

The Ellinikon Park

September 2023



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



€1.13 bn

market capitalisation
(June 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



contents

- 5 _____ The heritage
- 6 _____ The location
- 8 _____ The Ellinikon
- 14 _____ The Ellinikon Park
- 27 _____ The Ellinikon Experience Park

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, is 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 of the Hellinikon contracts by the Greek Parliament.



- 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 four 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



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

2.7m
sq.m. total
buildable area*

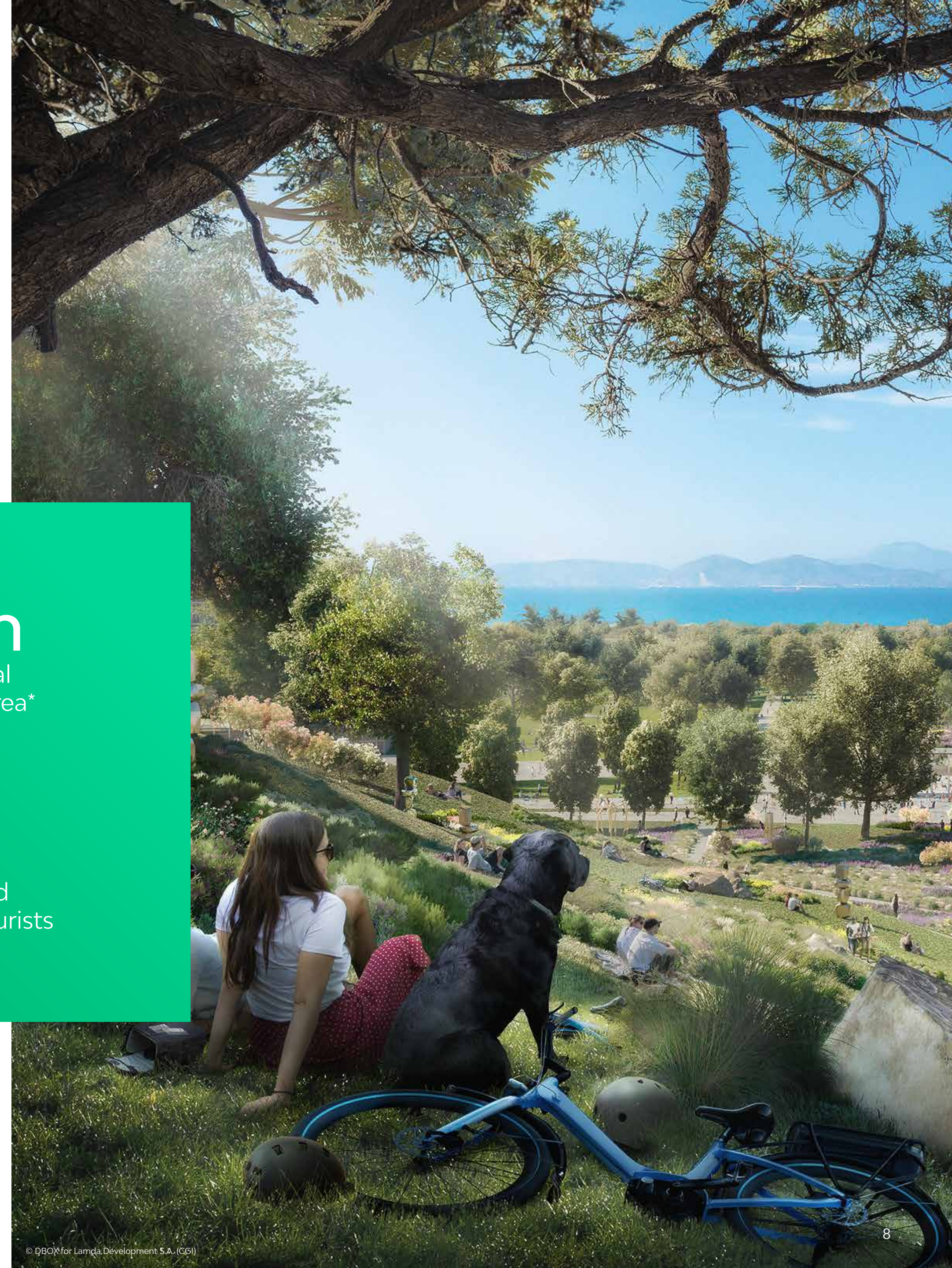
3.5km
of premium coastline
and beach

85k
new
jobs

2.4%
estimated GDP contribution
at completion

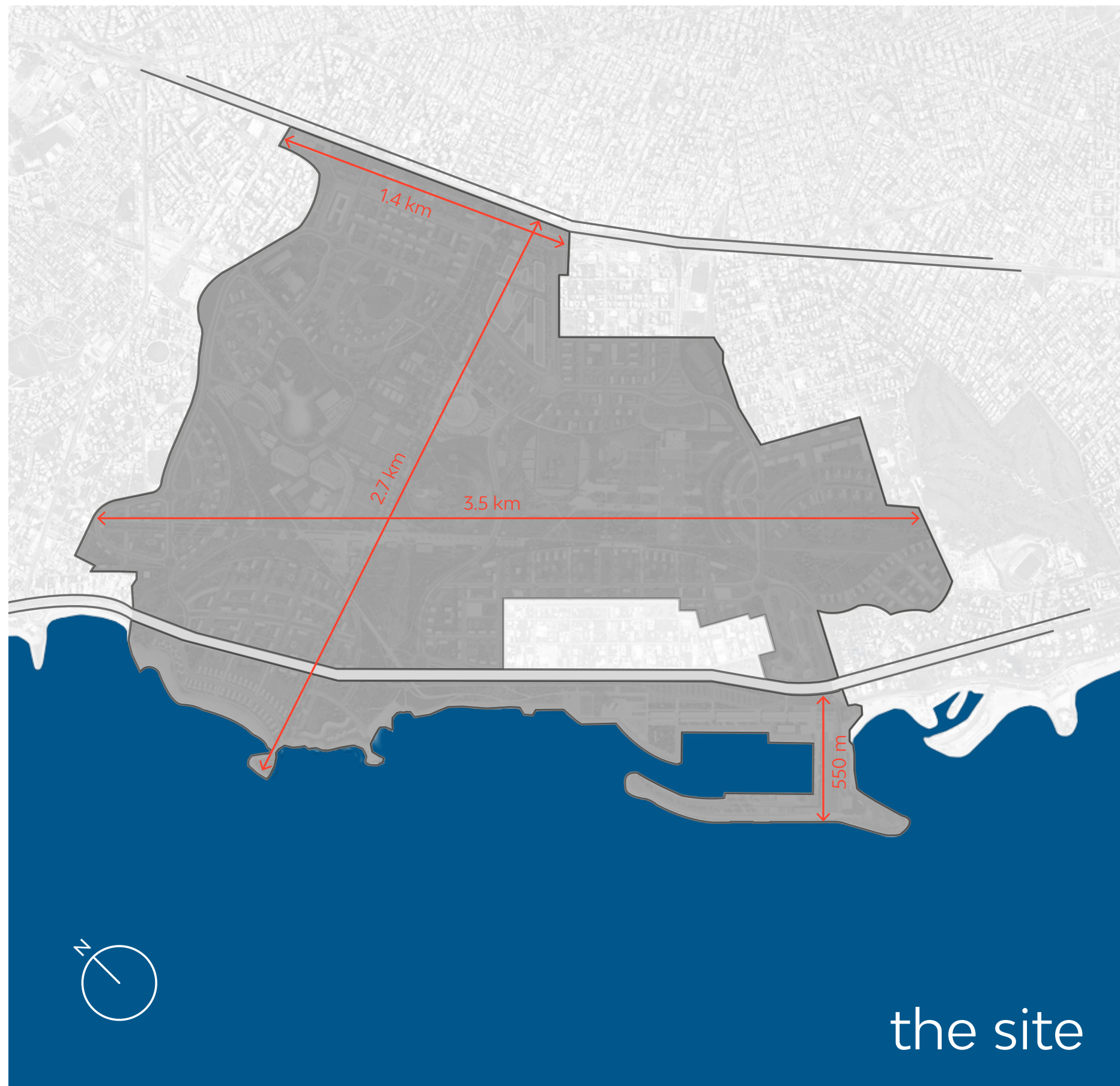
