

DEVELOPMENT PROPOSAL IN KALAMATA

LAKONIKH STR.& BAS. GEORGIU

In short

Panagiotis Tsigaridis started his business activities as contactor of residential blocks in Greece in 1970. In 1975 he incorporated the first company of group and extended his activities to land development. Nowadays the group of companies of Panagiotis Tsigaridis consists of 7 companies covering the whole range of activities on real estate development.

The business activity expands all over Greece and pertains to the development of

- 1. Residential Complexes**
- 2. Vacation Residential Complexes**
- 3. Commercial Centers of chain-stores support**
- 4. Shopping Centers**

The group consists of the “mother” company “LC DEVELOPMENT S.A” and 6 SPV companies, which own a portfolio of properties all over Greece and undertake the development of many projects according to the needs of the market. As Greece is nowadays in the middle of an economic crisis the time schedule of these projects has been reformed.

During 2012-13 two development projects are projected:

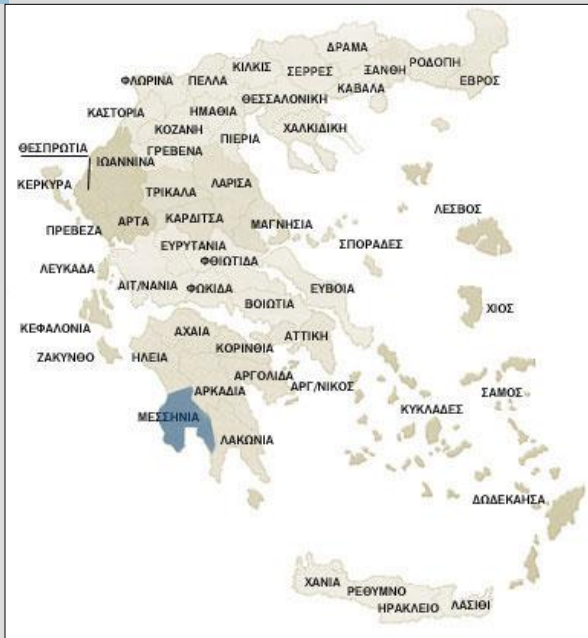
- a) In ALGIO near Patras the construction of a Shopping center including an on site photovoltaic Park.**
- b) In DIMINIO – Peloponnese the construction by the SPV company ‘TEP S.A’ of a touristic Vacation Residential Complex, including 110 maisonettes by the sea side.**

Panagiotis Tsigaridis and his 3 daughters, have the ownership of the following companies, (L&C SA, IKOEPENDYTIKI LTD, TEP SA, DOMIKI EPENDYTIKI LTD, DOMIKI PELOPONISSOU LTD) aims at securing a 60 million Euro loan, with a 15 year duration with an irrevocable order to the financing bank to secure the repayment of all the existing bank loans as referred to the attached list and financing the projects planned for 2012-13.

The real estate which is owned by the group companies are free from liens and liabilities and could be offered as guaranty in favor of the financial bank.

The remaining amount along with own equity will be used for the realization of the real estate projects of the years 2012-13.

