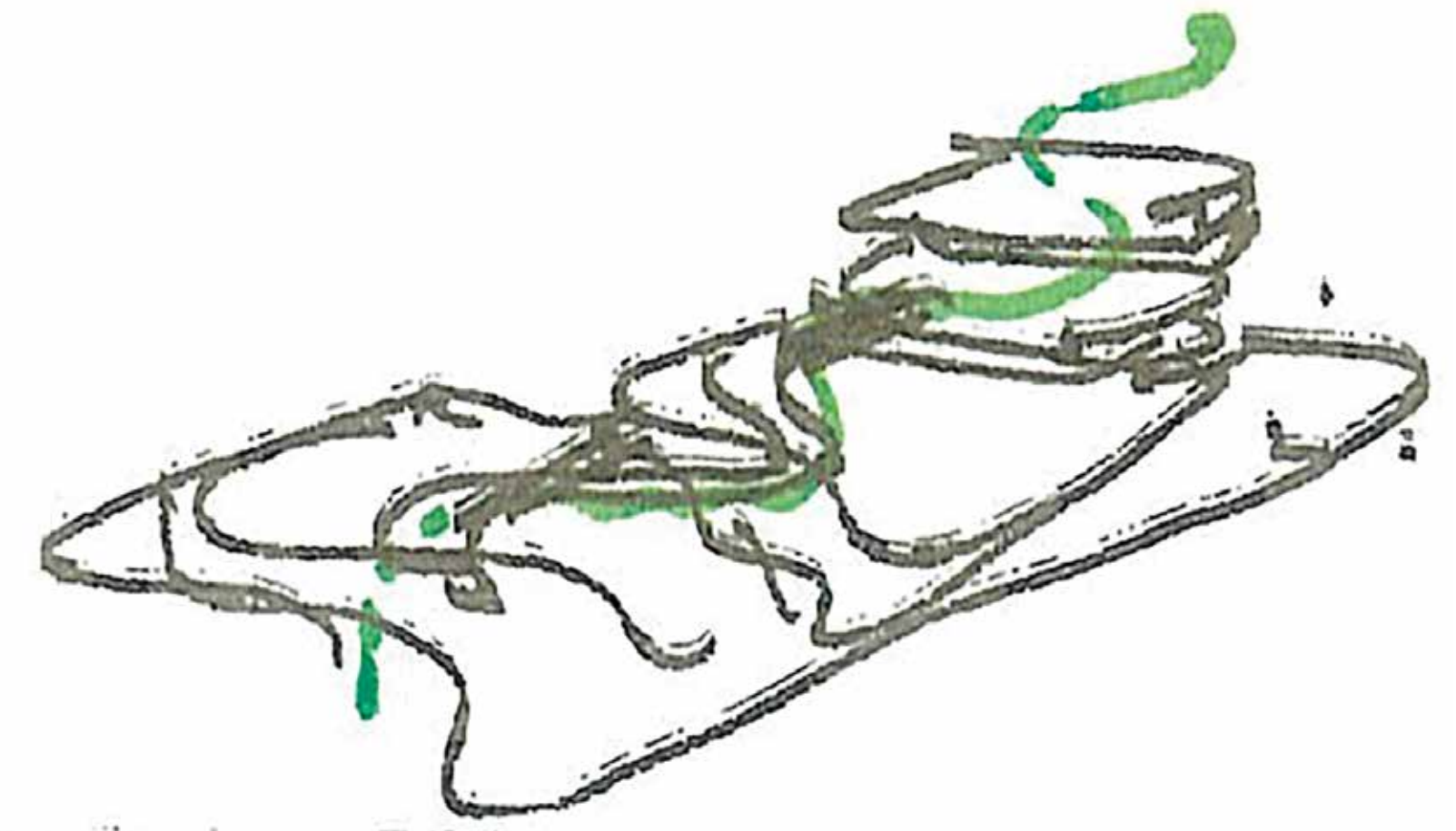
This hybrid complex has been designed by the international architectural firm Aedas, with contemporary infrastructures and high aesthetics. It has been developed as an indoor-outdoor multi-functional scheme transforming each visit to a unique experience.

This multi-dimensional complex introduces a new philosophy to your everyday life, combining shopping, working, entertainment and well-being under the same roof. At the heart of the Commercial Hub, the iconic landmark Tower and the Retail Park stand out with their highest standards and the smart "green" solutions.

Design vision

"To create a remarkable centre that transcends a place to shop or a place to work, and be seamlessly integrated with the Park to become part of the community."

Christine Lam, Global Design Principal - Aedas



Aedas is one of the world's leading architecture and design practices that create iconic design solutions tailored to the needs of cities and communities around the world by implementing the latest innovation, sustainability standards and technical expertise in every new project.



The components



Business District

MIXED-USE TOWER

Vouliagmenis Avenue

Elliniko Metro Station

OFFICES ABOVE MALL

MALL

Pedestrian Axis

RETAIL PARK







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VISIT OUR WEBSITE

theellinikoncommercialhub.com

IMPORTANT NOTICE: This document -as a basis for exploring the possibility of a potential commercial cooperation regarding the featured location- contains indicative information relatively. Its content is in no way binding, being subject, amongst others, to further modifications in the future, due to the evolving design development of the project, as well as to further internal approvals.

May 2023



THE ELLINIKON