1m
estimated
additional tourists

* Excluding public properties



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.

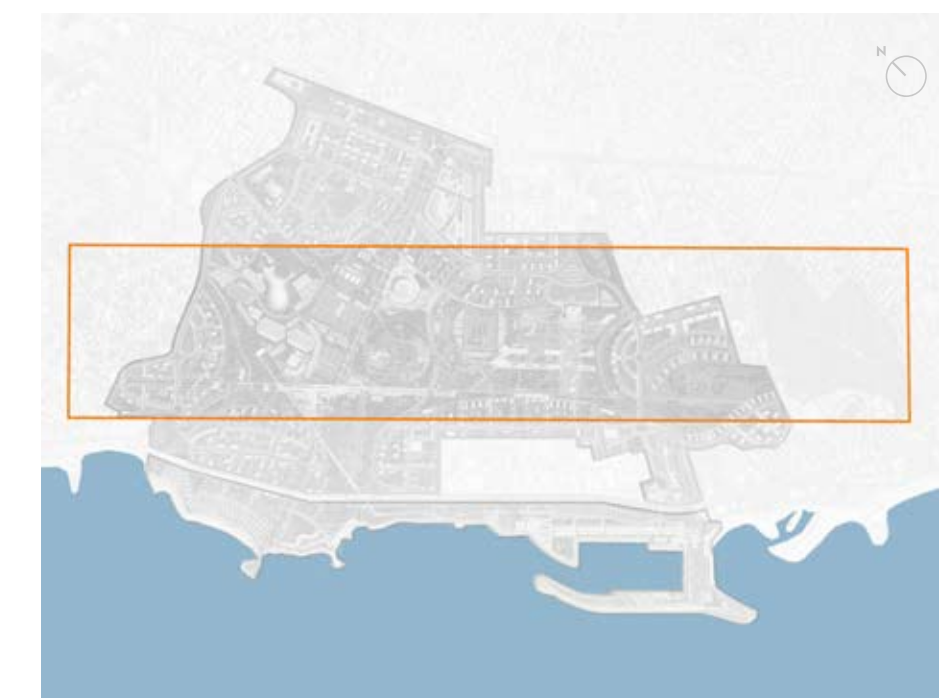
scale comparison



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

RESIDENCES 9,000 UNITS	SHOPPING CENTRES 1 MALL & 1 LUXURY DESTINATION
MARINA 310 BERTHS (INCL. SUPERYACHTS)	MODERN OFFICE SPACES OVER 25,000 WORKING FORCE
THE ELLINIKON PARK 2,000,000 SQ.M.	SPORTS FACILITIES & ACADEMIES IN COOPERATION WITH TOP GREEK ATHLETES
HOSPITALITY 3 HOTELS (APPROX. 650 ROOMS)	PUBLIC BEACH 1 KM LONG
EDUCATION PRIVATE SCHOOL & HIGHER EDUCATION	CULTURAL VENUES



Phase One

(2021-2026)



* Part of the overall Park area
 Visualization by Sasaki Associates Inc. (CGI)

Buildings & infrastructure

Phase One (2021-2026)



- Phase 1
- Future Phases
- Pedestrian Axis
- Main Road Network
- Main Avenues
- Poseidonos Avenue Underpass

