

CLARIFICATIONS ON E-AUCTION Q 109342 R3

Land plot of 174 m² with 5-storey building of a total area of 894 m² in central Athens
(88 Ippokratous str)

latest update: 13.05.2021 (questions posed until 12.05.2021)

QUESTION: *Is the [...] document/certificate available?*

RESPONSE: Every available document or certificate is included in the Information Pack of the Property.

QUESTION: *Is the lease of the ground-floor store still active? Are there any delivery protocols or court judgments available concerning the spaces used by ΑΕΔΙΚ ΑΕ (3rd, 4th and 5th floor), ΕΤΑΤ ΑΕ (2nd floor) and ΝΑΕΔΚ ΑΕ (2nd floor)?*

RESPONSE: This question has already been answered (see below). ΝΑΕΔΚ ΑΕ did not appear in the court hearing of the lawsuit against it (which is procedurally equivalent to the admission of the lawsuit by ΝΑΕΔΚ ΑΕ) and the issuance of a positive court judgment is expected.

QUESTIONS POSED UNTIL 30.04.2021

QUESTION: *Considering that a large part of the Property is subject to squat (by a public corporation) and a related trial is pending, please clarify if the signing of the Contract with the Highest Bidder will take place after the issuance and enforcement of the relevant court judgments. In the case of your positive response on the above highly important issue, I hereby ask for your official answer and your forecast as to the time when the possession shall revert to the Fund and will therefore be possible to be transferred in fact (which is subject to the date of the court hearings).*

RESPONSE: As underlined in the General Auction Terms, the Property is offered “as is” and its condition is known to the Interested Parties through the Information Pack and, most importantly, the independent review and assessment by the Interested Parties. Consequently, the signing of the Contract shall take place when the relevant Tender Procedure is completed, regardless of the development of the pending trial by that time and the enforcement of any court judgment issued by that time. Although the Fund expects that the Property will be available to be delivered free to be used by the Highest Bidder upon signature of the Contract, the progress of the relevant court case is not under its control, therefore the Fund is not in a position to provide any binding forecast as to the time the occupied portion of the Property will revert to the Fund. It is clarified that today (30.04.2021) the Property is empty and free to use, apart from: (a) a portion of the second floor, the delivery of which is subject to an ongoing trial, and (b) the ground-floor store, the lease of which shall expire on 30 April 2022 by notarial deed, which is being drafted and shall have been signed before the electronic auction of the Property.

QUESTION: *Which is the objective (tax) value of the Property?*

RESPONSE: The objective value is not part of the Information Pack and is calculated upon the drafting of the Sale Contract by the notary public.

QUESTION: *Are there notarial or other expenses regarding the Transaction, and which is their amount?*

RESPONSE: The Highest Bidder bears the usual notarial expenses, the amount of which is impossible to determine at this stage. It is noted that the Transaction is exempt from the Property Transfer Tax.

FREQUENTLY ASKED QUESTIONS

PARTICIPATION

QUESTION: How can I participate in an auction for a Property I am interested in?

RESPONSE: First, you must sign up on website www.public-realestate.gr. Then, you must state your interest in one or more of the properties put up for Auction by clicking on the button "I am interested in the Property", on the upper right part of the page of the respective Property. You should continue by carefully reading the General and the Special Terms of the Auction included in the lower part of the page of the Property you are interested in. The steps you must take to participate are described in detail there.

QUESTION: How can I gain access to the Information Pack of the Property I am interested in?

RESPONSE: After you sign up on www.e-publicrealestate.gr you must send (from the email you stated when signing up on the website) by email to admin@e-publicrealestate.gr, a request for receiving Additional Information by writing the code number of the Property you are interested in. Within a short time, you will receive a password and instructions in order to gain online free access to the Additional Information Pack (available legal and technical reports, as well as any other documents available for free about this Property). We note that it is up to you to independently check the legal, technical and actual status of the Property before you submit your Bid.

QUESTION: I read in the general terms, that in order for someone to participate, they must select the property and select "Application for participation in the auction". I cannot find such an option however. Do I need to select it or can I simply send the auction participation documents and participate regularly?

RESPONSE: You cannot simply send the Participation Documents to participate in the respective Auction - you must declare your interest in the specific Property and gain access to its Information Pack.

QUESTION: From the General auction terms I understand that together with the auction participation documents I must submit an opening bid. Is there any form in order to submit it? Will the auction then start from the highest opening bid price?

RESPONSE:

The Opening Bid is submitted, in a sealed envelope, together with the Auction Participation Documents and must comply with Annex 4 of the General Auction Terms (see 4.3 of the General Auction Terms). Then, and after taking into consideration the independent valuation and the highest-Opening Bid, according to term 5.1 Phase II, the starting price is disclosed and the bid increment of the e-auction where the interested participants may submit their improved Bid.

QUESTION: How can I visit a Property I am interested in?

RESPONSE: Please make a relevant request in writing to info@e-publicrealestate.gr or by phone at +30 210 333 9711.

QUESTION: Can the Participation Documents for an Auction be submitted online?