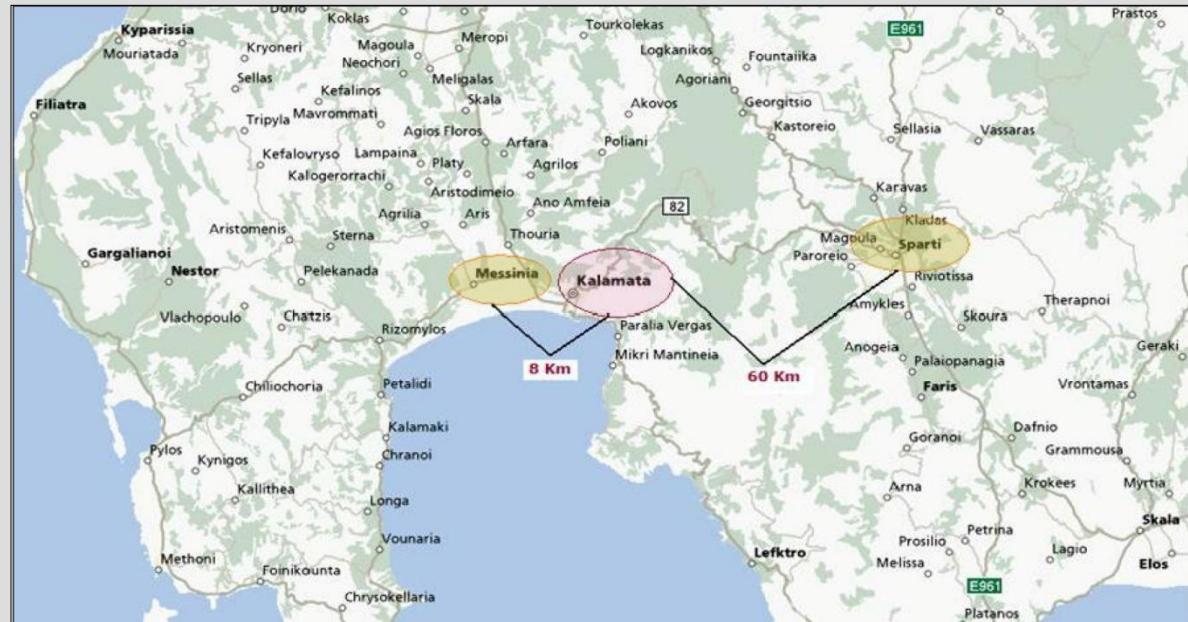
BRIEF DESCRIPTION OF THE AREA



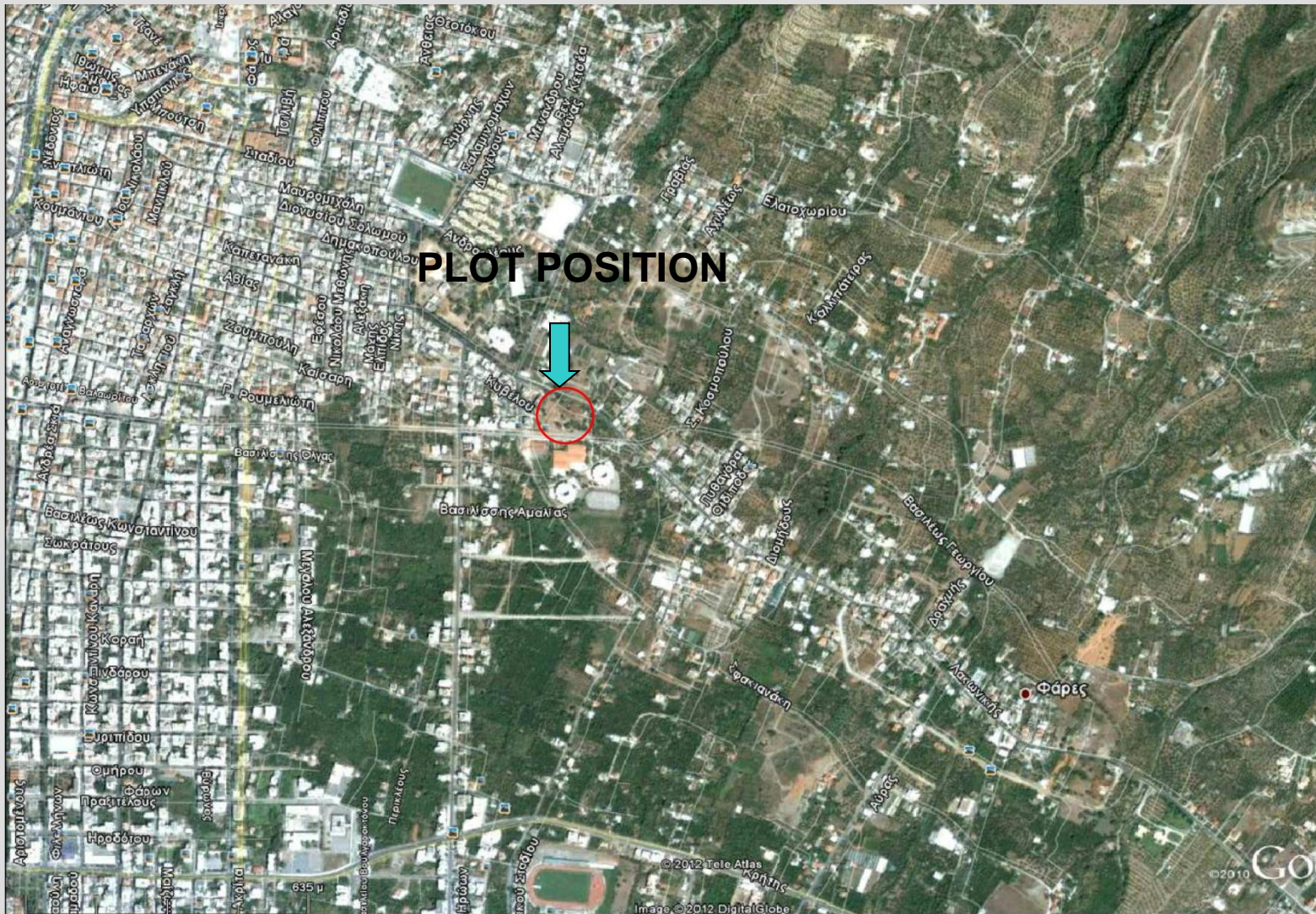
Kalamata, is the second – largest city of the peloponnesse .It is one of the largest municipal cities of greece with an infrastructure, in all sectors similar to that of Athens and Thessaloniki. The 2001 census recorded a popylation of 57,620.

The capital and chief port of the Messinia prefecture is found 238km southwest of Athens , about 60 km west of Sparti and about 8 km east of Messene.

Futhermore, the city has an international airport and is an important harbhour both commercialy and touristically.



PLOT POSITION



The Property: consists of 3 separate blocks, which are separated by footpaths, having face and on the road and on Lakonikh str.& Bas. Georgiou