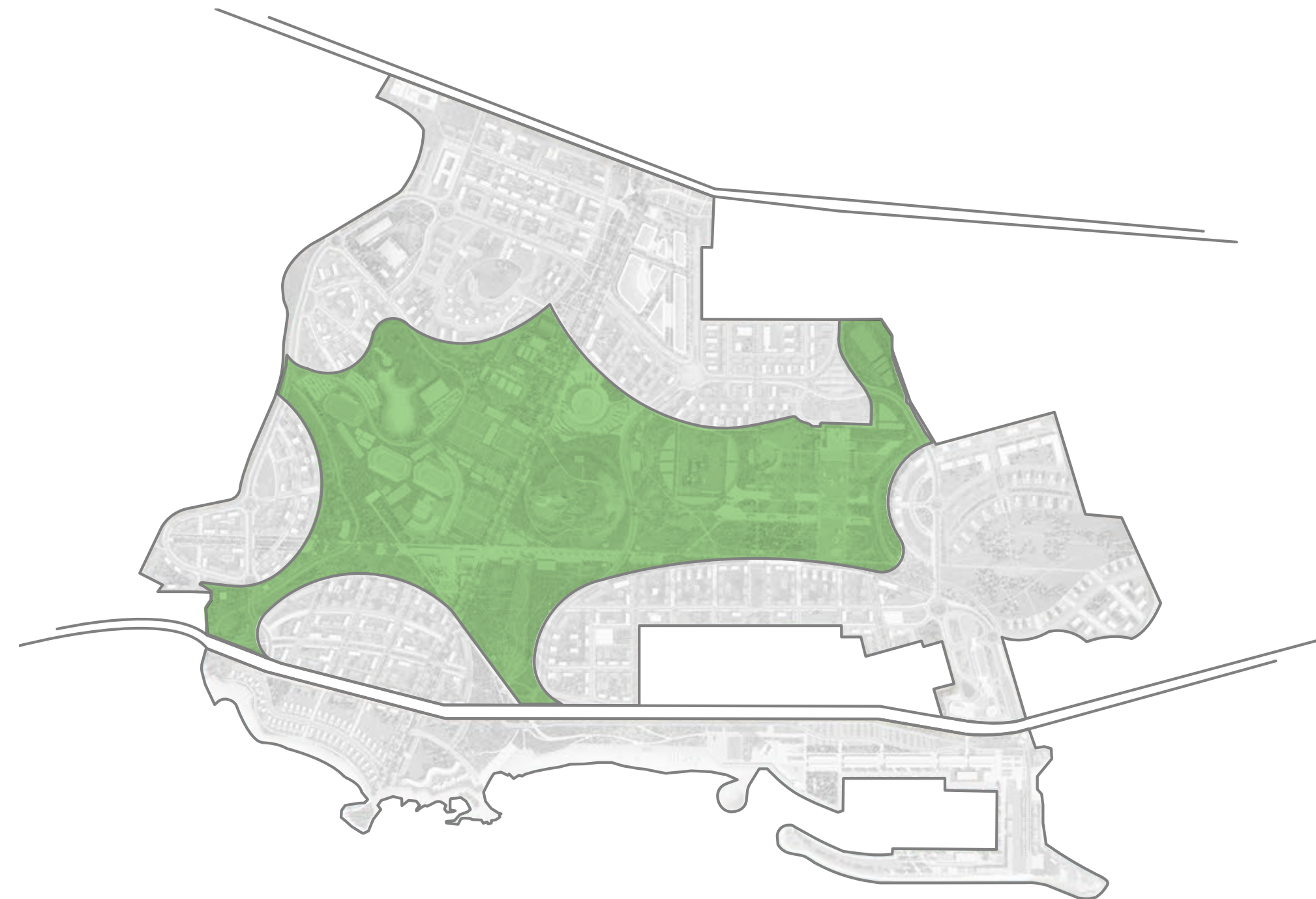
Illustrative map by Foster + Partners (CGI)

The Ellinikon 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.

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.

at the heart of The Ellinikon



Uses

Green and open areas

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

Recreation

Restaurants, cafés, leisure & recreation spaces

Culture

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

Sport

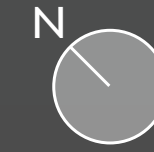
Small, large, special athletic facilities

Precincts



A	Aviation Hangars Culture	Total area: 154,304 sq.m.
B	Athletics Sports	Total area: 511,552 sq.m.
C	Trachones Stream Nature & Environment	Total area: 257,558 sq.m.
D	Olympic Square & Urban Agriculture Culture, Nature & Environment	Total area: 233,429 sq.m.
E	Sculpture Park Culture	Total area: 361,480 sq.m.
F	Attica Landscape Nature & Environment	Total area: 55,196 sq.m.
G	Exhibition Culture	Total area: 427,049 sq.m.

Access & circulation



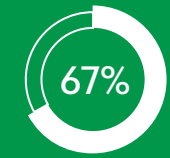
-  Pedestrian axis
-  Primary pathway
-  Secondary pathway
-  Tertiary pathway
-  Main road network
-  Tram stop
-  Primary park entrance
-  Secondary park entrance
-  Future Parking area

NOTE: The above information is indicative, 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.

Europe's largest coastal park



The concept



1,400,000 sq.m.
softscape



460,000 sq.m.
hardscape



28,720 sq.m.
of reused concrete



18,083 sq.m.
of resurfaced asphalt



500
plant species

MASTER LANDSCAPE ARCHITECT

SASAKI

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.

The proposed landforms weave through the site creating moments of compression and expansion that conceal and reveal views to other moments in the park, to the sea and to areas outside the site.

The park balances the active program with places for respite and wellness, and immersion with nature.

The forms overlay a naturalistic circulation system evocative of the reintroduction of nature to the site, with the linear formalism of the legacy of the airport and historic land uses.

Together, the design creates a palimpsest, revealing and celebrating history and looking to the future of Athens as a dynamic, vibrant city, focused on a healthy, sustainable, and resilient lifestyle.



- | | |
|-----------------------|-----------------------------------|
| 1. Wellness Lake | 6. Sculpture Park |
| 2. Olympic Square | 7. Saarinen Lawn |
| 3. Olympic Playground | 8. Runway Gardens |
| 4. Trachones | 9. Sports |
| 5. Childrens' Garden | 10. The Ellinikon Experience Park |

Wellness Lake

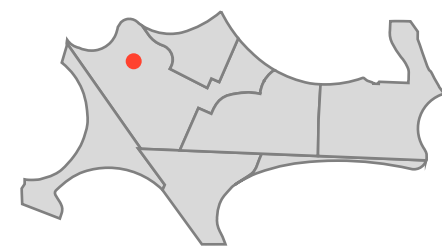
The Lake is designed to be the recreational pole of The Ellinikon Park, by reshaping the existing Canoe Kayak lake to include a series of meanders and vegetated islands.

Lake surface area: c. 15,000 s.qm.

Several opportunities for activations (kayaking, boating, etc.)