RESPONSE: No, the Participation Documents for an Auction (solemn statements, Participation Letter of Guarantee, etc.) shall be submitted in the original solely in person or by mail, according to the provisions of paragraph 4.4 of the General Auction Terms,

QUESTION: *Is a Bid that is lower than the Starting Price of the Auction acceptable?*

RESPONSE: No, the minimum acceptable Bid is equal to the Starting Price.

QUESTION: *As regards the certificates and auction participation documents you request when a party is declared the Final Highest Bidder, in the case of foreign residents, do you need them only from the country of residence of the final highest bidder, only from Greece or from both countries?*

RESPONSE: From both countries.

QUESTION: *I understand from the General Auction Terms, that for each property for which I want to submit a bid, I must submit a closed enveloped for each one, which in turn will contain the respective participation Documents. Should the sender's details be written on the outside of the envelope or do you need only the details referred to in paragraph 4.1, and should the participation envelope essentially be placed inside a dispatch envelope?*

RESPONSE: The exterior envelope must include the sender's details, the code of the property and the title "First Bid", see paragraph 4.3 of the General Auction Terms. It is not necessary, but neither is it prohibited, to have an interior envelope with the Participation Documents, since the exterior envelope is not opened by Protocol, but it is forwarded sealed, as submitted, to the competent Auction Committee.

QUESTION: *Paragraph 6.3 of the General Terms: First Instance Court Certificates - should they have been issued before the date of submission of the Auction Participation Documents?*

RESPONSE: No. To facilitate Interested Parties, the Auction relies on solemn statements by Participants and only the Highest Bidder is called upon to submit the relevant certificates, which are issued after the award.

QUESTION: *Do Solemn Statements need attestation of the signature?*

RESPONSE: No.

QUESTION: *Where do I address any clarifying questions regarding participation in the auction?*

RESPONSE: At the email address info@e-publicrealestate.gr .

PROPERTY

QUESTION: *Is 100% of the full ownership of the Properties sold?*

RESPONSE: The rights to be transferred vary depending on the Property (sale, establishment of surface rights, lease). To find out the exact rights to be transferred carefully read the Special Terms of each property you are interested in after taking into account the relevant Information Pack.

QUESTION: *Are the Properties that are sold via the website www.e-publicrealestate.gr transferred free of any encumbrances (mortgages, mortgage notes, etc.)?*

RESPONSE: As a rule, the Properties for sale on the website www.public-realestate.gr are free of encumbrances. The legal status of the Property you are interested in is included in the relevant legal report included in the Information Pack. We remind that it is up to the

Interested Parties to proceed with their own independent check of the legal, technical and actual status of the Property, because it is sold “as is and where located”. In any case, the auction process per se via the website www.public-realestate.gr does not entail the automatic elimination of any encumbrances the Property.

QUESTION: What does it mean that the property is sold “as is and where located”? Have any irregularities been arranged beforehand and has the legally required Certificate been obtained by the seller, in order for the Notary Public to draw up the Purchase and Sale Agreement?

RESPONSE: It means that the property is sold in its current legal and actual status, in which it is at the time of the Auction (the ascertainment of which is up to the Participants through their own checks and advisors). More specific available information (Information Pack, see par. 2.7 of the General Terms) are disclosed to the Interested Parties after the expression of interest for the specific property. As a rule, the properties up for Auction are arranged as regards planning regulations, or their arrangement is under way, and in any case the documents necessary for the conclusion of the Contract will have been issued before its signing.

QUESTION: Who pays the expenses for the energy certificate and engineer certificate of no irregularities?

RESPONSE: The certificates required by Law for the conclusion of a property transfer contract by the seller (such as, e.g., energy certificate, certificate of no irregularities/arrangement, payment of property tax, etc.), are issued at the care and cost of HRADF.

QUESTION: Who bears any debts (e.g., to Public Utilities companies) and fines (e.g., planning or fines for late payment of utilities bills) created before the sale of the Property?

RESPONSE: Debts (e.g., to Utilities companies) and fines (e.g., planning or fines for late payment of utilities bills) created before the sale of the Property, shall not be borne by the Highest Bidder.

QUESTION: Which Notary undertakes the transfer?

RESPONSE: The transfer shall take place through a Notary chosen by HRADF.

GUARANTEES

QUESTION: At what point in time is the Participation Guarantee submitted?

RESPONSE: See paragraph 4.1 of the General Auction Terms.

QUESTION: What is the starting date of the minimum period of effect of the Participation Letter of Guarantee (in the example you request that this date be stated)? Is it the date of expiry for the submission of the Auction Participation Documents?

RESPONSE: Yes.

QUESTION: "If the Participation Guarantee is submitted by deposit of cash, the relevant deposit slip must be submitted and the Interested Party's bank account must be declared for the refund of the Guarantee according to these General Auction Terms". Can the deposit be made directly from a foreign bank? In what form should the bank account for the refund of the guarantee be declared?