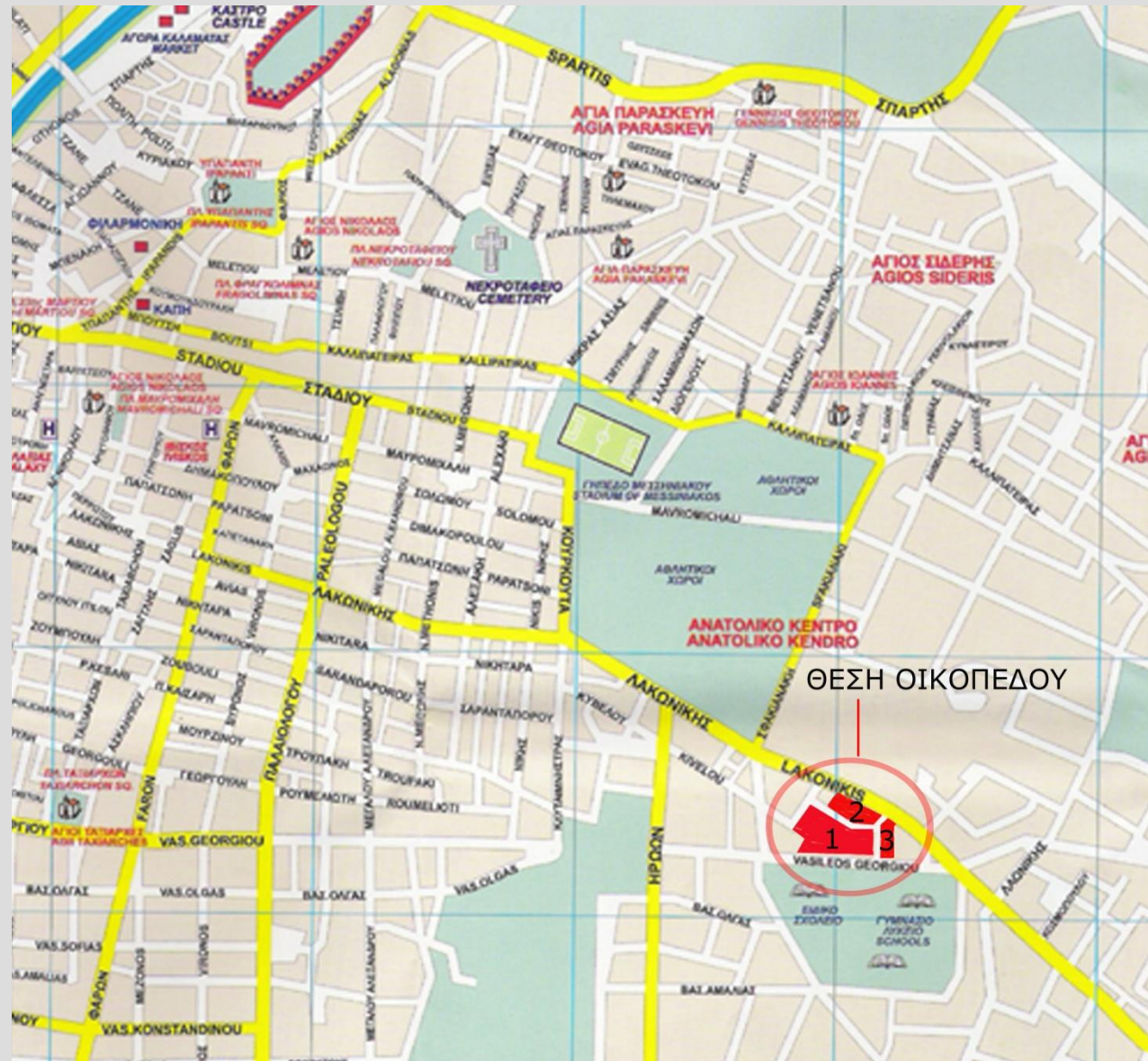


SURVEY OF LAND IN THE CITY OF KALAMATA

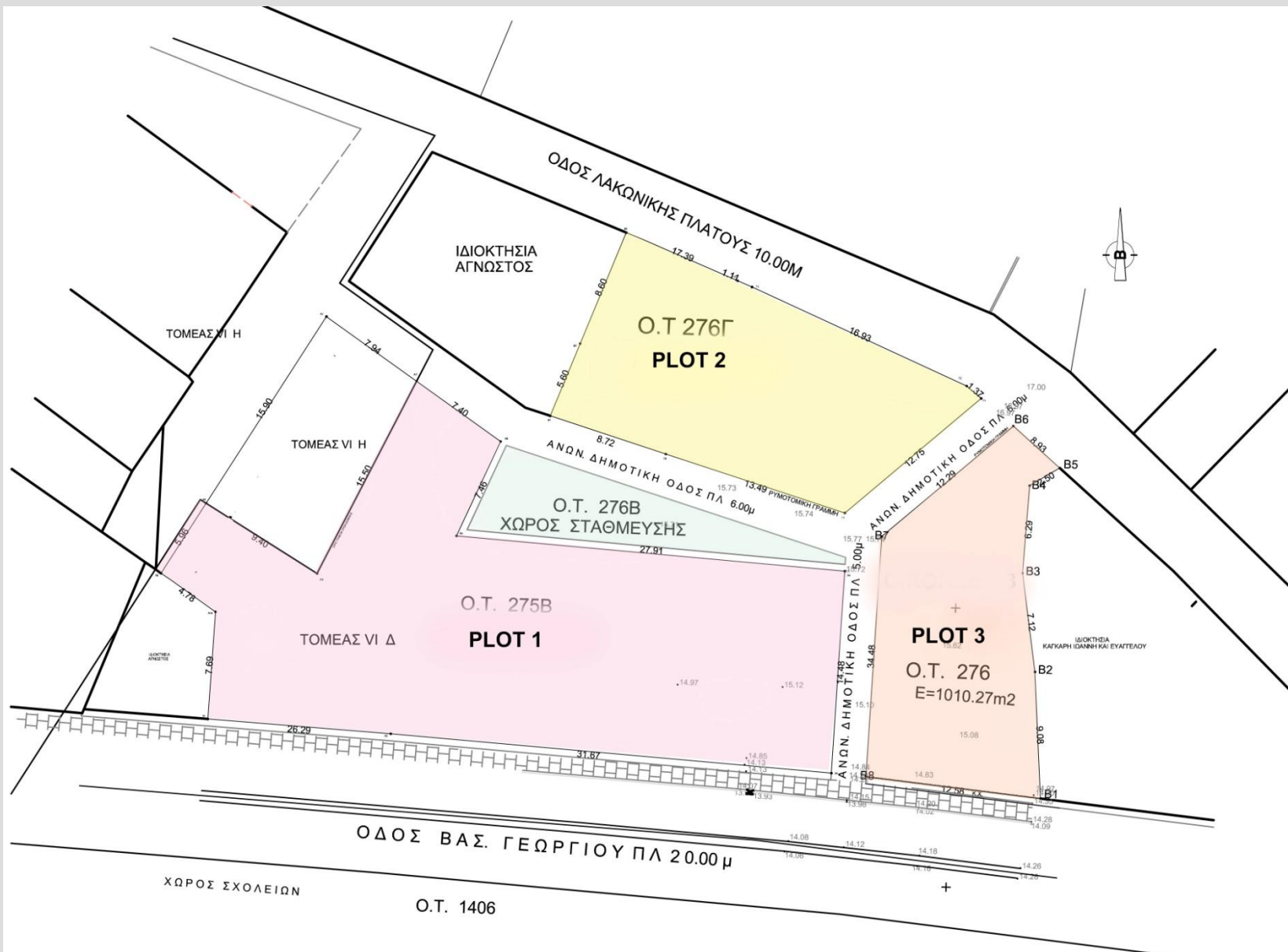
PLOT 1 : $E = 3445,02\mu$

PLOT 2 : $E = 1306,31\mu$

PLOT 3 : $E = 1010,27\mu$

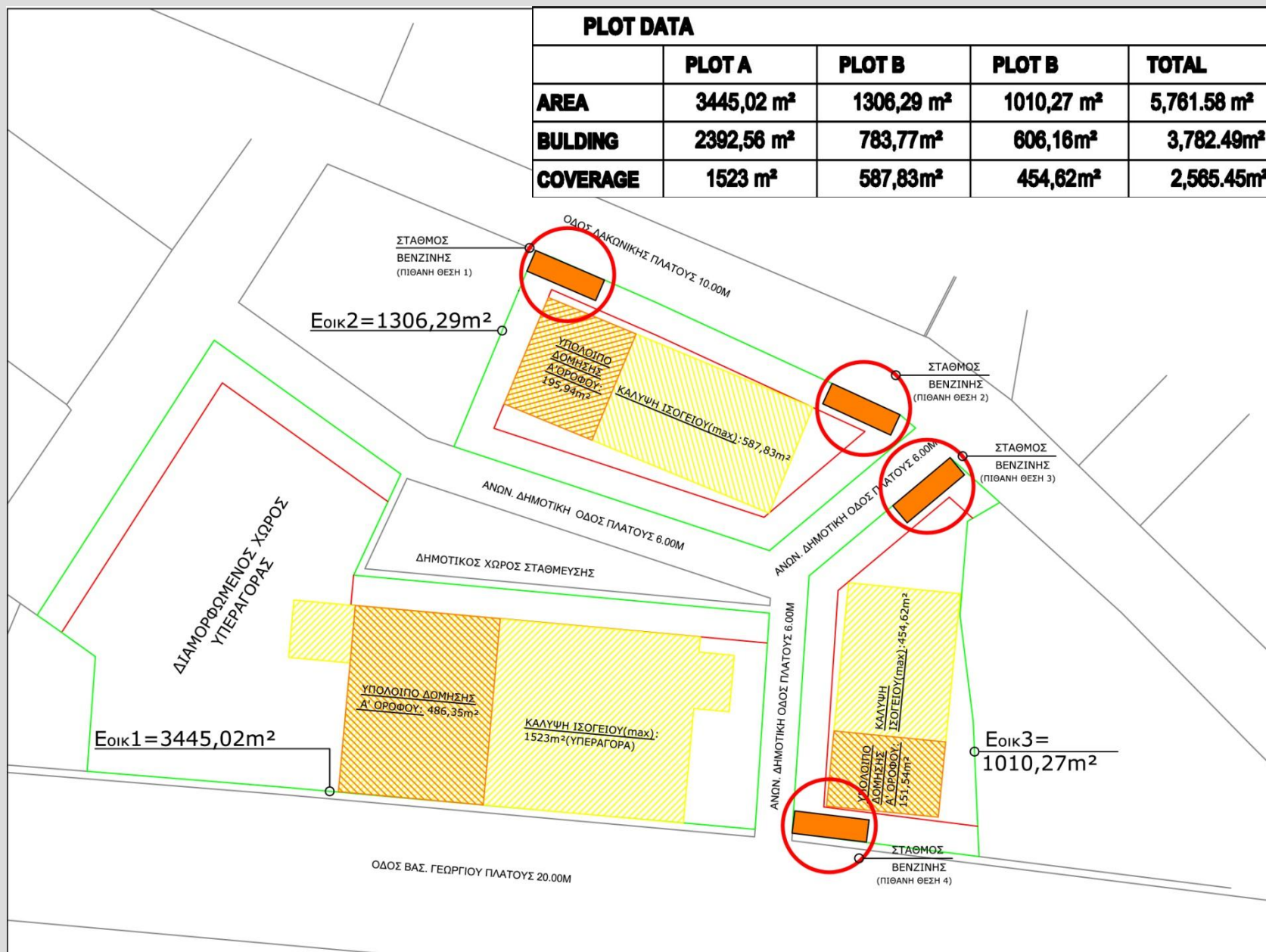


ΤΟΠΟΓΡΑΦΙΚΟ ΠΛΑΝΟ



PLOT DATA

	PLOT A	PLOT B	PLOT B	TOTAL
AREA	3445,02 m ²	1306,29 m ²	1010,27 m ²	5,761.58 m ²
BUILDING	2392,56 m ²	783,77m ²	606,16m ²	3,782.49m ²
COVERAGE	1523 m ²	587,83m ²	454,62m ²	2,565.45m ²