Creation of a perimetric deck that will offer idyllic lake views

Opportunities for open air classrooms, outdoor studying spaces, nature exploration & play

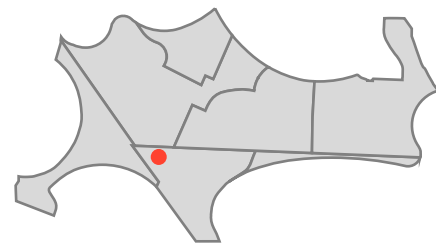


Olympic Square

The Olympic Square lies at the heart of The Ellinikon Park, where the key pedestrian routes will be connected.

Supported by multiple opportunities for F&B and other activations

Two new water features: a waterfall at the backdrop of the plaza and a fountain inspired by the Olympic rings



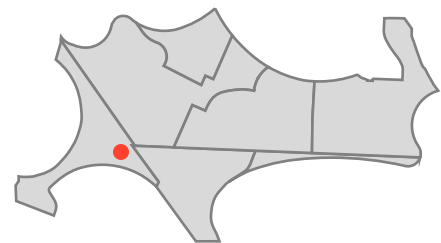
Olympic Playground

The Olympic Play Area is inspired by the Athens 2004 Olympic Games and the Greek Mythology. Diverse Active and Play areas will invite the young and older visitors of the park to explore and play.

Play and Active Areas: c. 12.000 sqm

Themed areas with play equipment for all ages

Design focused not only on adventurous play, but also education, connection with nature and sensory experiences

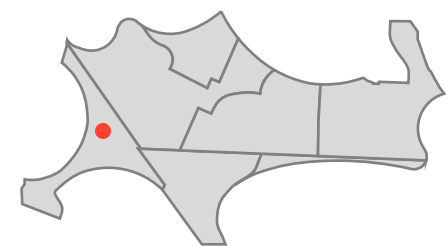


Trachones

The design for the Trachones Precinct is focused on nature and the environment, demonstrating innovative green infrastructure practices and restoration planting. It also connects the park with the residential neighborhoods.

The Trachones stream is reinstated and becomes the key element of anti-flood systems and stormwater design

Creation of a quieter, naturalistic area, aiming to attract the local wildlife



Sculpture Park

This will be the highest point of The Ellinikon Park, providing panoramic views to the sea, the rest of the Park and Mt. Hymettus.

A series of paths and trails shall lead to the top, providing a memorable experience to the visitors

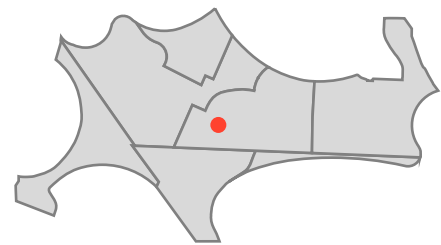
F&B opportunities for the activation of the plaza at the summit of the Hill



Visualization by Sasaki Associates Inc. (CGI)



Visualization by Sasaki Associates Inc. (CGI)



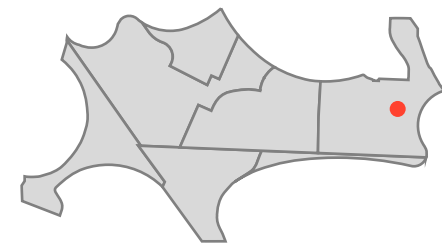
Saarinen Lawn

The Saarinen Lawn area will celebrate the listed Saarinen building, allowing for a landscape extension of the building respecting its heritage and monumental character.

Two major lawns and a stage structure

Suitable for hosting cultural or other events

Pedestrian and bike paths, ensuring connectivity while also complementing the airport 'runway' of the old airport.



The components



GREEN & OPEN AREAS

The Ellinikon Park shall provide green and open spaces varying from plazas, formal lawns and gardens to aromatic shrublands, groves and wetlands spread throughout the Park. All green and open areas shall be well connected by a series of pedestrian and bike paths, making them accessible to all visitors.



FOOD & BEVERAGE

Food and beverage shall be offered in the main plaza of the Olympic Square with adjacent seating and spill out café spaces. F&B units will be positioned throughout the Park, with diverse offerings, while cozy cafés and wine bars will provide a 360° view of the Park and its surroundings.



PUBLIC SPACES' ACTIVATIONS

Great focus shall be given to the activation of the public spaces. Lawns, plazas, water features, kids' play areas, landscape nodes, gardens and pathways are programmed carefully to promote vibrancy throughout The Ellinikon Park.



SPORT FACILITIES

The Ellinikon Park visitors shall be able to use the sport facilities within within The Ellinikon Sports Park, enjoying a variety of sports that include amongst others football, tennis, swimming, etc. Additionally, green areas and lawns within the rest of The Ellinikon Park could be used for informal sport activities throughout the day, while the Lake could be used for canoeing and boating.



LEISURE & ENTERTAINMENT

The rings of the Olympic kids' play area shall be themed to reflect a variety of physical activities encouraging intergenerational play. The Aviation kids' play area shall create a dynamic imaginative play experience, while the Lake could be used for boating activities. Overall, the Park shall provide a variety of flexible spaces, ideal for leisure and entertainment.



PUBLIC ART

The sculpture park meadow, reflecting pools and cascades, shall create a venue for a rotating outdoor art gallery. The cliff wall shall be used as a canvas for projections and other art installations. On the Sculpture Hill, the elevated landscape topography shall frame outdoor rooms for rotating and permanent artworks.

The components



IMMERSIVE EVENTS

Powerful immersive experiences like Virtual and Augmented Reality, 3D Mapping Projections and more, shall captivate visitors through the use of technology and interconnectivity. All visitors shall find a variety of compelling immersive events and activations all year round at the Park, that shall create memorable moments.



LIGHT SHOW INSTALLATIONS

Special lighting shall be installed in key park spaces like the Olympic Square, Sculpture Hill and Saarinen Lawn providing visitors a unique experience. Decorative lighting, marker lights, pattern projectors and glowing objects shall be employed throughout the Park for a holistic lighting experience.



ACTIVITIES & EXHIBITIONS

Thematic garden and urban agricultural fields shall provide a canvas for healthy and entertaining activities, all while connecting with nature. The shaping of the Sculpture Hill shall create a number of ridges and hollows, uniquely curated to represent different exhibits within a permanent art collection.



