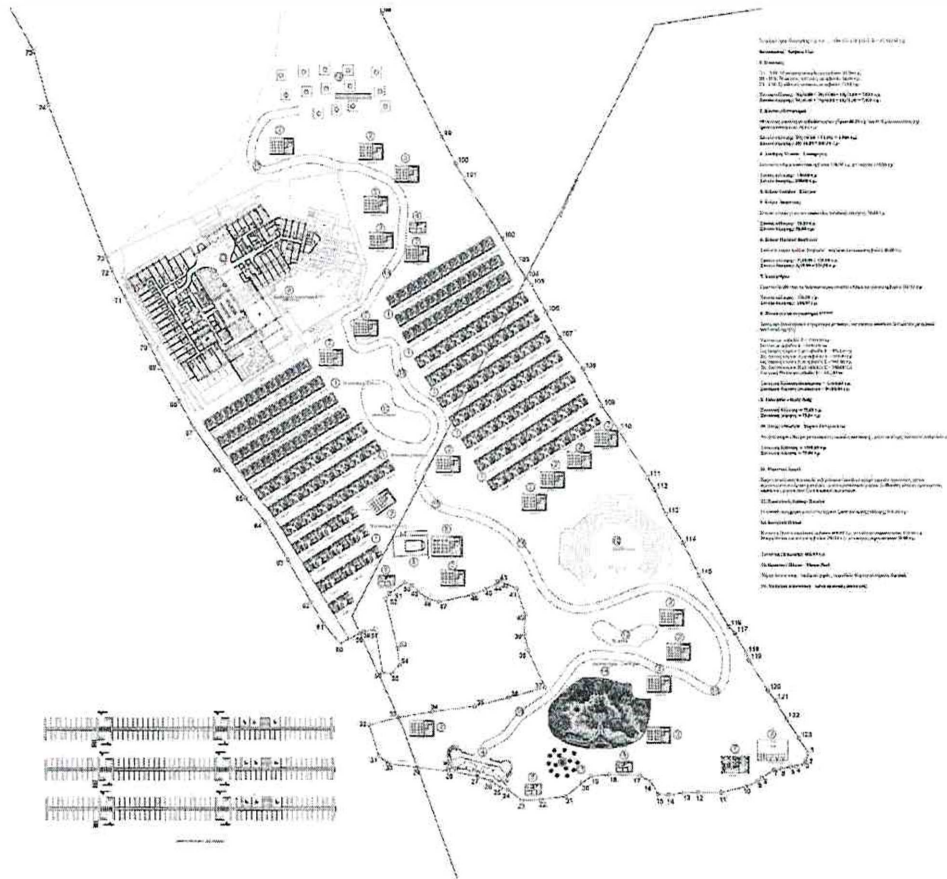


MULTI-THEME PARK OF CRETE



BUSINESS PLAN OF THE MULTI THEME PARK

IMPLEMENTING BODY: **KOSOGLOU SA**

AMUGDALIA SETTLEMENT, AGIOS NIKOLAOS, LASSITHI

FEBRUARY 2022

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- Introduction: Brief presentation of the investment plan

It concerns the establishment and operation of an **amusement theme park**, ie the installation of a special tourist infrastructure, within the meaning of par. 3 of article 2 of law 2160/1993, which will offer various amusement services to visitors around a set of theme axes, on a plot of land area of 97.5 acres which will be located in parts within the settlement "Amygdalia" in the Municipality of Agios Nikolaos, in the Prefecture of Lassithi and in parts outside the city plan or settlement. The Investment Body is the **Anonymous Company " KOSOGLOU LIMIT LIABILITY COMPANY DISTRIBUTION AND SELLING OF LUBRICANT - COMMERCIAL - INDUSTRIAL - TECHNICAL - TOURISTIC - HOTEL – AGRICULTURAL SA"** The main activity of which will be the functioning and exploitation of the recreational theme **park** . The body has shareholders with many years of experience in various industries who are indirectly associated with the operation and management of such a unit and who can ensure the creation of a viable and competitive business with multiple benefits for the local and national economy. The **registered office** of the company is the Municipality of Heraklion, Crete. The offices of the company are located at the address Hermes and Praxitelou N. Alikarnassos Heraklion Crete P.C. 71601.

The total cost of the investment project, which is planned to be implemented on a plot that will be leased for at least 15 years and more specifically in the locations "Lakkos" and " Amygdalokefali " of the settlement Amygdalia in the Municipality of **Agios Nikolaos Lassithi** , is estimated at **56,148 .000,00 €**. This new investment includes the **creation of a new unit - ENTERTAINMENT THEME PARK** and more specifically the construction of the necessary facilities for recreation and other character and the supply of mechanical equipment required for the smooth operation of the new unit.

With the present investment plan, the company seeks to create a profitable investment based on the harmonization with the environment and the provision of entertainment services to visitors, while everything will be organized around a set of topics always aimed at the fields of entertainment, spectacle, history , local historical tradition, local economic history, mythology, tradition, modern fiction, literature, cinema, arts, culture in general, science, technology, but also ecology.

It also seeks, through its targeted strategy and its human resources that the company will establish itself in the field of entertainment and in the field of thematic parks, both locally and nationally in the long run, attracting thousands of visitors from all over the word either individually or through organized groups (schools, institutions and other groups of all age).

The arrival of visitors will be either by sea by traditional means (liners, sailing or leased , etc.), or by air (local airports, private aircraft , etc.), while for locals, the local and national network will serve the incoming flow, as there will be a direct connection to it and its transport.

The nearby port of Heraklion provides the opportunity to the visitor who wishes to visit the island with the ferries, that especially in the summer months, travel to and from

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several destinations from the rest of Greece. Also, for those who have their own boat or rent any boat, there is the possibility to visit and be accommodated in the nearby private port of Agios Nikolaos

Regarding the airports of the area, the state airport of Heraklion serves the needs of the public, while for smaller aircraft (private or charter flights), can be served by the municipal airport of Sitia.

The development of the company is a regular tactic and always takes care to adapt to new data and market requirements. The creation of modern facilities and the application of modern methods of organization and management, are the main goal of the company in order to minimize operating costs and at the same time increase the quantity and improve the quality of products and services. With the supply of new equipment, the organization will contribute significantly to the quality of entertainment services, while at the same time will provide the visitor with a unique experience of entertainment and education through the events that will take place at the facilities of this investment. The spectacles-events will concern all ages and will be a unique experience for the whole family.

The investment plan seeks to improve the overall performance and viability of this investment, in particular by reducing operating costs and improving and rearranging the services provided. This will be achieved with future investments in this Park.

The implementation of the investment plan will be implemented in accordance with the provisions of the current legislation and will significantly contribute to the non-discrimination and accessibility of people with disabilities on the premises of the company. The premises of the company will not have stairs that will prevent the access of people with disabilities as it will be constructed in order to facilitate their access. In any part of the company's premises that there will be small stairs, a construction of a special ramp with the appropriate slope will be set up, in order to facilitate the access of people with disabilities.

Appropriate spatial planning will be performed so that the Theme Park with its building facilities and outdoor constructions will be harmoniously integrated into the landscape (sea, stone, forest, mountain) and will not cause aesthetic disturbance in the surrounding area.

The disposition of the land, which will be largely leased with the prospect of becoming its property in the long run, can meet the requirements of providing a set of entertainment services, as well as the place name of Elounda -a well-known tourist area in Europe and worldwide- with its particularly favorable dry climate, makes the whole investment attractive for domestic and foreign tourism of medium and high level. Additionally the pioneering idea for permanent hosting of a portion of visitors - letters of expression of interest from potential guests (actions that have already been made and contacts have been made) will be available, who, together with the seasonal ones at a predetermined price will enjoy accommodation, food, guided tours and excursions by the company and partners, within Crete and Greek destinations in general and will participate with discount coupons in all activities within the Park.

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The proposed investment wants to cover goals and objectives, such as:

- The development of new profitable activities with the creation of an amusement theme park (95.7 acres of well-designed space) and the supply of the necessary equipment for the smooth and efficient operation of the whole unit, making it largely autonomous, in order to develop a sustainable exploitation.
- The high quality of the provided services will be achieved with the creation of a **modern unit**, with the contribution of experts from all the collaborating branches. These are partners who will participate in various stages of the investment and each of them specializes in its field (executives, chefs, engineers, architects, engineers, economists, doctors, nurses, carers, etc.).
- This amusement theme park will provide a wide range of entertainment services to visitors, everything will be organized around a set of themes always aimed at the fields of entertainment, spectacle, history, local tradition, mythology, literature, cinema, arts, culture in general, science, technology and ecology.
- Harmonization with the environment as the architecture, design and interior design of outdoor spaces will be distinguished by high aesthetic and cultural quality, will be environmentally friendly and will be related to all the themes of the park. Its facilities will include building constructions [two-storey 5 * hotel with reception, lounge bar, restaurant, kitchen, food storage, cold rooms, swimming pools, etc.], about 150 wooden huts [36sq.m, 54sq.m., 72sq.m.] fully equipped guest houses, outdoor facilities and outdoor equipment, open spaces, infrastructure networks, guest catering facilities [outdoor markets, snack bars, helipad, bike path, traditional promenade, open-air event, Santa Claus village, aquariums, recreational facilities, recreational facilities, recreational facilities etc.], ancillary facilities such as administration, accounting, security, personnel, warehouses, maintenance, engine rooms, pumping stations, first aid, doctor's office, wild & domestic animals, playgrounds, storage and storage units for fresh products, fruits and vegetables, etc.
- Finally, it will significantly contribute to the strengthening of the tourism sector at all levels (local and national), creating the conditions for the transfer of profit to all related sectors of the local and national market. It is also important to enhance employment by creating a significant number of jobs both in the local community and in other parts of the country.

The above aims and objectives of the company, but also of the proposed investment are fully in line with the objectives of the national economy, but also the general objectives of the EU.

All the above underline the complete character of the investment plan and ensure the autonomy of the unit that will develop the business activity. The equipment that will be procured is ideal for use under the conditions and restrictions of the current legislation.

Expediency of the investment

The necessity of the planning and in extension the implementation of the investment plan, arises through the general approach of serving new needs by improving the competitive profile and enriching its business activity.

Its feasibility follows from a combination of data from the existing body. The business plan has a specific framework, specific goals and has to address specific needs which, however, are expanding. Therefore, a rational approach would allow us to refer to the business plan as an earlier stage of future business plans through the process of both evolution and growth.

It is a necessary condition for the proper operation of units that are active in the specific sector, namely the **Amusement Theme Parks**, to have proper organization, location, storage of Raw Materials, distribution of tasks, high quality services and the necessary machinery-equipment and infrastructure. With these elements, the company manages to be autonomous, spatial and productive in terms of its operation and effective in achieving its goals.

The context in which the investment plan will be developed is inextricably linked to the operating process and is clearly defined by the needs that it comes to serve and the problems that it comes to solve so that the operation of the business is highly competitive and sustainable. The demarcation of the plan is very clear and deviations from the investment philosophy are not allowed because the results will not be expected.

Specifically, the **MAIN AND MOST IMPORTANT REASONS** for making the business decision regarding the body that designs and implements the proposed investment plan are to **create a new unit - Amusement Theme Park**, from an existing body, which will carry out the following actions. CONSTRUCTION OF BUILDING FACILITIES, CONFIGURATION OF ENVIRONMENTAL SPACE, PURCHASE OF EQUIPMENT, necessary for the operation of the unit, which will contribute to the **creation** of a modern fully autonomous unit, which will be.