RESPONSE: The Participation Guarantee can be deposited directly from a foreign bank, in which case the relevant remittance documents must be submitted. The bank account where

the participation guarantee will be refunded is declared with the usual details of international inter-bank remittances (holder's name, name and registered address of bank, IBAN and SWIFT numbers, etc.).

QUESTION: When are the Participation Guarantees refunded to parties who were not awarded the Auction?

RESPONSE: See paragraph 2.6 of the General Auction Terms,

QUESTION: Can the Participation Guarantee be offset against the Transaction Guarantee and it, in turn, against the Purchase Price?

RESPONSE: Such offsetting is possible only if the Participation Guarantees and Transaction Guarantees after that are deposited in cash. If they are deposited in the form of letters of guarantee, such offsetting is not possible, since letters of guarantee have strict provisions as regards the reason of issue and forfeiture (which differs in the case of the two bonds).

QUESTION: What is the purpose of the Transaction Guarantee?

RESPONSE: The Transaction Guarantee, which corresponds to 10% of the financial consideration, serves as a commitment by the Highest Bidder not to renege from the purchase of the Property during the period between the award and the conclusion of the relevant Property transfer contract (Purchase and Sale Agreement).

QUESTION: Instead of a Transaction Letter of Guarantee, can cash be deposited, as in the case of the Participation Guarantee?

RESPONSE: Yes, see paragraph 6.2 of the General Auction Terms.

QUESTION: At what point in time is the Transaction Guarantee submitted?

RESPONSE: Within 10 working days from the award to the highest bidder, see paragraph 6.2 of the General Auction Terms,

QUESTION: When is the Transaction Letter of Guarantee returned?

RESPONSE: The Transaction Letter of Guarantee, if not forfeited according to the provisions of paragraph 6.2, will be returned to the Highest Bidder either at the signing of the Contract or, in case of cancellation of the Auction process, after said cancellation, The Transaction Advance Payment will be refunded to the Highest Bidder only in case of cancellation of the Auction Process, otherwise it will be offset (deducted) against the payable Agreed Price.

QUESTION: Is there provision for the case of failure of an Auction? When is it declared a failure? Clarify with precision the time and method of return of the Guarantees in the case of a failed Auction.

RESPONSE: See paragraph 7.1 & 2.6 of the General Terms of the Auction,

QUESTION: In the case where I am selected as Highest Bidder and together with the documents of paragraph 6.3 of the General Auction Terms, I also submit a substitution request, what will happen to the Transaction Letter of Guarantee I have already submitted? Do I need to submit a second Transaction Guarantee for the same amount to also cover the party indicated by me?

RESPONSE: According to paragraph 6.5 (ii) of the General Auction Terms and provided that the substitution request is accepted by the BoD of HRADF, you must replace the Transaction Letter of Guarantee you have already submitted, with a new one for an equal amount which covers both the Highest Bidder and the person indicated by them.

CONTRACT

QUESTION: If the Auction is completed, how long will it take for the Court of Auditors to decide on awarding the purchase to the Highest Bidder?

RESPONSE: In the cases where the Purchase Price exceeds €1,000,000, the Law requires the approval of the Court of Auditors before the conclusion of Contract. The approval, as a rule, takes 1-2 months, and cannot be precisely determined in each case. If the price is lower than €1.000.000,00 this procedure is not necessary.

QUESTION: How long after the completion of the Auction will the Purchase and Sale Agreement be signed?

RESPONSE: As a rule, the period required is 3-4 months from submission of the Highest Bidder's documents provided for in paragraph 6 of the General Auction Terms,

QUESTION: If the set payment method is 5 installments, can the Highest Bidder pay the total price as a lump sum?

RESPONSE: Yes.

QUESTION: What does four annual installments mean? Four quarterly payments or in four years? And based on what amount is the interest rate calculated? The outstanding amount?

RESPONSE: These are the installments that are due every year after the signing of the Contract. In the case of the four annual installments, the highest bidder pays 20% of the Price at the signing of the Contract, and 20% of the Price at the anniversary of each year after the signing, thus paying up within 5 years after the signing. It is noted that the Highest Bidder may request fewer than four annual installments or pay an amount higher than 20% of the Price at the signing of the Contract or pay up the outstanding amount of the installments earlier. Interest is calculated on the remaining (credited) amount of the Price, which is reduced as the installments are decreased.

QUESTION: If a deposit is chosen for the Transaction Guarantee (and not a letter of guarantee), it has been clarified that it may be offset against the previous deposit for the Participation Guarantee. Can the deposit for the Transaction Guarantee be then offset against the purchase price or its first instalment?

RESPONSE: Yes.

If a party is the Highest Bidder for a Property, and has also participated in other auctions but not chosen as the highest bidder where it has made deposits as a Participation Guarantee (and not letters of guarantee), can the deposits for the Participation Guarantees in the auctions where such party was not selected as Highest Bidder be offset against the purchase price of the Property where it is the highest bidder?

RESPONSE: Yes.

QUESTION: Is the signing of the Purchase and Sale Agreement with you the same as signing the purchase contract?

RESPONSE: Yes.