SEASONAL EVENTS

The Ellinikon Park has been designed in a way to support a variety of events. Events like theatre plays, small and large concerts, exhibitions and Christmas activations, weddings, etc., shall be accommodated throughout the Park and its amenities. The design of the Park shall provide the flexibility to host multiple types of events simultaneously.



SUSTAINABLE ELEMENTS

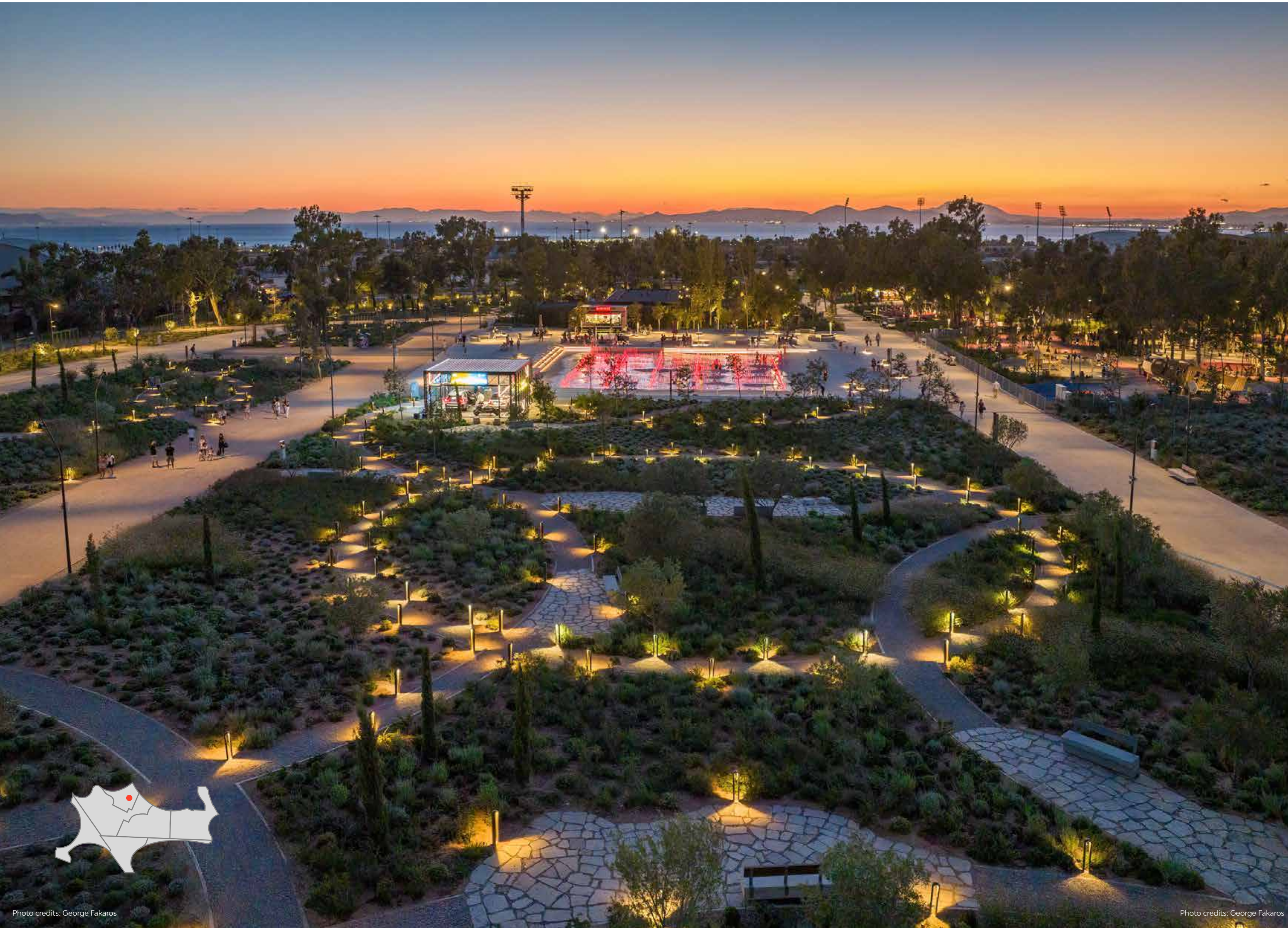
The use of native and adapted vegetation, promotion of biodiversity, reuse of existing and high recycled content materials and the conservation of potable water, are some key sustainability strategies incorporated. Specific focus shall be given to thermal comfort, resilience and energy conservation.



BESPOKE URBAN FURNITURE

Wood, metal and reused concrete shall be utilised for the creation of bespoke elements employed throughout The Ellinikon Park. These elements, like benches and shading structures, shall be designed specifically for the Park, to reflect and highlight its unique character.

The Ellinikon Experience Park



The Experience Park introduces the promise of The Ellinikon.

The Ellinikon Experience Park surrounds the three Aviation Hangars, which have been declared as “Modern Monuments” by the Ministry of Culture. Its landscaping has been designed by doxiadis+. It is the first part of The Ellinikon Park (located within the Aviation Hangars Precinct) and the overall development, signifying the initial green shoots of a much greater transformation.

Covering 75,000 sq.m., the Experience Park features new softscape areas with 900 new native trees and 80,000 plants, plazas, playground, outdoor fitness area, interactive fountain and supporting facilities. It is inclusive and accessible by all, intending to promote the connection amongst visitors.

Main design principles are sustainability and celebration of the site’s aviation heritage. The elements of the old airport are preserved to the extent possible, reinterpreted and revealed in a surprising and innovative way.



The Ellinikon Experience Park

The 1st park in Greece to apply for SITES certification.

The Ellinikon Experience Park has been designed and constructed in accordance with the principles of sustainable development.

The Experience Park, through an integrative process, has implemented relevant strategies throughout all stages, from design to construction and operation, moving from a passive “do-no-harm” to an active approach. The same approach is implemented for The Ellinikon Park’s design.