The creation of this new unit will be implemented by creating new building facilities and shaping the surrounding area, where all the activities of the company will take place and by supplying the necessary equipment in order to serve its needs and ensure its autonomy based on and what is defined by the legislation. More specifically, the building installations will be equal to those of a modern unit according to the modern standards applied in the industry. The equipment that will be procured by the operator will ensure the quality and efficient process of the provided services. With the appropriate conditions that will be created and the right equipment in combination with the experience of the shareholders of the body, the minimization of the necessary resources required for the provision of services in combination with the maximization of their quality will be achieved.

All the facilities that will be constructed in the context of the implementation of this investment plan, as well as the machinery and equipment, are to be placed in such a

way within the investment that they can be utilized as efficiently as possible, minimizing losses. The implementation of the investment will be in harmony with the environment as it will not have a negative impact on it through its activities. More specifically, the implementation of the investment will be accompanied by the necessary permits and studies, such as **the relevant building permits, conducting an Environmental Impact Assessment (EIA), operating license and other necessary documents based on legislation.**

The **viability** of the business plan will be based mainly on the forecasts that have been made based on the market data but also on the research done by the shareholders, through the communication with interested parties (suppliers and customers), as well as the financial data of the time, which will be improved based on the specifications and the results that will result from the creation of this new unit and its consolidation in the local and national economy.

The company with the implementation of the new investment and always according to its research, aims at:

- Providing better services with the use of modern equipment and facilities and well-trained staff.
- Maintaining full autonomy with modern facilities and equipment that offer flexibility and greater efficiency.
- Reduced cost of supply of A ' & B' Materials, due to the large quantities that will be supplied.
- Strengthening the local labor market.
- Improving the overall performance and viability of the unit, in particular by reducing production costs, by using modern machinery and facilities, but also by attracting foreign capital.
- In creating infrastructure related to the development, adaptation and modernization of modern entrepreneurship.
- Enhancing investments in the region by attracting the public outside Crete by sea and air. Creation of a port with more places to accommodate boats but also creation of an airport closer to the area of investment.

With all the above, the organization ensures the conditions for the further development of sustainability and with a positive sign of the course of the company to develop the company as an economically strong and suitable workplace that will be active in the Thematic Parks due to the Climatic and Soil Competitive Advantages of the wider area of Agios Nikolaos and consequently of Crete. The goal of the organization, the goal of the residents, the goal of the state to contain and support an area can be clearly achieved.

In summary, it is concluded that the company will be able to compete even more dynamically with other companies in the industry and penetrate dynamically with its sales to the market which is still new in our country and has many growth prospects in the coming years. One of the priorities of the company is the provision of better services, which will boost the image of the company and will enhance the added value

of the company in the Prefecture of Lassithi, the Region of Crete and consequently at national level while contributing to strengthening the industry to the extent which allows its size.

- Section A: Details of an investment plan

The body of this investment project is the **Anonymous Company** under the name "**KOSOGLOU ANONYME SALE COMPANY SALE SALE - EMPORIKI - INDUSTRIAL - BIODICIKI - TECHNICAL - TOURISTIKI - HOTEL - AGRICULTURE ANONYME COMPANY**" with distinctive title "**KOGLOU A. E.**" , which operates in the wider tourism industry in combination with the provision of leisure activities and educational experiences of an interactive nature and the purpose of which is:

- 1) Establishment and operation of a gas station, car washes - lubricants , as well as parking lots for cars and machines, a car park and auxiliary spaces and the operation of a cafeteria - restaurant, catering and leisure areas.
- 2) Import - Representation and marketing of mineral oils - petroleum and related items.
- 3) Import-Representation and marketing of all kinds of cars-earthmoving-agricultural and heavy type machinery
- 4) Import-Representation and marketing of spare parts of all kinds
- 5) Exploitation of earthmoving machinery and undertaking earthmoving and technical works
- 6) Representation-import-trade of car tires and wheels
- 7) The purchase and lease of urban and rural estates and the construction of each building with any use and operation for individual or public purposes, for the realization of the above purposes.
- 8) The acquisition of shares and corporate shares of companies in Greece and abroad, the partnership with and participation of legal entities at home and abroad, the joint venture of companies with them and the joint establishment of new legal entities.
- 9) Establishment-organization-operation of vehicle repair and maintenance workshops
- 10) Purchase, marketing, import and representation of industrial oils

The listing of the above is absolutely indicative, and the company can perform operations that are not described above but that are directly or indirectly related to its purposes.

The institution is expected to have a duration of 50 years from its establishment with the possibility of expansion before its expiration. The object of activity is the creation and operation of an Amusement Multidisciplinary Park, as defined and governed by the relevant legislative and regulatory framework. Indicatively, this amusement theme park will provide a wide range of entertainment services to visitors, everything will be organized around a set of themes always aiming at the fields of entertainment, spectacle, history, local historical tradition, local economic history, mythology, of tradition, modern fiction, literature, cinema, arts, culture in general, science, technology, but also ecology.

The headquarters of the new unit will be Agios Nikolaos of Lassithi, Crete , at the location "Lakkos" and " Amygdalokefali " in the Amygdalia settlement.

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The idea of the creation was inspired in 2006 by Mr. Nikolaos Kosoglou, a local from Crete [without special experience but with a developed concept of Cretan hospitality], and under his own general supervision and control the whole project will operate, as President and CEO, with the assistance of the General Manager of the Group Mr. Georgios Baltzakis [Executive of the banking sector & Management of hospitality and catering units], as well as of Mr. Nikolaos Kosoglou children, [Georgios, Emmanouil, Dimitris and Irini, who already are working in the tourist sector (owners and drivers of transport buses as well as engaging in operation of a hotel unit as well as experienced and renowned Catering Executives such as Mr. Tsimplakakis Emmanouil, Chef , Mr. George Pervolarakis , Maitre d hotel], also with the support of the special scientists Engineer, Architect, Mechanical Engineer Mr. Mavrakis Stylianou, Legal Advisers the honorable professor Mr. Chirdaris Vassilios, honorable professor Mr. Vidakis Dimitrios, the Mrs. Voulgari Georgia, the honorable professor of Chemistry & Environmentalist Mr. Christodoulakis Panagiotis, Director of PA.KOE(PANHELLENIC CENTER FOR ECOLOGICAL RESEARCH) , Accounting & Computer services from the company Aggelaki Bros OE [Grigorios and Konstantinos] and any other specialty [Specialist] , Carers as well as certified Food and Beverage Processing Technicians] and other specialties, for the proper operation of the unit, all of the above with a good name (goodwill) in the market.

a. Details concerning the implementation institution: time of establishment - short history of development, statutory purpose.

As mentioned above, this is a Societe Anonyme, in order to establish and operate an Amusement Multi Theme Park, in addition to the others mentioned above.

In order to achieve its goals, the company may a) lease, acquire and generally operate in any legal way real estate as well as facilities related to its intended purpose, b) erect and construct building facilities at its own expense and responsibility in plots owned by or owned by third parties, for the service of the above purpose, c) establish branches or agencies or other companies of any kind, anywhere in the country or abroad, establish companies with natural or legal persons, local or foreign, Local Organizations Self-government of any degree or their companies or other more general public bodies of any legal form and to participate in them, type e) cooperate with any natural or legal person with whom in any way, even that of the consortium f) represent any domestic or foreign company.

The NEW UNIT that is to be implemented with this investment plan will be installed on land leased by the company with a total area of approximately 97.5 acres. More specifically, the theme park will be established in combination with main five-star hotel accommodation, medical care facilities as well as in combination with construction of swimming pools, organization and operation of a zoo, establishment of a shopping center, construction of playgrounds, construction and operation of health centers restaurants, cafes, entertainment and leisure centers, organization and operation of cultural venues, organization and operation of venues for other events (cultural, conference, concert , etc.), construction of sports facilities, special transportation areas or movement of persons, free spaces, green spaces, water surfaces, camping area , heliport and finally organization and operation of a traditional village (village of Agios Vassilis/Santa Claus). The investment will be accompanied by the necessary permits

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(building permit or any other special permit for its construction and for which there will be a relevant Approval from the competent bodies. The plots are expected to become the property of the body. These are 3 plots in the position " Lakkos "&" Amygdalokefali "in the settlement of Amygdalia in the Municipality of Agios Nikolaos in the Prefecture of Lassithi, Crete.

b. Corporate - Shareholder Composition

The body of the investment plan is a Societe Anonyme, with books of C 'Category and consists of 6 natural persons, who come from different sectors, each of them with competent experience to offer to the organization and operation of a competitive unit. The initial capital paid for the creation of the company amounts to 80,000.00 € and more specifically 4,000 shares with a nominal value of € 20.00 each .

The idea of creating the new unit was inspired in 2006 by Mr. Nikolaos Kosoglou, a local from Crete [without relevant experience but with a developed concept of Cretan hospitality], who owns 80% of the company (3200 shares with a total value of 64,000 , 00 €),

Nikolaou Kosoglou wife, Aikaterini daughter of Emmanuel Sifaki, received one hundred and sixty [160] registered shares worth € 20.00 per share, with a total value of € 3,200.00 (4%).

One of the parties, Georgios Kosoglou son of Nikolaos and Aikaterini, received one hundred and sixty [160] registered shares with a value of € 20.00 per share, with a total value of € 3,200.00 (4%).

Emmanuel Kosoglou son of Nikolaos and Aikaterini received one hundred and sixty [160] registered shares with a value of € 20.00 per share, with a total value of € 3,200.00 (4%) and

The above are already involved in the tourism industry, owners and drivers of transport buses as well as in the operation of a hotel unit.

Dimitrios Kosoglou , son of Nikolaos and Aikaterini, received one hundred and sixty [160] registered shares worth € 20.00 per share, with a total value of € 3,200.00 (4%).

Irini Kosoglou daughter of Nikolaos and Aikaterini, one of the parties, received one hundred and sixty [160] registered shares with a value of € 20.00 per share, with a total value of € 3,200.00 (4%).

BOARD OF DIRECTORS

The first Board of Directors of the societe anonyme consists of:

1. Nikolaos Kosoglou , son of Georgios and Irini , born on 03-11-1961 in Asimi Gortyna, Heraklion, Crete, and resides at Hermes and Praxitelou, N. Alikarnassos, Heraklion, Crete, owner with number AO 430781 // 25-02-2020 identity card issued by the Police Department of Heraklion with VAT number 040474003 Tax Office Heraklion, as President and CEO , who will represent the company in court and out of court.
2. Emmanuel Kosoglou , son of Nikolaos and Aikaterini, businessman, born on 09-10-1982 in Heraklion, Crete, and resides at Hermes and Praxitelou, Alikarnassos,

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Heraklion, Crete, number 465392 / 26-11- 36 2014 ID card issued by the Police Department of Heraklion with Tax Identification Number 103831130 Tax Office Heraklion as Vice President.

3. Georgios Kosoglou , son of Nikolaos and Aikaterini, businessman, born on 17-12-1979 in Heraklion, Crete, and resides at Hermes and Praxitelou, Alikarnassos, Heraklion, Crete, number AB 478716 / 17-3-2006 identity card issued by the Police Station of Heraklion with Tax Identification Number 079838261 Tax Office of Heraklion as a member .

c. Share / Company / Cooperative Capital (at the time of submitting the application for affiliation).