FINANCIAL INFORMATION PLOT 1

Land size = 3445,02sq.m

Building

Basemend area = 1300.00 sq.m

Ground floor area. = 1248,63 sq.m

First floor area = 1277,00 sq.m

Total Area = **3825,63 sq.m**

Renters

CAREFOUR MARINOPOYLOS A.E (has already bought the ground floor area and percentage of the underground parking) already in operation

Factory Outlet (will be leasing 1277 sq.m) renter under negotiation

Income

1.Rent

Lease area 1277 sq.m

Rent per sq.m xxxx€

thus,

$\text{xxxx€ / sq.m.} \times 1277 = \text{xxxx€ / month}$

xxxx€ per year

2. Solar energy panels

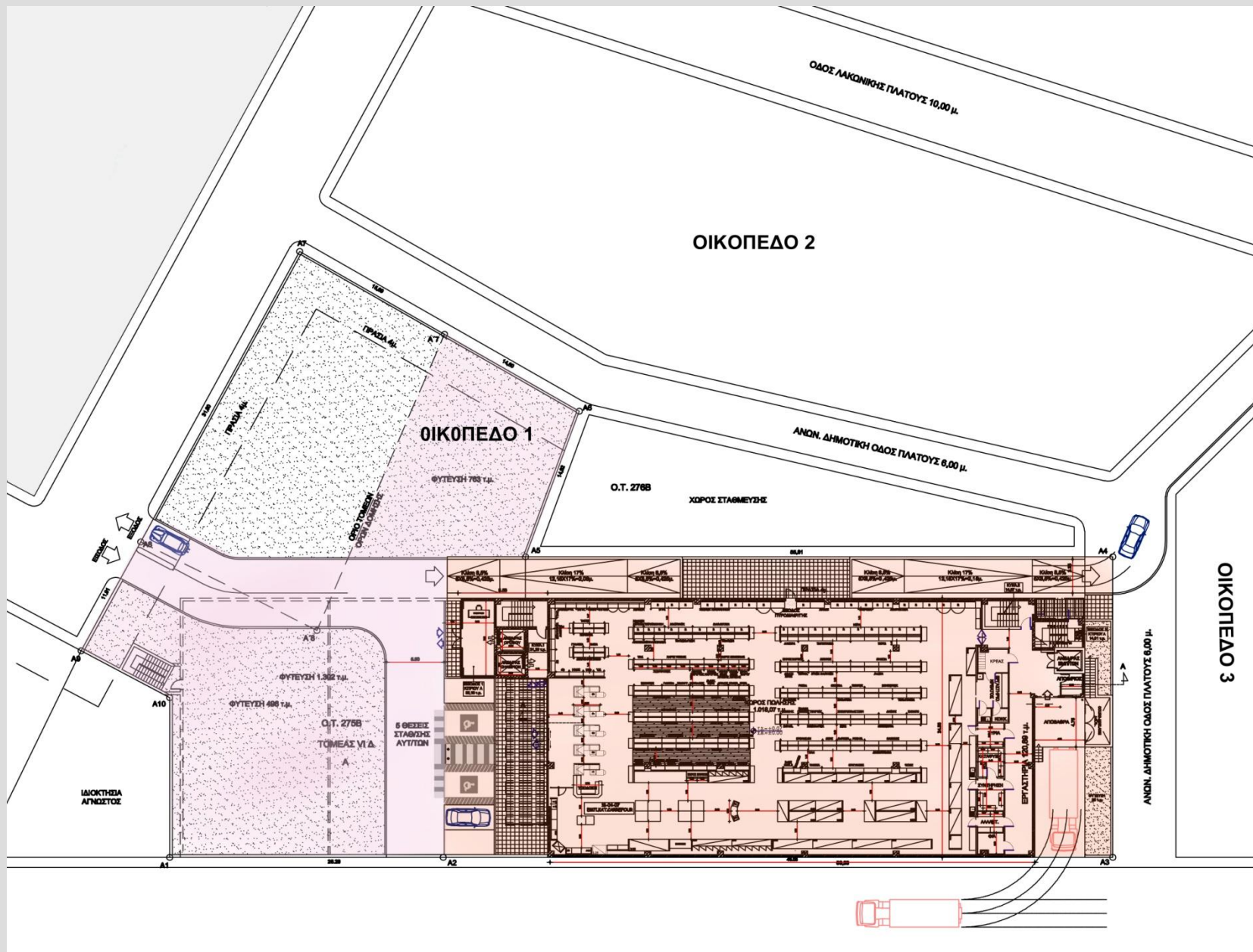
For a solar energy park of 98.84 KWp power