Approximately 900 new native trees and 80,000 plants

Biodiversity promotion and habitat restoration

Incorporation of signage, educational and interactive elements that promote awareness on pressing sustainability and climate change matters

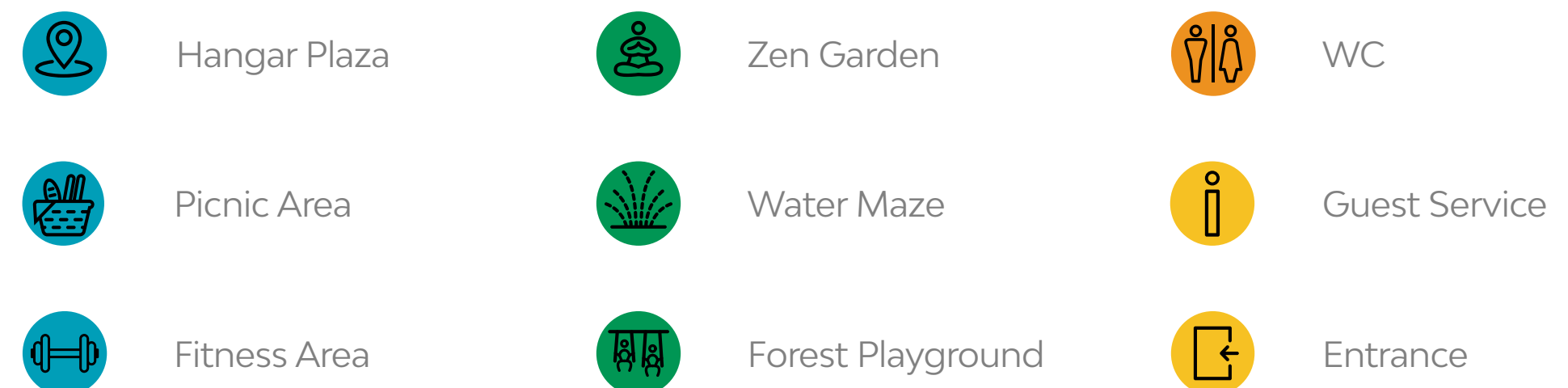
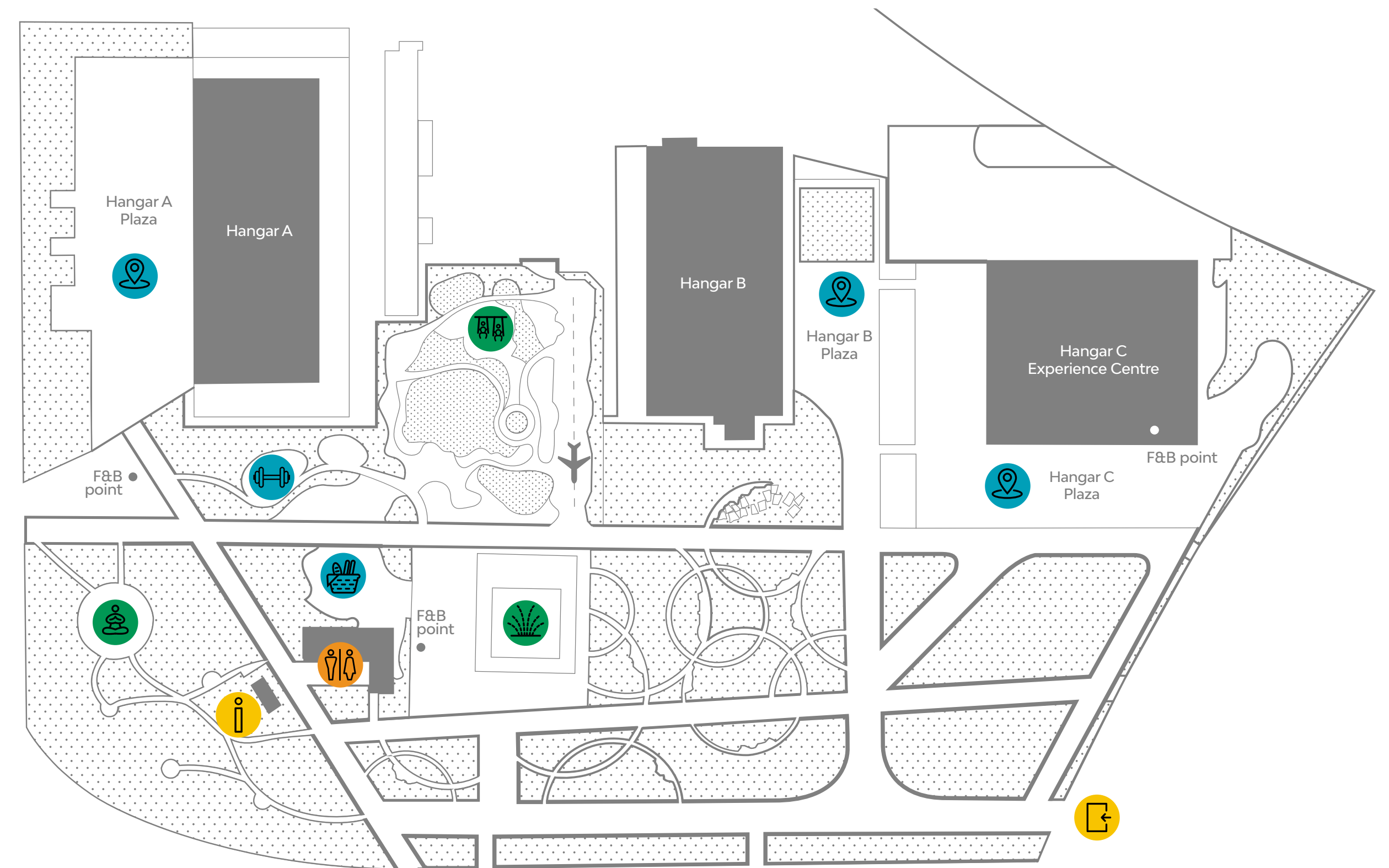
Introduction of the visitors to real-world examples of best construction practices

Reduced carbon emissions from upfront production of materials

Design developed to

- reduce water demand for irrigation
- manage storm water runoff
- conserve and enhance healthy soils
- minimise pesticide and fertilizer use

Active promotion of sustainable materials’ utilisation (salvaged, recycled, regional, responsibly extracted, sustainably manufactured)