The body of the investment plan is a Societe Anonyme and the initial capital of the company amounts to € 80,000.00 and more specifically 4,000 shares with a nominal value of € 20.00 each.

Therefore, the shares will be distributed as follows to the shareholders of the company:

SHARES - NOMINATED: 4,000 shares

Shares for € 20 share price, total € 80,000

shareholders

KOSOGLOU NIKOLAOS	3200 SHARES *20 € = 64.000,00 €
KOSOGLOU AIKATERINI	160 SHARES * 20 € = 3,200.00 €
KOSOGLOU GEORGE	160 SHARES * 20 € = 3,200.00 €
KOSOGLOU EMMANOUIL	160 SHARES * 20 € = 3,200.00 €
KOSOGLOU DIMITRIOS	160 SHARES * 20 € = 3,200.00 €
KOSOGLOU IRINI	160 SHARES * 20 € = 3,200.00 €

d. Details of shareholders / partners / members of the institution:

As mentioned above, the shareholder structure of the body will consist of 7 people of different specialties, who in addition to the initial capital for the establishment of the company, will offer their experience in order for this project to be successful. Below will be presented some data concerning the shareholders and documenting their experience.

1. KOSOGLOU NIKOLAOS of GEORGE (80%) : Originally from Crete and with a strong sense of the Cretan hospitality, he is the main inspirer of the idea for the creation of an Amusement Theme Park, the purpose of which will be to attract a large number of visitors in order for the latter to get to know the place of Crete and its History.

2. KOSOGLOU AIKATERINI (4%): Permanent resident of Crete, cooking activities.

3. KOSOGLOU GEORGE of NIKOLAOS (4%): Born on October 9, 1982 in Heraklion and permanent resident, businessman with experience in the tourism industry, owner and driver of transport buses as well as working in a hotel unit.

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4. KOSOGLOU EMMANOUIL of NIKOLAOS (4%): Born on December 17, 1979 in Heraklion and permanent resident, businessman with experience in the tourism industry, owner and driver of transport buses as well as working in a hotel unit.

5. KOSOGLOU DIMITRIOS of NIKOLAOS (4%)

6. KOSOGLOU IRINI of NIKOLAOS (4%)

e. Activity of the body:

It concerns the establishment and operation of an amusement theme park, ie the installation of a special tourist infrastructure, within the meaning of par. 3 of article 2 of law 2160/1993, which will offer various amusement services to visitors around a set of theme axes, on a plot of land area of 97.5 acres which are located in parts within the settlement "Amygdalia" in the Municipality of Agios Nikolaos, in the Prefecture of Lassithi and in parts outside the city plan or settlement. The investment body is the Anonymous Company " KOSOGLOU SOCIETE ANONYME COMPANY PURCHASE AND SALE OF LUBRICANTS -INDUSTRIAL- COMMERCIAL- TECHNICAL - TOURISM - HOTEL- AGRICULTURAL SOCIETE ANONYME " The main activity of which will be the functioning and exploitation of recreational theme park.

This amusement theme park will provide a wide range of entertainment services to visitors, everything will be organized around a set of themes always aiming at the fields of entertainment, spectacle, history, local historical tradition, local economic history, mythology, tradition, contemporary fiction, literature, cinema, arts, culture in general, science, technology, but also ecology.

The architecture, design and interior design of the outdoor areas will be distinguished by high aesthetic and cultural quality will be environmentally friendly and will be associated with all the themes of the park.

In its facilities the amusement theme park will include building constructions, outdoor facilities and outdoor equipment, free space configurations, infrastructure networks, visitor service facilities, auxiliary facilities and free spaces.

The spaces and facilities that will be the poles of attraction for visitors of the theme park can be indicative: exhibition spaces, interactive spaces (virtual reality places), projection spaces, performance spaces, thematically designed outdoor spaces, outdoor amphitheaters, special routes with personal transport vehicles, lifts, aquariums, water recreation facilities, etc.

The establishment of the theme park will be done in combination with main five-star hotel accommodation, medical care area as well as in combination with construction of swimming pools, organization and operation of accommodation for wild and domestic animals, construction of playgrounds, construction and operation of scattered facilities restaurants, coffee bars, cafes, entertainment and leisure centers, organization and operation of cultural venues, organization and operation of venues for various other events (cultural, conference, concert , etc.), construction of sports

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facilities, special routes for light vehicles or of persons, free spaces, green spaces, water surfaces, campsite, heliport, Holy Temple and finally organization and operation of a traditional village (village of Agios Vassilis/Santa Claus, depending on the time of year its theme can be changed as it will be made of temporary constructions).

Appropriate spatial planning will be done so that the Amusement Theme Park with its building facilities and outdoor constructions will be harmoniously integrated into the landscape and does not cause aesthetic nuisance in the surrounding area. Also, public service facilities will be organized, such as reception - information areas, administration facilities, such as management offices, accounting, security offices, staff space, ancillary facilities, such as warehouses, maintenance workshops, engine rooms, pumping stations.

The availability of land can meet the requirements of a set of entertainment services, aimed at a significant number and a wide range of interests of visitors.

The park will be able to offer a variety of attractions with remarkable elements of interest with their appropriate composition based on more than one distinct characteristic themes. The possibility of recreational activities of the public will take place both outdoors and indoors and there will be free movement between the individual attractions.

The traffic service by public or private means as well as the provision of adequate and suitable parking spaces will be done through a secure traffic connection of the park with the surrounding road network of the area. It is worth noting that the organization will have its own vehicles for transporting visitors to and from the Multi Theme Park. These are large capacity buses, minibuses and passenger vehicles. It will also take care of the transportation of disabled people with specially designed vehicles.

The operation of the amusement theme park will be continuous throughout the year, due to the nature of the park and the local prevailing weather conditions, seeking the widest possible utilization of the investment, even outside the tourist season, by the local population.

In terms of constructions and technical specifications may include building installations, permanent and non-structural elements and constructions, indoor and outdoor constructions, routes and mechanisms of transport or movement of persons, engine rooms, free space configurations, swimming pools (swimming pools), water and cooling facilities technical infrastructure (electrical, plumbing, sewerage, lighting, sound), etc.

The total of the facilities will be constructed according to the prepared studies and the necessary permits for the installation and operation of the specific Amusement Theme Park.

The above functions and benefits of the specific investment, which will be the activities of the Theme Park will be reflected by the following Business Activity Code(B.A.C.), while for any activity added there will be the necessary B.A.C. Indicatively we have:

- 1) 56.10.11.00 - Catering services with full restaurant service
- 2) 56.10.11.01 - Coffee and pastry services , with internet access

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- 3) 56.10.11.04 - Catering services from restaurant, tavern, fish tavern, barbecue, without live music or with an orchestra of less than three instruments [which does not fall under 1059176/625 / POL. 1087 / 25-6-2003 (Government Gazette BD 932) decision of the Minister of Economy and Finance, as in force from time to time], with provision of serving
- 4) 56.10.11.08 - Pizzeria catering services, with serving
- 5) 56.10.11.10 - Services of provision of meals and drinks from ouzo, tavern, tsipouro restaurant , brewery with serving service
- 6) 56.10.13 - Catering services in self-service restaurants (self service)
- 7) 56.30.10.03 - Services provided by a refreshment room
- 8) 56.30.10.04 - Services provided by a coffee bar
- 9) 93.29.19.01 - Services for the organization of entertainment events (eg weddings and related)
- 10) 93.29.19.03 - Event music coverage services, disk jockey (DJ) services
- 11) 56.21.19.01 - Catering services for business premises (events) (Catering) in business premises
- 12) 93.21.10 - Amusement park services and theme parks
- 13) 93.29.19.08 - Services of organization of outdoor tourist leisure activities

e.1.1. Organizational Structure of the company

As already mentioned in previous sections, the body of the investment plan will be a Societe Anonyme and due to its size it will not have a simple organization chart as the needs of the Park should be met and there should be a clear distinction of the duties of all involved, from the highest to the lowest level of hierarchy.

The administrative hierarchy consists of 4 organizational groups, which have their own obligations and priorities and are as follows:

- i . management staff
- ii . supervisory staff
- iii . service staff
- iv . auxiliary staff

At the top of the organizational pyramid is the administration department. Then there is the supervisory staff, which consists of the heads of the theme departments of the park:

1. reception area & security building area
2. dining areas
3. 5 * Hotel space
4. living space
5. First Aid spaces
6. Command area
7. warehouses - conservators
8. Open Theater space - Event space
9. Thematic Village area
10. wildlife shelter
11. pool areas (large, small pool)
12. Amusement Park
13. Parking lot
14. green spaces & park paths

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15. helipad location
16. Holy Temple
17. Camping area

Next to the pyramid is the service staff, which concerns all the employees of the park who provide services to the customers and finally, there is the support staff of the company, which undertakes all the individual auxiliary services, ie cleaning, guarding the premises and the organization of storage spaces.

In addition, for the organization of the business, the various collaborations with external partners will be taken into account, such as the suppliers of products, the auxiliary services of events, cleaning, security, tour agents, etc.

E.1.2 Produced products / services

The activity of the company concerns the tourism sector and that of entertainment and spectacle. This investment concerns the provision of service to the visitor in order to offer him an unprecedented experience combining relaxation and entertainment in one place. The number of options that will be provided will not limit the visitor while it will offer him complete autonomy within the Theme Park in combination with accommodation and food.

Indicatively, some of the provided services are Recreational activities, guided tour with the park vehicles, special routes (for pedestrians and cyclists), accommodation in 5 * facilities, food, participation in recreational events (performances, thematic parades, etc.), wild animal area (safari type in a specially designed area) and other activities of this nature.

Everything will be organized around a set of topics always aiming at the fields of entertainment, spectacle, history, local historical tradition, local economic history, mythology, tradition, modern fiction, literature, cinema, arts , culture in general, science, technology, but also ecology.

The way in which the visitor will be able to enjoy the above services will be presented in the next section as well as their indicative cost. The pricing policy of the company will be clear and in accordance with the respective benefits.

Then we will analyze the individual services that will be provided in the premises-facilities of the Amusement Theme Park.

1. reception area & security building area

At the specific reception area the visitor will come in contact upon entering the Theme Park and upon leaving. Here will be the issuance of tickets, the control of documents for entry into the space depending on the purpose of the visit. Also, maps will be provided with the floor plan of the Park and anything else that is considered ancillary to the services provided within it.

In the security building will be professional equipment necessary for the control and supervision of the theme park to ensure the safety of the space and visitors. In addition, the visitor will be able to leave personal items or repairs for safekeeping.

2. dining areas

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These are canteens and restaurants (20 in total) which will be scattered in the Theme Park in order to be easily accessible to the public. It will be a provision of ready meals (street type food) but also regular meals, whether it is local Cretan cuisine or other types of cuisine in general. There will also be places such as cafes (coffee, pastries, crepes , ice cream, etc.) but also for music and drinks.

3. 5 *Hotel space

This is about a 5 * Hotel with a capacity of 200 beds and which in addition to accommodation services will also provide a lounge bar , restaurant, kitchen, swimming pools, spa , massage, fitness areas, etc.).

4. Residence area

These are small independent houses, about 150 different square meters, fully equipped with short, long and permanent residence which will provide hospitality with all modern comforts.