Income xxxx€ / month

xxxx€ per year

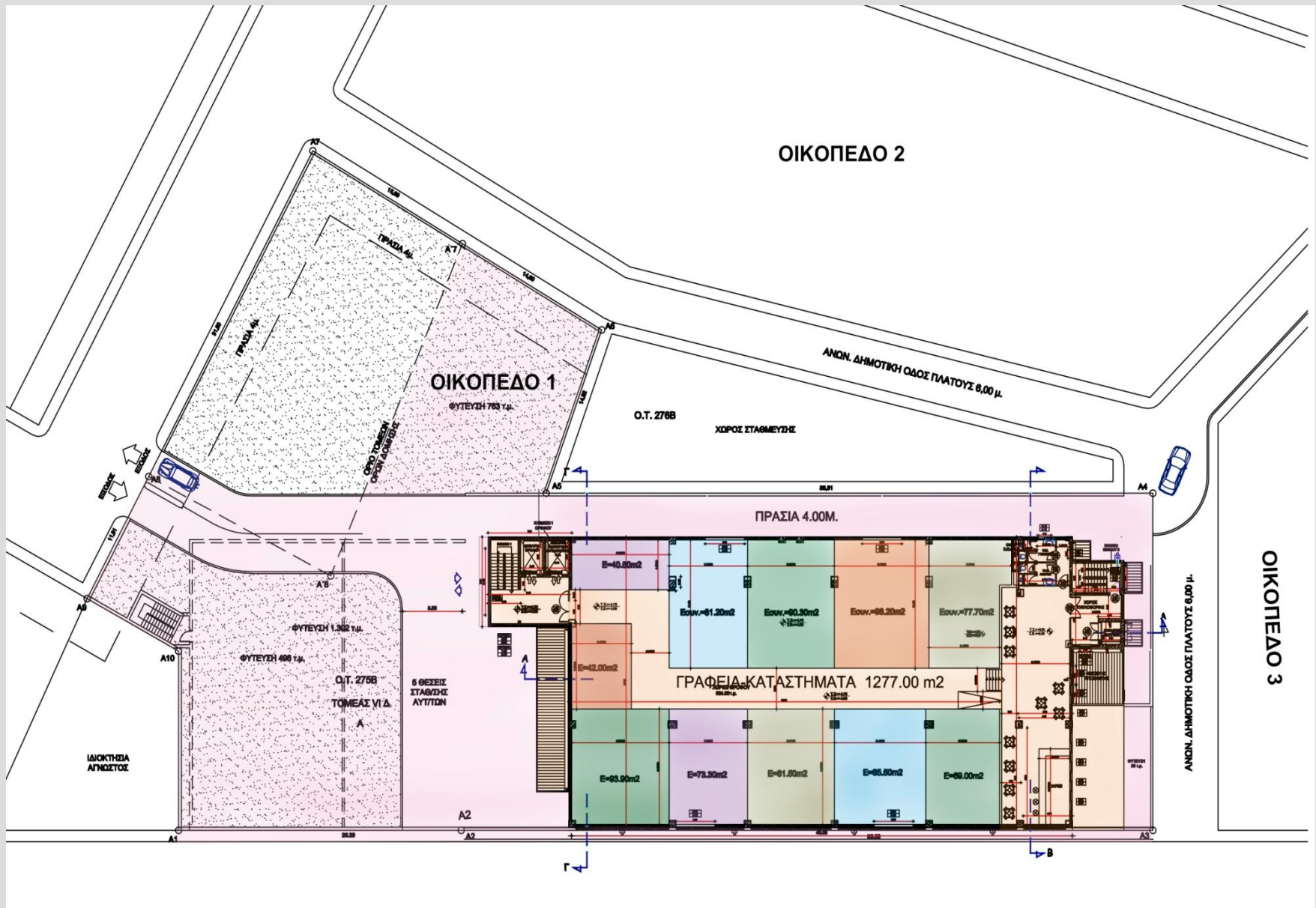
Total income xxxx € per year

PLOT 1 :CARREFOUR ΜΑΡΙΝΟΠΟΥΛΟΣ Α.Ε



GROUND FLOOR

PROPOSE OF OUTLET



A' FLOOR



FINANCIAL INFORMATION PLOT 2

Land size = 1306.31sq.m

Building

Basement area = 823,89 sq.m

Ground floor area. = 512,00 sq.m

First floor area = 271,39sq.m

Total Area = 1607,28sq.m

Renter

SPRIDER (sole tenant)