Site Photos



Photo credits: George Fakaros

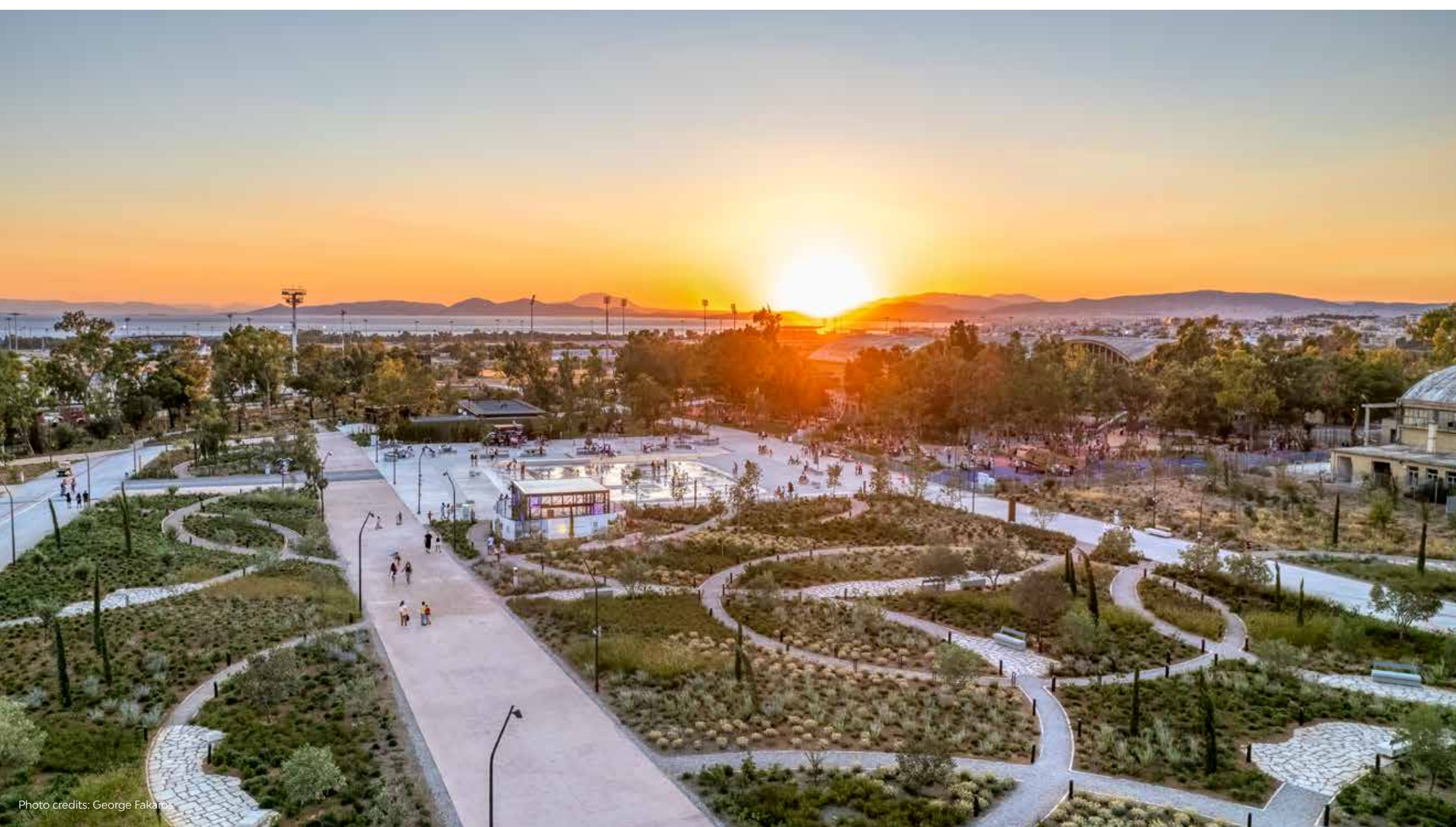


Photo credits: George Fakaros

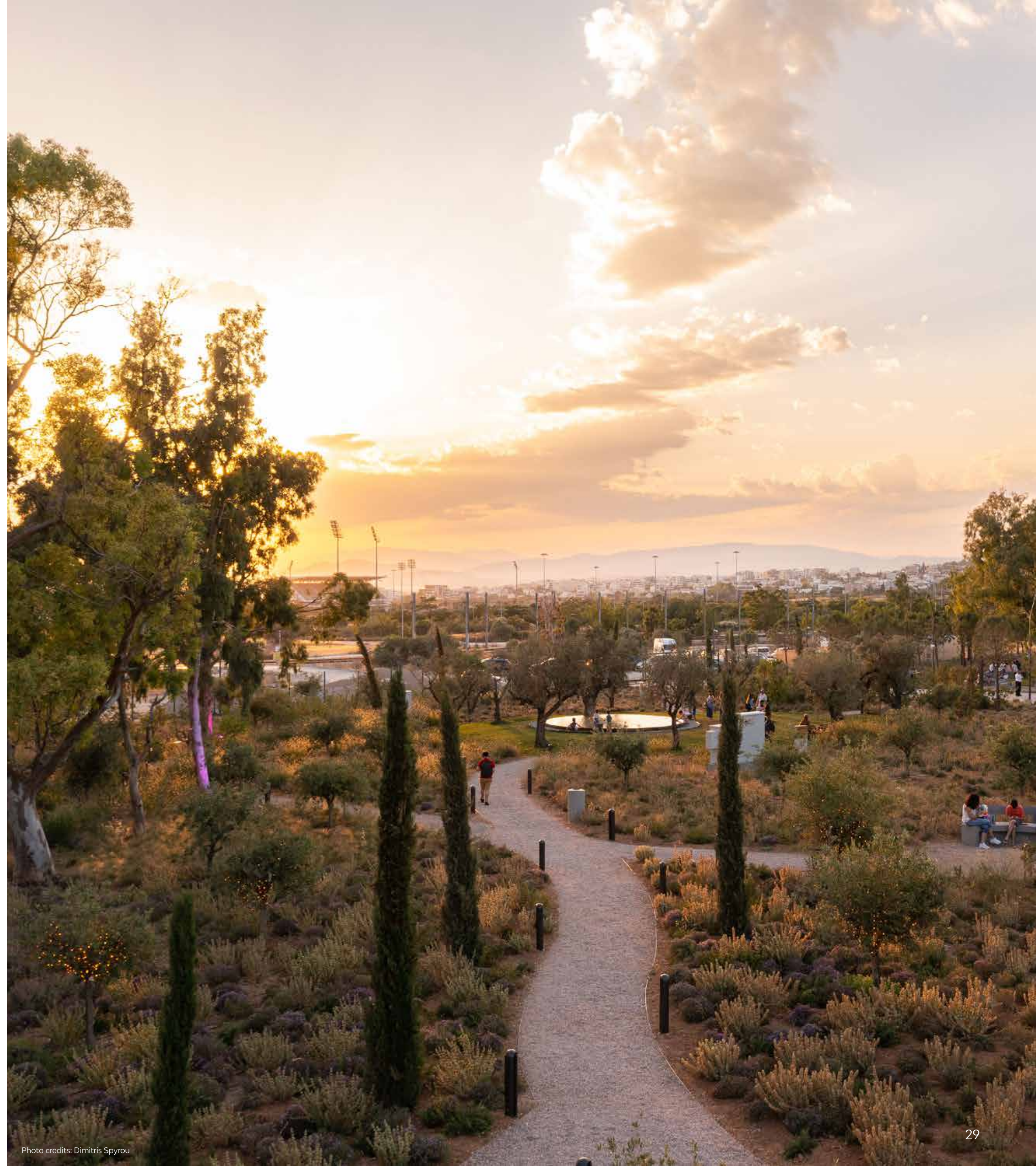


Photo credits: Dimitris Spyrou

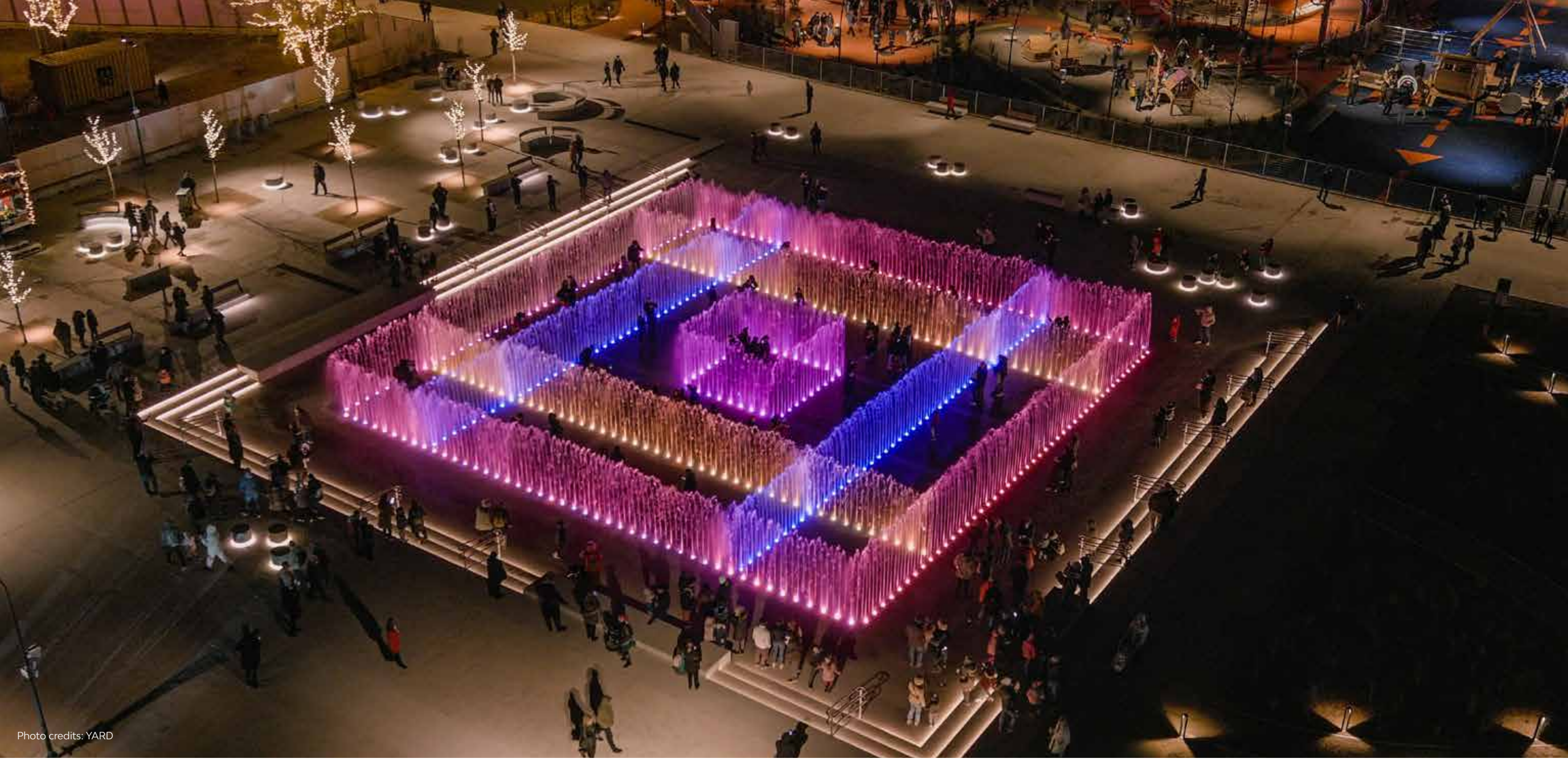


Photo credits: YARD



Photo credits: Dimitris Spyrou



Photo credits: George Fakaros



Photo credits: George Fakaros

CONTACT US

Stavros Tassopoulos

Senior Commercial Associate Park
Hellinikon S.A.

Ellinikou Street 2 & Ita
167 77 Elliniko

T: (+30) 6944 912 356

stassopoulos@lamdadev.com

Vicky Bontouroglou

Senior Commercial Manager Park
Hellinikon S.A.

Ellinikou Street 2 & Ita
167 77 Elliniko

T: (+30) 6949 34 99 34

vbontouroglou@lamdadev.com

VISIT OUR WEBSITE

theellinikon.com.gr/en/

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.

September 2023