5. First Aid areas

These are 3 buildings located at key points and fully equipped in order to be able to provide First Aid to anyone who needs it, until they are transported to a nearby Hospital if required. There will be the necessary Medical and Nursing staff while there will be people specially trained in the open spaces of the Theme Park.

6. Command area

These are the offices of the Park Administration as well as other specialties related to its management. The visitor will not have direct contact with this area except in exceptional cases and if a problem has arisen.

7. warehouses - conservators

Here will be stored A 'and B' materials necessary for the daily operation of the Theme Park, as well as the necessary equipment or some spare parts-consumables for the maintenance of the facilities and the equipment that is located in them.

8. Open Theater area - Event area

It will be an open stone theater with sloping stands and a stage, made in ancient Greece, with a total coverage of 1,200 sq.m. with the possibility to be able to host important performances of all kinds but also various events (cultural, private, etc.). There will also be other smaller venues where smaller events can take place, such as weddings, christenings, club gatherings, etc.

9. Thematic Village area

Here there is the idea to be a demarcated space of temporary constructions, which depending on the season and after a decision of the Administration will have a specific issue for visitors. Indicatively, it could be a Village of Santa Claus for the period of the Christmas holidays, or a theme inspired by Cretan Mythology, Tradition or History.

10. wildlife shelter

This is a specially designed area within the Theme Park which will be constructed with special routes (safari type) and the public will be guided between places where wild animals will be hosted. Their living conditions and hospitality will always be guided by the current legislation on wildlife conservation.

11. pool areas (large, small pool)

The organization will build 2 swimming pools in different parts of the Theme Park, where the public will be able to use and where there will be sunbeds and umbrellas, while they will be able to enjoy a snack with their drink. There will also be the possibility for the visitor to use a towel or an inflatable life buoy (mainly for young children). All

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pools in the area will have the necessary number of lifeguards in order to be safe for public use.

12. Theme Amusement Park

One of the main services of the Multipurpose Park will be the Amusement Theme Park, which will have modern entertainment equipment such as water recreational toys and other games for young and old, amusement parks , playgrounds and others combined in such a way as to offer a unique experience to the visitor.

13. Parking lot

It will be located at the entrance of the Park and will have a capacity of 300 seats while it will have parking space for tourist buses, places for the disabled and places for motorcycles. For the better service of the public and in order not to create problems, especially during the periods with high traffic , there will be people who will control and coordinate the vehicles that will enter the area. Parking will be provided free of charge for the guests of the area, while the area will be monitored by closed circuit cameras and security personnel.

14. green spaces & park paths

The surrounding area of the Multidisciplinary Park will contribute significantly to the visitor experience, through its design and the harmonization of structures and other elements that will exist with the local environment. All this will make the visitor feel that he experiences in depth the theme of the Park and feel part of it. These routes will be accessible through the Park (train, bicycles, minibuses, etc. for a small fee depending on the access pass), while the visitor will be able to enjoy these routes on foot.

15. Heliport location

Due to the size of the investment and in order to serve its needs but also to serve the public, the creation of a specially designed helipad has been provided. This helipad will be able to serve emergencies where a patient or injured person may need immediate air transport. It will also be possible to use the helipad by private helicopters for customers who wish and have the opportunity for such travel.

16. Holy Temple

In the area of the investment, a Holy Temple will be constructed after consultation with the competent bodies and with the appropriate licenses . The specific space will be able to host private ceremonies while other functions are provided for visitors but also for permanent residents of the Multipurpose Park.

17. Camping area

Finally, in the area of the Park, in addition to the other accommodation facilities, there will be the creation-operation of a camping area for fans of organized camping. The space will be clearly demarcated and will have all the infrastructure provided by law as well as the necessary accommodation category, to adequately cover the needs of visitors. The visitor will be able to bring his own equipment, while he will be able to rent the equipment he wants for the corresponding price. Apart from tents, the space will also be able to accommodate caravans, caravans , caravans or any other outdoor accommodation equipment the visitor has. The space will have areas with bathrooms, toilets, kitchen, washing machines and dining room.

It should be noted that the above services are the basic facilities of the Theme Park and will be added or removed respectively, depending on the conditions-needs that will arise depending on the period of operation of the space.

e.1.3 Raw & Auxiliary Materials

The Agency is active in the field of services (tourism, entertainment, catering, accommodation, etc.) therefore as A ' & B' Materials can be considered all the necessary materials until the provision of the final Service. We will see below, per category, the A ' & B' Materials.

In the part that concerns the accommodation of the visitors, necessary for their operation are, the consumables offered to the visitor such as, shampoo, shower gels, disposable slippers, toilet paper, spa materials (essential oils, aromatic, healing salts, etc.), maintenance materials swimming pool and other water areas.

The restaurant includes raw materials for meals and drinks, while raw materials include any disposable cutlery, straws, napkins, street packaging materials. food , disposable glasses etc. on the operation of the catering units.

In the entertainment services it includes all the basic consumables used for their smooth running. These are tickets, maps, souvenirs and other similar trade products. In the First Aid areas there should be an equipped pharmacy with all the necessary supplies, so that all possible needs of customers and employees can be addressed immediately (alcohol, gauze, trauma, oxygen , cotton, aspirin, depon , cortisone vaccines and antibiotic etc.) - with regard to medicines, special attention should be paid to their expiration dates.

Finally, for the operation of all the above, the necessary element is the workforce without which the specific investment can not function smoothly and efficiently. For the uniformity and separation of the employees from the visitors, they are provided to be dressed in uniforms that will match the character of the Theme Park. The employees of the park, who come in contact with the customers, must be dressed in costumes that refer to the Theme sections of the Park in which they are employed. Stationery in an investment of this size is a significant cost and is necessary for its operation.

The above Raw Materials are divided into 2 categories based on their demand and consumption. Thus we have the Consumables Raw Materials that are used on a daily basis and with which the Park will be supplied at regular intervals, as it is not advantageous to store in large quantities and in addition some of them (catering) do not have a long life. Then we will have the storage Raw Materials which will be stored in specific quantities for use if needed (eg uniforms, sheets, towels, etc.).

All the above raw materials are important for the smooth operation of the business and therefore it is always necessary to have them in stock, in good condition, so that they are available for use at any time.

- Section B: Technical description of the investment plan

Description of the proposed investment plan and its production process.

This investment project will be implemented on plots of land with a total area of 97.5 acres which are located in parts within the settlement "Amygdalia" in the Municipality of Agios Nikolaos, in the Prefecture of Lassithi and in parts outside the city or settlement plan according to all permits required by legislation. The body of the investment is the KOSOGLOU SOCIETE ANONYME COMPANY PURCHASE AND SALE OF LUBRICANTS -INDUSTRIAL- COMMERCIAL- TECHNICAL - TOURISM - HOTEL- AGRICULTURAL SOCIETE ANONYME » Whose main activity will be the operation and operation of an ENTERTAINMENT THEME PARK .

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This amusement theme park as already mentioned in a previous chapter, will provide a wide range of entertainment services to visitors, everything will be organized around a set of themes always aimed at the fields of entertainment, spectacle, history, local historical tradition, local economic history, mythology, tradition, modern fiction, literature, cinema, arts, culture in general, science, technology, but also ecology.

The architecture, design and interior design of the outdoor spaces will be distinguished by high aesthetic and cultural quality will be environmentally friendly and will be related to all the themes of the park.

In its facilities the amusement theme park will include building constructions, outdoor facilities and outdoor equipment, free space configurations, infrastructure networks, visitor service facilities, auxiliary facilities and free spaces.

The spaces and facilities that will be the poles of attraction for visitors of the theme park can be indicative: exhibition spaces, interactive spaces (virtual reality places), projection spaces, performance spaces, thematically designed outdoor spaces, outdoor amphitheaters, special routes with personal transport vehicles, lifts, aquariums, water recreation facilities, etc.

The establishment of the theme park will be done in combination with main five-star hotel accommodation, medical care area as well as in combination with construction of swimming pools, organization and operation of accommodation for wild and domestic animals, construction of playgrounds, construction and operation of scattered facilities restaurants, coffee bars, cafes, entertainment and leisure centers, organization and operation of cultural venues, organization and operation of venues for various other events (cultural, conference, concert , etc.), construction of sports facilities, special routes with light vehicles or of persons, free spaces, green spaces, water surfaces and finally organization and operation of a traditional village (village of Agios Vassilis, depending on the time of year, its theme can be changed as it will be made of temporary structures).

Appropriate spatial planning will be done so that the Amusement Theme Park with its building facilities and outdoor constructions will be harmoniously integrated in the landscape and will not cause aesthetic disturbance in the surrounding area. Also, public service facilities will be organized, such as reception - information areas, administration facilities, such as management offices, accounting, security offices, staff space, ancillary facilities, such as warehouses, maintenance workshops, engine rooms, pumping stations.

The availability of land can meet the requirements of a set of entertainment services, aimed at a significant number and a wide range of interests of visitors.

The park will be able to offer a variety of attractions with remarkable elements of interest with their appropriate composition based on more than one distinct characteristic themes. The possibility of recreational activities of the public will take

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place both outdoors and indoors and there will be free movement between the individual attractions.

The traffic service by public or private means as well as the provision of adequate and suitable parking spaces will be done through a secure traffic connection of the park with the surrounding road network of the area.

The operation of the amusement theme park will be continuous throughout the year, due to the nature of the park and the local prevailing weather conditions, seeking the widest possible utilization of the investment, even outside the tourist season, by the local population.

In terms of constructions and technical specifications may include building installations, permanent and non-structural elements and constructions, indoor and outdoor constructions, routes and mechanisms of transport or movement of persons, engine rooms, free space configurations, swimming pools (swimming pools), water and cooling facilities technical infrastructure (electrical, plumbing, sewerage, lighting, sound), etc.

The total of the facilities will be constructed according to the prepared studies and the necessary permits for the installation and operation of the specific Amusement Theme Park.

The above functions and benefits of the specific investment, which will be the activities of the Theme Park will be reflected by the following Business Activity Code(B.A.C)., while for any activity added there will be the necessary B.A.C. Indicatively we have:

- 1) 56.10.11.00 - Catering services with full restaurant service
- 2) 56.10.11.01 - Coffee and pastry services , with internet access
- 3) 56.10.11.04 - Catering services from restaurant, tavern, fish tavern, barbecue, without live music or with an orchestra of less than three instruments [which does not fall under 1059176/625 / POL. 1087 / 25-6-2003 (Government Gazette BD 932) decision of the Minister of Economy and Finance, as in force from time to time], with provision of serving
- 4) 56.10.11.08 - Pizzeria catering services, with serving
- 5) 56.10.11.10 - Services of provision of meals and drinks from ouzo, tavern, tsipouro restaurant , brewery with serving service
- 6) 56.10.13 - Catering services in self-service restaurants (self service)
- 7) 56.30.10.03 - Services provided by a refreshment area
- 8) 56.30.10.04 - Services provided by a coffee bar
- 9) 93.29.19.01 - Services for the organization of entertainment events (eg weddings ect)
- 10) 93.29.19.03 - Event music coverage services, disk jockey (DJ) services
- 11) 56.21.19.01 - Catering services for business premises (events) (Catering) in business premises
- 12) 93.21.10 - Amusement park services and theme parks
- 13) 93.29.19.08 - Services of organization of outdoor tourist leisure activities

Bellow we present the equipment and building facilities, which will be procured by the entity in order to implement the investment plan, according to the objectives of the investment.