Income

Renter

Lease area 1607,28 sq.m

Fixed rent = xxxx € per month

xxxx€ per year

2. Solar energy panels

For a solar energy park of 63.52 KWp power

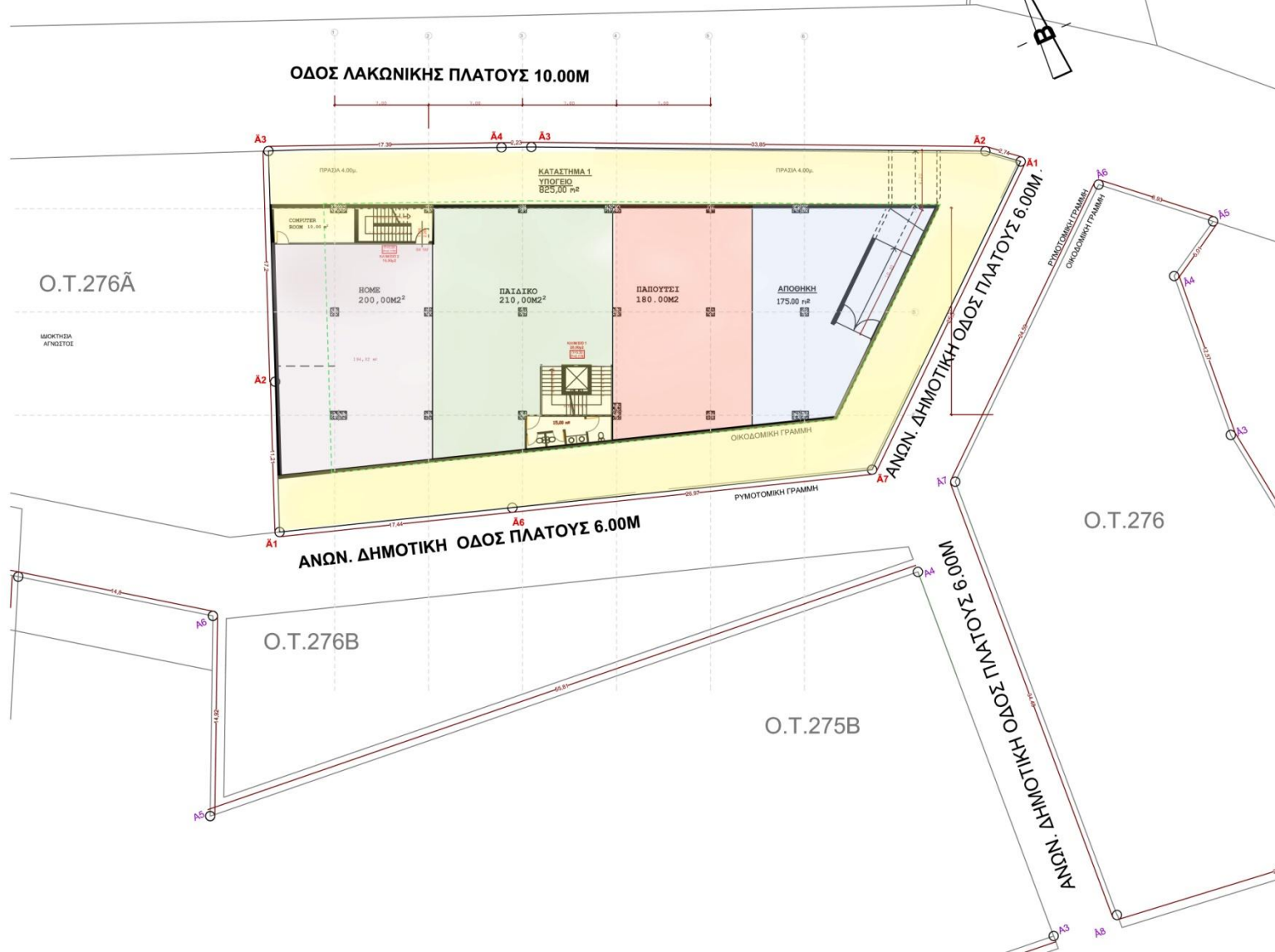
Income xxxx€ / month

xxxx€ per year

Total income xxxx € per year

ΟΙΚΟΠΕΔΟ 2 (ΚΑΤΑΣΤΗΜΑ SPRIDER)