1 BUILDING FACILITIES & ENVIRONMENT

Within the framework of the specific investment plan, a new tourist unit will be created – Multi Theme Park, which will include in its premises buildings and activities as they have been presented briefly in a previous section. Bellow the facilities and their usefulness for the smooth and efficient operation of this new investment will be presented in detail, which will bring significant benefits to the local and national economy.

ENTERTAINMENT THEME PARK

The basic structure of this investment, which is going to attract the largest percentage of visitors of all ages, will be the specific Amusement Theme Park. This is a place with amusement parks , theme parks, theme park games, water park games, fun park and all this combined in one way to offer a unique experience to the visitor.

The construction of this space requires configurations of the space in order to place the equipment and temporary structures that will serve functionally and decoratively the Park.

The basic elements for the operation of the Amusement Theme Park are the machines and the equipment that will be placed inside the space in order to have a continuity and connection between them that will be in line with the Theme of the Park. These are water fun games, aerial games, carousels , interactive games (virtual reality places), enigma places and other entertainment facilities.

As already mentioned, it will be addressed to all ages, while the access and use of its activities will be done by providing a daily pass at the entrance of visitors to the Multi Theme Park, or via the Internet. In case of stay of the visitors there will be the possibility of extending the fold with the corresponding discount.

The net value for the construction and equipment of the above Amusement Theme Park is included in the next paragraph with reference to the cost of the Machinery of the investment.

5 *HOTEL COMPLEX

As already mentioned in the previous section , this is a 5 * Hotel with a capacity of 600 beds (100 2-bed apartments and 100 4-bed apartments) and which in addition to accommodation services will also provide a lounge bar , restaurant, kitchen, swimming pools, spa , massage, fitness areas, etc.). This is one of the most modern and fully equipped Hotels ready to satisfy even the most demanding tastes.

More specifically, a three-storey hotel complex will be constructed, in accordance with the building conditions and environmental conditions in force in the area. The total area of the premises is analyzed below and will be as follows (Facility Coverage Diagram):

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Basement with an area of 5,300 sq.m., Ground floor with an area of 4,300 sq.m., 1st floor of building A 'with an area of 950 sq.m., 2nd floor of building A' 950 sq.m. , 1st floor of building B '980 sq.m. m., 2nd floor of building B '980sq.m. and finally Central Swimming Pool with an area of 320 sq.m. The total coverage of the Hotel Complex will reach 4,600 sq.m., while the total construction will amount to 8,480 sq.m.

The hotel will have modern equipment to meet the needs of a 5 * Hotel and high quality hotel equipment in order to be able to serve their customers without any problems. The net value for the construction and equipment of the hotel facilities will amount to 15,840,000.00 € (8,800 sq.m. * 1,800 € / sq.m.). The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

HOUSES FOR RENT

These are small independent houses, about 150 different square meters, fully equipped with short, long and permanent residence which will provide hospitality with all modern comforts.

More specifically, 70 ground floor houses will be constructed with an area of 36 sq.m. with a capacity of 2 beds each (with the possibility of an additional bed), 70 houses with an area of 54 sq.m. with a capacity of 3 beds each (with the possibility of an extra bed) and 10 houses with an area of 72 sq.m. each with a capacity of 5 beds (with the possibility of an additional one bed). The total coverage will amount to 7,020 sq.m. as will be the total building.

The ground floor houses will be made exclusively with material that will be imported from abroad and will be wood with ready-made binders of Prefabricated House type on the one hand to reduce costs and on the other hand because the wooden image of 150 houses is easier and clearly more favorable in terms of constraints set by Archeology. Therefore, there will be an adjustment of prices based on those of the market and at approximately € 1,400.00 per square meter.

All homes will include basic equipment which will be as follows:

A king size bed (the medium houses will have an extra single bed and the large extras a single and a double)

- Two bedside tables (medium 3 and large 5)
- A C-shaped living room sofa with an armchair and a table
- A TV table
- A living room table with 6 chairs
- A large 50+ inch HD TV
- Bathroom equipment (wc , sink, shower)
- Kitchen equipment (kitchen, hob, hood)
- Basic hydraulic and electrical installations

The net value for the construction and equipment of residential homes will amount to € 9,828,000.00. The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

CANTEENS/ RESTAURANTS (CATERING)

Another important part of the investment is the part of the catering with the spaces from which the public will be served, whether it is a snack or restaurants of regular meals all with the possibility of developing benches outside. The type of restaurants and the way they operate will be decided before the establishment of the company and will be done in order to meet the needs and tastes of all visitors in order for everyone to be satisfied.

More specifically, 20 ground floor canteens will be constructed with a main area of 40 sq.m. and areas for the development of table seats 54sq.m. .. the total coverage will amount to 1,880sq.m. while the total building area will be 800sq.m.

The dining areas (total 20) will be of two different types and in detail as follows:

- 5 restaurants type a la carte with service where a total of 10 people per shift will work
- 15 self service canteens where a total of 4 people will work per shift

Keep in mind that the restaurants will have a full kitchen, worktops, laundries, reception and maintenance areas while the canteens will have a smaller limited space for food preparation and maintenance.

The net value for the construction and equipment of the dining areas will amount to **1,200,000.00 €** (800sq.m. * 1500 € / sq.m.). The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

Then there will be an analysis of the auxiliary spaces of the Multidisciplinary Park, which are necessary for its smooth operation and ensure the safety of visitors.

ENTRY-CONTROL BUILDING & SECURITY BUILDING

At the specific reception area the visitor will come in contact upon entering the Theme Park and upon leaving. Here the issuance of tickets will take place as well as the control of documents for entry into the Park, depending on the purpose of the visit. Also, maps will be provided with the floor plan of the Park and anything else that is considered ancillary to the services provided within it. This is a space which will be around 50 sq.m. in order to meet the needs of the investment and to be constructed in accordance with the legislation.

In the security building will be professional equipment necessary for the control and supervision of the theme park to ensure the safety of the space and visitors. In addition, the visitor will be able to leave personal items or luggage for safekeeping. This is a space which will be around 50 sq.m. in order to meet the needs of the investment and to be constructed in accordance with the legislation.

The above buildings will be equipped with the necessary equipment such as computers, printers, thermal printers, ticket scanners , lockers for personal & valuables and other ancillary equipment (chairs, desks, shelves, cabinets, etc.).

WAREHOUSE OF MATERIALS - MAINTENANCE

These are buildings within the Multi Theme Park where A 'and B' materials necessary for the daily operation of the Theme Park will be stored, as well as the necessary equipment or some spare parts-consumables for the maintenance of the facilities and the equipment located in them. The construction will be similar to the content of the

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Park in order not to interfere with the aesthetics of the space, while it will be away from main routes and entertainment areas.

A ground floor warehouse with a total area of 150 sq.m. will be constructed. and with a basement of 150sq.m. with a total coverage of 150 sq.m. and building 300sq.m.

The net value for the construction of these spaces will amount to **120,000.00 €** (300sq.m. * 400 € / sq.m.). The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

FIRST AID BUILDINGS

These are 3 buildings located at key points and fully equipped in order to be able to provide First Aid to anyone who needs them, until they are transported to a nearby Hospital if required. There will be the necessary Medical and Nursing staff while there will be people specially trained in the open spaces of the Theme Park. More specifically, 3 ground floor buildings with a total area of 40 sq.m. will be constructed. each and which will be easily accessible to the public in case of need.

The net value for the construction of these spaces will amount to **120,000.00 €** (120sq.m. * 1,000 € / sq.m.). The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

ADMINISTRATION/COMMAND AREA

These are the offices of the Park Administration as well as other specialties related to its management. The visitor will not have direct contact with this area except in exceptional cases and if a problem has arisen during his stay or visit to the Park.

More specifically, a two-storey tiled building with a total area of 240 sq.m. will be constructed, with meeting room offices and the management office, all with the necessary equipment.

The net value for the construction of these spaces will amount to **240,000.00 €** (240sq.m. * 1,000 € / sq.m.). The cost of the equipment is not included in the above price but in the section MACHINERY-OTHER EQUIPMENT .

OPEN THEATER / EVENTS SPACE

It will be an open stone theater with sloping stands and a stage, made in ancient Greece, with a total coverage of 1,200 sq.m. with the possibility to be able to host important performances of all kinds but also various events (cultural, private, etc.). There will also be other smaller venues where smaller events can take place, such as weddings, christenings, club gatherings, etc.

The cost of its construction includes the landscaping of the space with earthworks and landscaping and paving works of the stands of the Theater, in order to have its final form. The total cost of these works is estimated at **€ 800,000.00** .

THEMATIC VILLAGE

As already mentioned in a previous section, it will be a demarcated space of temporary constructions, which depending on the season and after a decision of the Administration will have a specific issue for visitors. Indicatively, it could be a Santa Claus Village for the Christmas period, or a theme inspired by Cretan Mythology, Tradition or History. More specifically, it will be an open-air market of local products,

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an area of agritourism activities, etc. activities in a suitably designed space in temporary outdoor areas made of wood or prefabricated kiosks.

The cost of this expense will depend on the number of kiosks that will be needed for each Thematic Activity that will take part and is calculated as a cost in the section MACHINERY-OTHER EQUIPMENT . .

CENTRAL & SMALL SWIMMING POOL

The construction body will build 2 swimming pools in different parts of the Theme Park, where the public will be able to use and where there will be sunbeds and umbrellas, while they will be able to enjoy a snack with their drink. There will also be the possibility for the visitor to use a towel or an inflatable life buoy (mainly for young children). All pools in the area will have the necessary number of lifeguards in order to be safe for public use.

These are fully equipped swimming pools with the Central Swimming Pool having a total area of 600 sq.m. with an underground engine room of 150sq.m., while the Small Swimming Pool will have a total area of 200sq.m. with an underground engine room of 50 sq.m. The total coverage of the two structures is estimated at 800 sq.m.

WILDLIFE ACCOMMODATION AREA

This is a specially designed area within the Theme Park which will be constructed with special routes (safari type) and the public will be guided between places where wild animals will be hosted. Their living conditions and hospitality will always be guided by the current legislation on wildlife conservation.

The estimation of the construction cost and management of these spaces concerns construction with ground configuration, fencing with cages or irons or special windows in combination with electromechanical installations of lighting, monitoring and security of the spaces.

About 10 staff members (doctors, security guards, managers, cleaners) will be employed for the smooth operation of this activity.

More specifically, it will consist of 14 visitable places for hosting wild animals with a total coverage of 900 sq.m. The estimated cost of construction and management of these sites is approximately € 30,000 for each site, therefore the estimated total cost of € 420,000 for infrastructure and is included in the acquisition cost for wildlife which is analyzed in the next section.

VEHICLE PARKING - GREEN AREAS - PARK ROUTES

It will be located at the entrance of the Park and will have a capacity of 300 seats while it will have parking space for tourist buses, places for the disabled and places for motorcycles. For the better service of the public and in order not to create problems, especially during the periods with high traffic , there will be people who will control and coordinate the vehicles that will enter the area. Parking will be provided free of charge for the guests of the area, while the area will be monitored by closed circuit cameras and security personnel.

The surrounding area of the Multidisciplinary Park will contribute significantly to the visitor experience, through its design and the harmonization of structures and other elements that will exist with the local environment. All this will make the visitor feel that he experiences in depth the theme of the Park and feel part of it. These routes will be

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accessible through the Park (train, bicycles, minibuses, etc. for a small fee depending on the access pass), while the visitor will be able to enjoy these routes on foot. The cost of construction and configuration of the above spaces is estimated to amount to **€ 2,500,000.00** .

CHURCH-HOLY TEMPLE

As mentioned above, within the area of the Multidisciplinary Park, a Holy Temple will be constructed with a total coverage of 75 sq.m., in which services will be held at regular intervals as well as sacraments such as weddings and baptisms. The construction cost will be covered by donations and for this reason it is not calculated in the total cost of the investment, as well as in the sustainability. It is an independent unit that will operate within the Park.

HELIPORT AREA

The helipad that will be built will be made in accordance with the specifications provided by the current legislation in order to be able to serve rescue helicopters and of course small private passenger helicopters for visitors who wish it.

CAMPING AREA

In the area of the Park, in addition to the other accommodation facilities, there will be the creation-operation of a camping area for fans of organized camping. The space will be clearly demarcated and will have all the infrastructure provided by law as well as the necessary accommodation category, to adequately cover the needs of visitors. The visitor will be able to bring his own equipment, while he will be able to rent the equipment he wants for the corresponding price. Apart from tents, the space will also be able to accommodate caravans, caravans , caravans or any other outdoor accommodation equipment the visitor has. The space will have areas with bathrooms, toilets, kitchen, washing machines and dining room.

All the above works that will be carried out in the context of the implementation of this investment plan will be accompanied by the issuance of the necessary building permits and other permits provided by law. The cost of the above studies and the supervision of the constructions is estimated to amount to approximately **€ 1,392,000.00** , as reflected in the relevant Aggregate Remuneration Tables.

2 MACHINERY - OTHER EQUIPMENT

This investment in addition to the above which are necessary for its smooth operation, will have other equipment that will contribute significantly to the provision of integrated tourism and entertainment services, offering the visitor a unique experience. The machinery and equipment that will be required to equip the above building costs will be calculated in this section.

Indicatively such equipment can be small vehicles (electric) transport of staff and visitors within the Park, a train with a special route for the transport-tour of visitors, equipment in various parts of the park to inform the public (screens, special hot spots spot etc.), security system with cameras and specially placed alarms, without

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threatening the privacy of visitors, fire safety equipment, audio equipment for informing the public and emergencies.

More specifically, the hotel equipment and machinery that are necessary for the operation of the hotel unit and the independent houses, such as bed linen, beds, minibars, TVs, bedside tables, sofas, tables, chairs, bathroom equipment, kitchen, swimming pool spa , etc. Also, all the necessary equipment for the catering areas, the entrance and security buildings, the warehouses, the first aid, the Governor's Office. The following costs include the audio and monitoring equipment that will be located in the Multidisciplinary Park, as well as all the PC & Telecommunications equipment for the required posts and will include desktops, laptops , printers, scanners , thermal printers, telephones. center and telephone devices, servers , networking equipment etc. equipment for the smooth operation of the unit.

The additional cost for the acquisition of the above will be borne by the company with approximately **20,000,000.00 €** .

More specifically, this cost per category will be as follows:

MACHINERY	11,500,000.00 €
FURNITURE & UTENSILS	2,500,000.00 €
COMPUTER EQUIPMENT	€ 3,500,000.00
TELEPHONE EQUIPMENT	1,500,000.00 €
OTHER EQUIPMENT	1,000,000.00 €

Finally, it is worth mentioning that in the future operation plans of the Park is its autonomy in energy sources which will be environmentally friendly. There is a prospect for the creation of a Photovoltaic Park, to cover the needs of the Multidisciplinary Park, the cost of which is estimated at **1,000,000.00 €** . Also important is the creation of a medium-scale desalination unit, ie production and bottling of 100,000 liters / day, the cost of which will amount to approximately **10,000,000.00 €** .

These are future investments that will significantly contribute to the reduction of the operating costs of the investment but also to the environmental footprint from the operation of the unit.

3. TRUCKS - CARS

The Multipurpose Park will have its own vehicles in order to serve its own needs inside the investment areas as well as the visitors both inside the Park and outside.

Initially, the operator will need trucks of various sizes to transport goods and supplies to and from the investment site in order to serve the daily needs of the Park. It will then have buses (of various capacities) to transport visitors to and from the Park, either from the Port, the Airport or the nearby towns in order to facilitate their access. Finally, it will have small passenger cars to facilitate the movement of staff and those visitors who wish to be served. It is worth noting that the service of people with disabilities will be a guide and priority for the operation of this Multidisciplinary Park.

The cost for the supply of the above transport equipment is estimated to amount to **€ 4,500,000.00** .

4. WILDLIFE ACCOMMODATION AREA (CAPITAL REGARDING ANIMAL LIFE)

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Finally, as mentioned in the previous section, the organization will have a specially designed space in order to host wild and exotic animals in order to protect them and their safe residence in accordance with current legislation on wildlife and wildlife protection. . In this way visitors will have the opportunity to be guided on a special route and to come at a very close distance with animals that they would not have the opportunity to see under other conditions. The type and number of animals that will be hosted will depend on the relevant permits they will receive for the 14 accommodation spaces that the Park will have and the cost of obtaining them is estimated at approximately **1,000,000.00 €** .

Capacity:

As mentioned in the previous section, the equipment to be supplied by the Body will be late technology and ideal for the intended use, while it will have measurable power as many will have an engine for autonomous use. Also, where possible, the driving force will be electricity, in order to reduce the energy footprint from their use.

The capacity of the new unit, which concerns the creation of a Multi Theme Park, in which we will have the activities (tourist and recreational) mentioned in the previous section, is calculated in terms of people per year and can be reduced per day. It is enough to point out that the Park will be open all year round but the number of visitors will vary depending on the time of year. In the summer months it will reach its maximum fullness while it will show significant fullness in various festive periods of the year , whenever relevant events will be organized which will attract a significant number of visitors.

In terms of capacity of this unit will be analyzed by activity within it for easier and more accurate calculation.

Activity	Maximum capacity(persons/year)	Estimated capacity(persons/year)	Maximum capacity/day (persons)
Short Stay Guests	550.000	500.000	1.500
Residences	160.000	146.000	438
Hotel	219.000	167.400	600
Restaurants/canteens	700.000	676.000	1.900
Event venues	500.000	355.000	1.400 per/event
Happenings	500.000	308.900	1.400 per/event

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- Section C: Employment data

a. Investment plan jobs

In this investment, apart from the building part and that of the equipment that we have described in previous sections, the human capital plays an important role for the smooth and efficient operation of the Park. Everyone has the role that corresponds to the respective duties from the lowest ranking employee to the management and all are necessary in order for this investment to work.

Then follow 2 tables, one with the staff per job category and one with the administrative staff and other specialties of the Theme Park.

Table C.a.1: Multi-Theme Park Staff by Work Category

EMPLOYMENT	PLACE OF WORK	NO. OF PERSONEL
SALES	FOLK ART	15
COOKERS	RESTAURANTS	40
SERVICE	RESTAURANTS	80
MAIDS	PERMANENT RESIDENTS	22
MAIDS	HOTEL	45
MAITRE	HOTEL	4
SERVICE	HOTEL	100
B SERVICE	HOTEL	150
CHEF	HOTEL	4
COOKERS	HOTEL	4
B COOKERS	HOTEL	8
SCULLION	HOTEL	8
BARMEN	HOTEL	10
SERVICE	HOTEL	20
GARDENER	PARK	10
WORKERS	PARK	5
MAINTAINERS	PARK	8
SECURITY PERSONEL	PARK	60
PUBLIC RELATION PERSONEL	PARK	50
ANIMAL SHELTER PERSONEL	PARK	40
LIFE GUARDS	PARK	20
EDUCATIONAL STAFF	PARK	20
DRIVERS	PARK	80
CAR SPECIALISTS	PARK	50
CAR BOY	PARK	30
ANIMATEUR	PARK	40
CLEANING STAFF	PARK	40
WAREHOUSE STAFF	PARK	25
GRUM	PARK	20
TELEPHONE STAFF	PARK	20
TOTAL	PARK	1028

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Table C.a.2: Administrative staff & other specialties of the Theme Park

EMPLOYMENT	PLACE OF WORK	NO. OF PERSONEL
CEO PERSIDENT	PARK	1
VICE PRESIDENT	PARK	1
CEO MEMBER	PARK	1
GENERAL MANAGER	PARK	1
MANAGERS	HPARK	6
SECRETARY	PARK	4
FINANCIAL SECTOR	PARK	1
ACCOUNTANT	PARK	5
HR	PARK	10
MARKETING	PARK	1
MARKETING SECRETARY	PARK	2
FOOD SUPPLY	PARK	1
TECHNICAL STAFF	PARK	2
SECRETARY OF TECHNICAL DEPARTMENT	PARK	1
SECRETARY OF THE TECHNICAL DEPARTMENT	PARK	2
DOCTORS	PARK	3
CARDIOLOGIST	PARK	2
NURSES	PARK	40
LEGAL DEPARTMENT	PARK	6
TOTAL	PARK	90

The number of people per specialty and job presented above is indicative and adjustments can be made depending on the needs that will arise during the implementation of the investment.

- Section D: Investment plan costs and sources of financing

a. Presentation of a summary cost table

The investor of the investment plan is going to implement expenses as they have been presented in previous sections.

In summary, it will implement expenses as follows:

1 BUILDING FACILITIES & ENVIRONMENT SPACE 30,648,000.00 €

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2 MACHINERY-OTHER EQUIPMENT	20,000,000.00 €
3 TRANSPORT MEANS	4,500,000.00 €
4 WILDLIFE ACCOMMODATION AREA	€ 580,000.00
Total Cost of Expenses	56,148,000.00 €

More specifically, the expenses that will be incurred per category of expenditure at their cost, are presented below.

1 BUILDING FACILITIES & ENVIRONMENT

This category of expenditure, the work of which has been analyzed in a previous section, includes the following work.

DESCRIPTION		OBSERVATIONS	COST (€)
1	5* HOTEL		15.840.000,00
2	RESIDENCES		9.828.000,00
3	RESTAURANTS		1.200.000,00
4	ENTRANCE AND SECURITY BUILDINGS		0,00
5	WAREHOUSE		120.000,00
6	FIRST AID		120.000,00
7	COMMAND		240.000,00
8	SWIMMING POOLS		0,00
9	EVENT AREA		800.000,00
10	WILD ANIMAL ACCOMODATION		0,00
11	OTHER	PARKING SPACE	2.500.000,00
TOTAL			30.648.000,00

TOTAL CATEGORY 1 BUILDING FACILITIES € 30,648,000.00

2 MACHINERY - OTHER EQUIPMENT

Below is the table with the equipment that will be procured by the organization as a whole in order to implement this business plan.

A / A	item description	OBSERVATIONS	VALUE (€)
1	MULTIPLE PARK MACHINERY & EQUIPMENT		11,500,000.00
2	FURNITURE & UTENSILS		2,500,000.00
3	COMPUTER EQUIPMENT		3,500,000.00
4	TELEPHONE EQUIPMENT		1,500,000.00
5	OTHER EQUIPMENT		1,000,000.00
total	20,000,000.00		

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Total Cost 2 MACHINERY-OTHER EQUIPMENT 20,000,000.00 €

3 MEANS OF TRANSPORT

This category includes the means of transport that are necessary for the smooth operation of the investment and as they have been mentioned in a previous section.