Ο.Τ.1247



BASEMENT

Ο.Τ.1247

ΟΔΟΣ ΛΑΚΩΝΙΚΗΣ ΠΛΑΤΟΥΣ 10.00Μ

Ο.Τ.276Α

ΒΙΟΚΤΗΡΙΑ
ΑΓΝΩΣΤΟ

ΑΝΩΝ. ΔΗΜΟΤΙΚΗ ΟΔΟΣ ΠΛΑΤΟΥΣ 6.00Μ

Ο.Τ.276Β

Ο.Τ.275Β

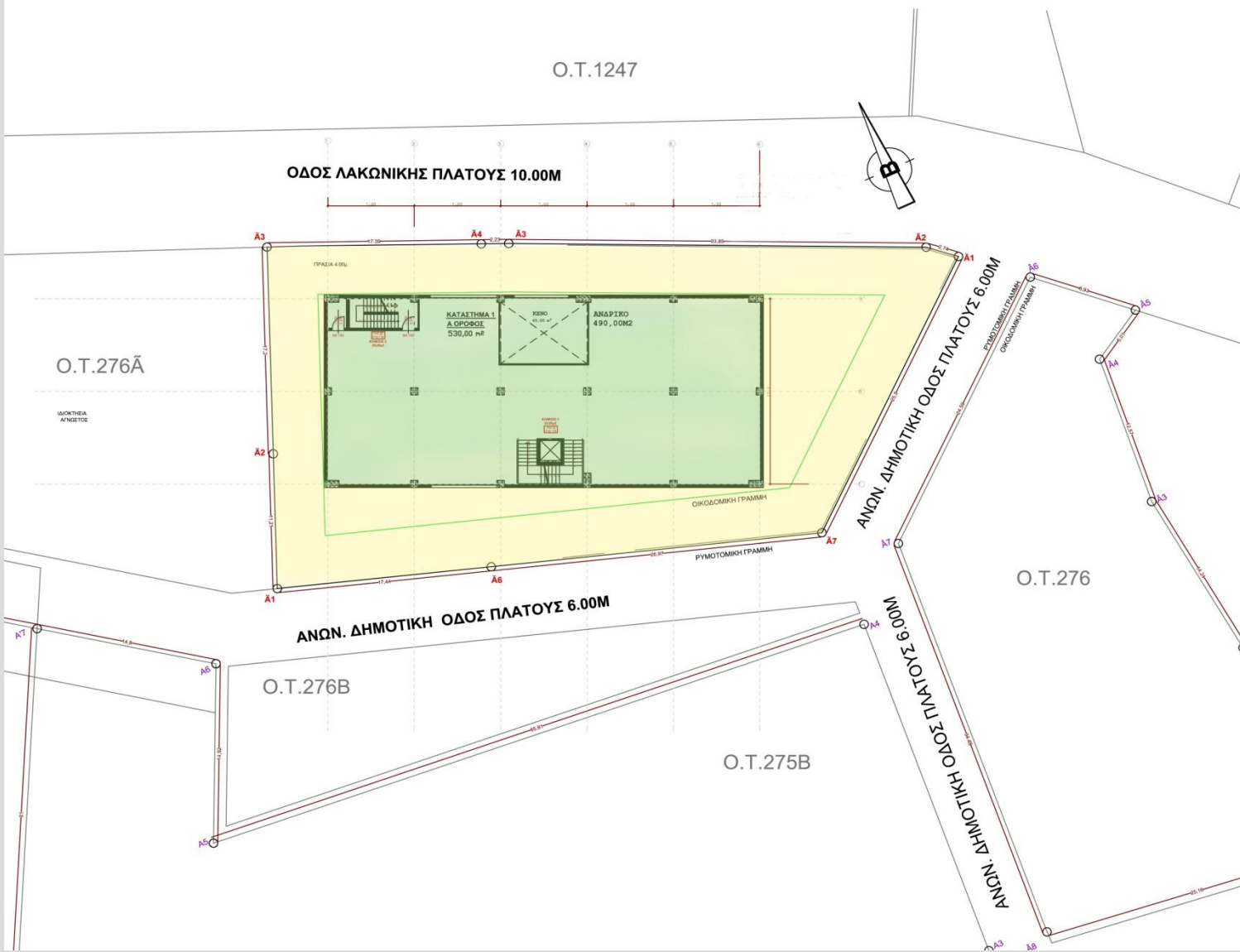
ΑΝΩΝ. ΔΗΜΟΤΙΚΗ ΟΔΟΣ ΠΛΑΤΟΥΣ 6.00Μ

Ο.Τ.276

ΑΝΩΝ. ΔΗΜΟΤΙΚΗ ΟΔΟΣ ΠΛΑΤΟΥΣ 6.00Μ

ΒΙΟΚΤΗΡΙΑ
ΚΑΤΑΡΤΙΣΗ ΚΑΙ ΕΠΙΣΤΡΟΦΗ

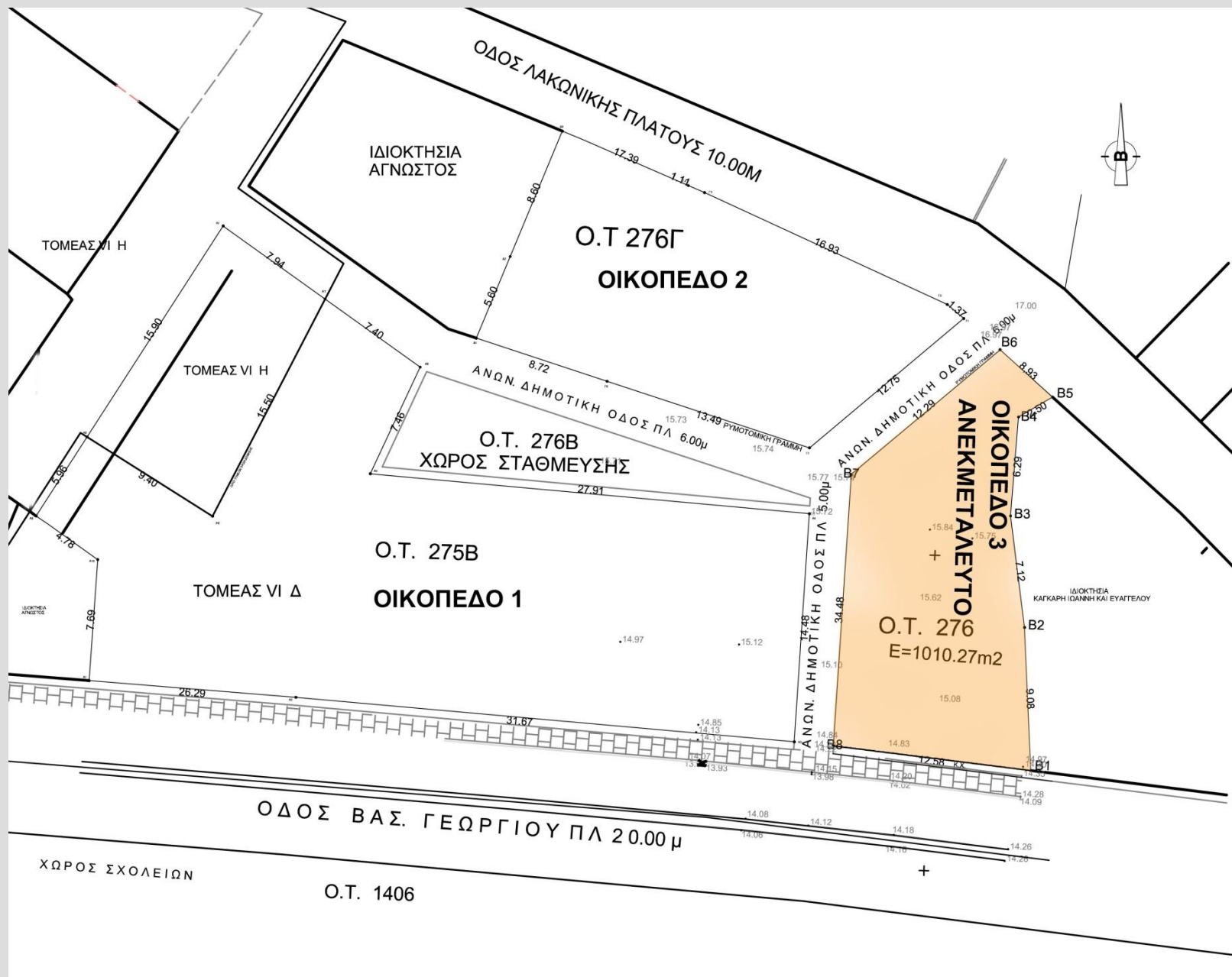
GROUND FLOOR



A' FLOOR



PLAN 3



Area =1010,27sq.m

Potential for a 1000 sq.m building

Future Renter : Home Electrical devices company

Anticipated Income

1.Rent

xxxx€ / month

xxxx€ per year

2. Solar energy panels : For a solar energy park of 40 KWp power

Income

xxxx€ / month

xxxx€ per year

Total income xxxx€ per year



L.C. DEVELOPMENT S.A.

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