A / A	item description	OBSERVATIONS	VALUE(€)
1	MEANS OF TRANSPORT BUSES, MINI BUS , PASSENGERS (CUSTOMERS & STAFF)	TRUCKS, CARS,	4,500,000.00
total			4,500,000.00

Total Costs 3 TRANSPORT MEANS € 4,500,000.00

4 WILDLIFE ACCOMMODATION SPACES

This category includes the costs that are necessary for the smooth operation of the investment and the supply of the Park with various species of wild and exotic animals, as they have been mentioned in a previous section.

A / A	item description	OBSERVATIONS	VALUE (€)
1	WILD & EXOTIC ANIMALS	THE TYPE AND NUMBER OF THESE WILL BE DETERMINED BY THE IMPLEMENTATION OF THE INVESTMENT IN ORDER THE SPACE CAN BE INSPECTED AND THE SUITABILITY TO BE JUDGED	
	COST		1,000,000.00
	total		1,000,000.00

Total Cost of 4 WILD-EXOTIC ANIMALS € 1,000,000.00

TOTAL COST OF THE INVESTMENT PLAN 56,148,000.00 €

b. Presentation of financial scheme

As mentioned in the previous section, the expenses that will be incurred within the framework of the investment plan by the institution, will be covered with sums deriving from the body and external loans by obtaining a bond loan.

More specifically, for the total amount of the investment plan, amounting to 56,148,000.00 € , the entity is going to allocate its own funds amounting to 36,148,000.00 € which include receivables from customers and more specifically an amount of 15,599,768, 00 € from PPC SA, Public Power Company of Greece and the amount of the Loan will range to € 20,000,000.00. This percentage corresponds to 35.62% of the total investment budget.

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FINANCIAL SCHEME		
RATE OF AID AMOUNT (in €)		
The Body's own funds	64.38%	36,148,000.00
Debenture loan	35.62%	20,000,000.00
Total of the investment plan	100.00%	56,148,000.00

c. Analysis of funding sources.

The present investment plan has a total budget that reaches 56,148,000.00 € and as already mentioned above **35.62%** of this amount will be realized by receiving a bond loan, amounting to **20,000,000.00 €**. The investor of the investment plan is going to conclude a bond loan with a Bank with which he is in contact, for a period of 20 years with an interest rate of **5%** and a guarantee for the granting of the loan, the pre-notation of real estate or other guarantees agreed by both parties. The amount of the interest-bearing installment is fixed and amounts to **€ 1,604,851.74**.

Below is a table with the analysis of the loan installments.

ANALYSIS OF FORECASTED INVESTMENTS OF BONDING INVESTMENT LOAN				
LOAN		20,000,000.00 €		
INTEREST RATE		5.00%		
DURATION OF THE LOAN		20.0		YEARS
WAY OF PAYMENT		1		
				YEARS
ESTIMATED AMOUNT OF INTEREST PAYMENT				
AMOUNT OF INTEREST DEBT		1,604,851.74 €		

	INTERST	AMORTIZATION	DIRECT REDUCTIONS	REMAINING SUM TO PAY
LOAN				20,000,000.0
1 st payment	1,000,000.0	604,851.7	1,604,851.7	19,395,148.3
2 ^d payment	969,757.4	635,094.3	1,604,851.7	18,760,053.9
3 rd payment	938,002.7	666,849.0	1,604,851.7	18,093,204.9
4 th payment	904,660.2	700,191.5	1,604,851.7	17,393,013.4
5 th payment	869,650.7	735,201.1	1,604,851.7	16,657,812.3

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6 th payment	832,890.6	771,961.1	1,604,851.7	15,885,851.2
7 th payment	794,292.6	810,559.2	1,604,851.7	15,075,292.0
8 th payment	753,764.6	851,087.1	1,604,851.7	14,224,204.8
9 th payment	711,210.2	893,641.5	1,604,851.7	13,330,563.3
10 th payment	666,528.2	938,323.6	1,604,851.7	12,392,239.8
11 th payment	619,612.0	985,239.8	1,604,851.7	11,407,000.0
12 payment	570,350.0	1,034,501.7	1,604,851.7	10,372,498.3
13 th payment	518,624.9	1,086,226.8	1,604,851.7	9,286,271.4
14 payment	464,313.6	1,140,538.2	1,604,851.7	8,145,733.3
15 payment	407,286.7	1,197,565.1	1,604,851.7	6,948,168.2
16 th payment	347,408.4	1,257,443.3	1,604,851.7	5,690,724.9
17 th payment	284,536.2	1,320,315.5	1,604,851.7	4,370,409.3
18 th payment	218,520.5	1,386,331.3	1,604,851.7	2,984,078.1
19 th payment	149,203.9	1,455,647.8	1,604,851.7	1,528,430.2
20 th payment	76,421.5	1,528,430.2	1,604,851.7	0.0

The remaining **64.38%** of the business plan budget will be covered by the Body itself , as mentioned above. Of these, an amount of **€ 15,599,768.00** exists as a receivable from the existing body from HEDNO SA and is passed on to the company's accounting books, as shown by the posted balance sheets of previous years (2020 and 2019) but from the recent 2021 balance sheet.

- Section E: Sustainability forecasts of the investment plan

a. Analysis of viability assumptions and data to document them

The first step that is necessary for setting up a business, is to study the market to find opportunities, but also to identify the various risks associated with the business. This Theme Park belongs to the theme park theme industry. However, since the products and services of the company under study concern both culture and tourism, the sectors of culture and cultural tourism should also be studied, as the theme park theme industry itself has not been particularly developed - almost not at all - in our country. Theme parks are facilities, which are created around specific areas of interest and attract specific groups of tourists to give them experiences and knowledge, based on these special interests. They are "Rural Tourism Enterprises", in the sense that they can provide the public with various services such as information, leisure activities, monitoring and participation in activities of various kinds and so on. , depending on the thematic axis they serve.

The cultural sector plays a very important role and is at the center of both European and Greek history. Culture has an advantageous role in highlighting the sites and their uniqueness, but also in attracting tourists to these locations. Especially after the end of the 20th century, the tendency of cultural axes and collectives to function culturally as orientation compasses prevailed. Through this promotion and attraction, culture can increase a place's entrepreneurship, innovation, creativity and of course, tourism revenue.

The cultural tourism sector is directly connected with the tourism industry of our country which is one of the main pillars of our economy. According to the World Tourism Organization, this development brings benefits to the economy and employment in various sectors of the developed countries and is equivalent to increasing competitiveness and diversification of different destinations. Especially in Greece, which is located in a geographical location, which in itself gives it a competitive advantage over many other countries, due to the islands and the climate, tourism is one of the main pillars of the economy, especially during the summer months. .

Specifically, for 2018, according to the Association of Greek Tourism Enterprises (SETE), the total share of consumption of the tourist product covered almost 1/3 of the total Greek GDP (at a rate of 30.9%) and at the same time provided employment at 25 , 9% of the working population of the country.

In total in 2018 (and excluding arrivals and revenues from cruises), arrivals of non-residents of Greece exceeded 30 million and brought to our country more than 15.5 billion, ie about 520 euros per capita expenditure.

The types of tourism are many and very different from each other. One of these types is thematic tourism , which in turn includes many sub-specialized subcategories of tourism. Thematic tourism is defined as the industry, which is addressed to visitors and tourists, who have special interests. This industry, respecting the natural environment, attracts tourists with special interests, to give them unique experiences, based on these interests, highlighting the culture of local communities and promoting their development, economically and socially.¹⁶ Thematic tourism may range from certain generalized interests, such as cultural tourism, sports tourism, religious tourism and wine tourism , to more specialized interests, such as tourism with specific purposes and objectives, such as travel to destinations with museums of wax figures or to destinations with museums that have works of art by specific painters.

Customers : The customers that concern this market in Greece can be either individual residents of the country, who are engaged in culture, or groups of people such as groups, school classes, etc. Also, customers are the cultural tourists who come to our country from abroad. Finally, in the category of customers we could not miss the agencies and travel agencies, which distribute tickets for performances, concerts, archeological tours and other cultural events.

According to the data of the official surveys, both the tourism sector and the culture sector are expected to develop to a very large extent in Greece. According to many

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reliable sources, the number of arrivals of tourists coming from abroad increases by several hundreds of thousands every year.

Naturally, there is a large increase in the number of people who turn to culture. This automatically means that the demand in the cultural tourism sector, which is already very high as we have seen (almost 1/3 of the world tourism), is expected to increase even more in the coming years. We are already seeing very large increases in the number of visitors to Greek cultural sites (eg + 55.9% in archeological sites and + 111.7% in museums, within the last decade).

INTERNAL ENVIRONMENTAL ANALYSIS (S. W. O. T. ANALYSIS) _

At this point the strengths and weaknesses of " KRETA INTERNATIONAL PARK SA " , using the SWOT method (Strengths , Weaknesses , Opportunities , Threats).

Strengths

- Innovation – Uniqueness costs
- Wide variety of products and services
- Free Storage of Personal Items
- Location (near Public Transportation)
- ISO certificates
- No Competitors
- Many Potential Suppliers and Partners

Weaknesses

- High required creation and advertising costs
- Many substitutes

Opportunities

- Minimal Development of the Theme Parks Sector in Greece
- Culture and Cultural Tourism: Two of the Key Pillars of the Economy
- Increased Demand for Cultural Products and Services in the Last Decade
- Tendency of Cultural Tourists to Spend More
- New Trends in the Tourism Sector (Personalization , Solo Traveling , Gastronomic Tourism, Leisure Travel , Ecotourism , Wellness Tourism)

Threats

- Greek Bureaucracy
- Economic Situation (in Greece and Worldwide)

- Taxation
- Impact of the Covid -19 Pandemic
- Impact of Brexit
- Mediterranean Political Insecurity
- Unbalanced Factor (Possible Future Earthquakes, Crises, Pandemics, Wars, etc.)
- Potential / future wars

b. Sustainability Forecasts

E1. Completeness of Unit

For the effectiveness of the viability study of the unit, an important element is to determine the projected fullness of the various activities and the Multidisciplinary Park as a whole. In a previous section, the investment capacity is presented per category of activity expense that takes place in it. Note that the prices calculated are indicative and based on current market prices, while the current conditions have been taken into account by calculating small deviations. These prices will not apply in case of extreme conditions and emergencies (weather, pandemic, geopolitical developments, etc.).

5 * Hotel

Indicatively for the activity of the Hotel unit in the following table is shown the completeness per month in a depth of 10 years from the implementation of the investment. The hotel unit has the ability to accommodate 600 people per day with accommodation costs per bed at 20 € / day. We see that the summer season is the one with the maximum fullness and due to the prevailing climate in the region it has a longer duration than in other areas of our country. Its operation will be 12 months a year and due to the activities that will be offered by the Multidisciplinary Park, it is foreseen that there will be a satisfactory attendance even in the months with low tourist attendance.

The average occupancy of the Hotel unit during its first year of operation is approximately 77.5% , while it is projected to rise to 83.4% in its fifth year of operation.

AVERAGE MONTHLY PLENITUDE

MONTH	YEARS AFTER THE PROJECT HAS BEEN COMPLETED									
	1	2	3	4	5	6	7	8	9	10
JANUARY	40. 0%	42. 0%	44. 1%	46. 3%	48. 6%	48. 6%	48. 6%	48. 6%	48. 6%	48. 6%
FEBRUARY	40. 0%	42. 0%	44. 1%	46. 3%	48. 6%	48. 6%	48. 6%	48. 6%	48. 6%	48. 6%
MARCH	60. 0%	63. 0%	66. 2%	69. 5%	72. 9%	72. 9%	72. 9%	72. 9%	72. 9%	72. 9%

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APRIL	80. 0%	84. 0%	88. 2%	92. 6%	97. 2%	97. 2%	97. 2%	97. 2%	97. 2%	97. 2%
MAY	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
JUNE	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
JULY	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
AUGUST	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
SEPTEMBER	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
OCTOBER	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%	100 .0%
NOVEMBER	50. 0%	52. 5%	55. 1%	57. 9%	60. 8%	60. 8%	60. 8%	60. 8%	60. 8%	60. 8%
DECEMBER	60. 0%	63. 0%	66. 2%	69. 5%	72. 9%	72. 9%	72. 9%	72. 9%	72. 9%	72. 9%
WORKING MONTHS PER YEAR	12	12	12	12	12	12	12	12	12	12
TOTAL	77. 5%	78. 9%	80. 3%	81. 8%	83. 4%	83. 4%	83. 4%	83. 4%	83. 4%	83. 4%

Independent Residences

As analyzed in a previous section in the investment will be built 70 houses for 2 people, 70 houses for 3 people and 10 houses for 5 people with a total capacity of 400 people in 150 houses completely independent. The specific houses can be rented with a long-term lease for one month up to an annual rent by people who work within the Park but also by people who work in the area. It is estimated that their completeness will reach 100% from the 1st year according to the interest seen by those directly involved in the investment, after research they have conducted on potential future clients. The monthly income that each house is estimated to have amounts to € 1,500 depending on the way of renting (short-term, medium, long-term).

Restaurants/catering

In the area of catering, the organization estimates to have revenue by exploiting 20 spaces with the ability to serve up to 1600 people in total indoors and outdoors while the possibility of hand service can cover the daily traffic to the Park. The fullness of the dining areas is divided into two categories depending on the type of visitor (daily visitors and short or permanent stay). This distinction facilitates the monitoring of

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catering revenues and has no difference with the pricing policy of the Agency. The table below shows the number of visitors as calculated according to their month and age (adults and minors up to 15 years). The average consumption price per person for a day is estimated at 40 €, while it is worth noting that there will be offers and various pricing packages in combination with the stay or not of the visitors.

INCOME	VISITORS	VISITORS	TOTAL
RESTAURANTS	ADULTS	MINORS	
COFFEE-DRINKS			
JANUARY	9.300,00	3.100,00	12.400,00
FEBRUARY	8.400,00	2.800,00	11.200,00
MARCH	12.400,00	3.720,00	16.120,00
APRIL	18.000,00	6.000,00	24.000,00
MAY	24.800,00	7.750,00	32.550,00
JUNE	36.000,00	12.000,00	48.000,00
JULY	37.200,00	12.400,00	49.600,00
AUGUST	37.200,00	12.400,00	49.600,00
SEPTEMBER	36.000,00	12.000,00	48.000,00
OCTOBER	71.300,00	23.250,00	94.550,00
NOVEMBER	9.000,00	3.000,00	12.000,00
DECEMBER	9.300,00	3.300,00	12.400,00
TOTAL	308.900,00	101.520,00	410.420,00

General Admission Tickets

The basic idea according to which this investment wants to work is the existence of a general admission card with which the visitor will be able to live the complete experience of the Theme Park and enjoy the amusement, but also educational services at no extra charge. Admission will vary depending on the age of the guest (under 15 or over), capacity (student, disabled , large family, etc.), the discount package (online pre-purchase, group ticket, complete vacation package, etc.) and other pricing policies that the body can apply depending on what it deems best for the smooth operation of the Park and its increased traffic . The following tables present indicative data regarding the daily average of visitors based on age. These two categories include the above categories mentioned above to facilitate the viability control and for this reason 2 average values will be taken into account depending on the age group to which the visitor belongs. Based on the following calculations, the total number of visitors for a daily visit will be approximately **410,420** people.

Indoor-outdoor events

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In this investment there will be spaces that will be able to host various events, whether the organizer of the investment project or individuals (companies, individuals, other bodies), indoors and outdoors. Below are some elements based on which the capacity to host indoor events amounts to 1,000 people per event , while the number of events will vary based on the season, with the summer months showing a greater preference for such events. It is estimated that about 70,000 events a year will take place within the Theme Park, in which around 70,000 people will participate .

Also, outdoor events will take place which will be able to host up to 5,000 people per event , while it is estimated that about 57 events take place per year. The total number of people for a year is estimated at 285,000 people .

It should be noted that participation in these events will be for a fee which will depend on the type of event and the benefits it will offer to visitors. To facilitate the calculations of viability, an average price of about 30 € / person has been set.

Events-Happenings

As mentioned in the previous section in addition to the benefits of the Theme Park and those we have analyzed above, the organization will organize a reasonable number of events and Happenings in which the visitor will have the opportunity to win a prize or gift (small or large value). The prizes may relate to activities and services that take place within the Park or may be various gifts from sponsors - partners of the Park.

The participation of the visitors in these events will be done with the purchase of lotteries, of small nominal value, from which the visitor will be able to obtain those he wishes. The value of the gifts will depend to some extent on the participation that is going to exist. Therefore, the higher the participation, the bigger the Gifts will be. An average selling price per lottery is estimated to be € 3 , while each year an average of 50 events-lotteries can be held .

The following table shows an average number of participants in these events.

INCOME FROM LOTTERIES	
	VISITOTS
	ADULTS
JANUARY	9.300.00
FEBRUARY	8.400,00
MARCH	12.400,00
APRIL	18.000,00
MAY	24.800,00
JUNE	36.000,00
JULY	37.200,00
AUGUST	37.200,00
SEPTEMBER	36.000,00
OCTOBER	71.300,00

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NOVEMBER	9.000,00
DECEMBER	9.300,00
TOTAL	308.900,00

E2. Expected Turnover

The following table presents in 10 years the revenue forecasts for the company per activity within the Multidisciplinary Park, which provide revenue to the institution with their operation.

In the first phase, the income from the Hotel accommodation has been calculated based on the occupancy and the average price of accommodation in it with all the facilities provided.

The income from overnight stays at the Hotel is estimated during the 1st year of its operation at **3,348,000.00 €** with perspective and conservative scenarios to increase to **3,604,000.00 €** during the 5th year of its operation. This is an increase of **7.6%**.

Table E2.1

	INCOME FROM STAYS (€)									
	1	2	3	4	5	6	7	8	9	10
JANUARY	144,000	151,200	158,760	166,698	175,033	175,033	175,033	175,033	175,033	175,033
FEBRUARY	144,000	151,200	158,760	166,698	175,033	175,033	175,033	175,033	175,033	175,033
MARCH	216,000	226,800	238,140	250,047	262,549	262,549	262,549	262,549	262,549	262,549
APRIL	288,000	302,400	317,520	333,396	350,066	350,066	350,066	350,066	350,066	350,066
MAY	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
JUNE	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
JULY	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
AUGUST	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
SEPTEMBER	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
OCTOBER	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
NOVEMBER	180,000	189,000	198,450	208,373	218,791	218,791	218,791	218,791	218,791	218,791
DECEMBER	216,000	226,800	238,140	250,047	262,549	262,549	262,549	262,549	262,549	262,549

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TOTAL INCOME	3,348,000	3,407,400	3,469,770	3,535,259	3,604,021	3,604,021	3,604,021	3,604,021	3,604,021	3,604,021
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Then we have the income that the Body is expected to have from the restaurant and it concerns the visitors who will stay inside the Park, either in the hotel or in the independent residences. By catering we mean facilities for food, beverage, coffee and any other activity intended to be carried out by catering establishments.

Table E2.2

	REVENUE FROM CATERING/RESTAURANTS (€)									
	1	2	3	4	5	6	7	8	9	10
JANUARY	288,000	302,400	317,520	333,396	350,066	350,066	350,066	350,066	350,066	350,066
FEBRUARY	288,000	302,400	317,520	333,396	350,066	350,066	350,066	350,066	350,066	350,066
MARCH	432,000	453,600	476,280	500,094	525,099	525,099	525,099	525,099	525,099	525,099
APRIL	576,000	604,800	635,040	666,792	700,132	700,132	700,132	700,132	700,132	700,132
MAY	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
JUNE	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
JULY	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
AUGUST	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
SEPTEMBER	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
OCTOBER	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
NOVEMBER	360,000	378,000	396,900	416,745	437,582	437,582	437,582	437,582	437,582	437,582

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DECEMBER	432,000	453,600	476,280	500,094	525,099	525,099	525,099	525,099	525,099	525,099
TOTAL REVENUES	6,696,000	6,814,800	6,939,540	7,070,517	7,208,043	7,208,043	7,208,043	7,208,043	7,208,043	7,208,043

The following is a table showing the revenues from the other activities that take place within the Park and the completeness of which has been analyzed in a previous section.

It should be noted that the table below includes separately the income from accommodation in independent residences and the income from catering from guests for the purpose of the daily visit. This separation is made so that the entity can control where the revenue comes from in each case. These amounts are calculated approximately as it is not easy to accurately separate revenue from day and short or permanent guests.

The assumptions made in order to obtain the following amounts have been presented in a previous section and in some cases are quite modest.

Table E2.3

	OTHER INCOME (€)									
CATEGORY	1	2	3	4	5	6	7	8	9	10
RESIDENCES	2700000	2835000	2976750	3125588	3281867	3281867	3281867	3281867	3281867	3281867
CATERING	9720800	10206840	10717182	11253041	11815693	11815693	11815693	11815693	11815693	11815693
INDOOR EVENTS	2100000	2205000	2315250	2431013	2552563	2552563	2552563	2552563	2552563	2552563
OUTDOOR EVENTS	8550000	8977500	9426375	9897694	10392578	10392578	10392578	10392578	10392578	10392578
TICKETS DAILY/ADULTS	6178000	6486900	6811245	7151807	7509398	7509398	7509398	7509398	7509398	7509398
TICKETS DAILY/MINOR	1015200	1065960	1119258	1175221	1233982	1233982	1233982	1233982	1233982	1233982

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EVENTS- HAPPENINGS	463 350 00	486 517 50	510 843 38	536 385 54	563 204 82	563 204 82	563 204 82	563 204 82	563 204 82	563 204 82
SALE OF DIFFERENT GOODS	820 840 0	861 882 0	904 976 1	950 224 9	997 736 2	997 736 2	997 736 2	997 736 2	997 736 2	997 736 2
	0	0	0	0	0	0	0	0	0	0
TOTAL OF INCOME	84,8 07,4 00	89,0 47,7 70	93,5 00,1 59	98,1 75,1 66	103, 083, 925	103, 083, 925	103, 083, 925	103, 083, 925	103, 083, 925	103, 083, 925

The following is a table showing the revenues from the other activities that take place within the Park and the completeness of which has been analyzed in a previous section.

It should be noted that the table below includes separately the income from accommodation in independent residences and the catering income from guests for the purpose of the daily visit. This separation is made so that the entity can control where the revenue comes from in each case. These amounts are estimated approximately as it is not easy to accurately separate revenue from day and short stay guests.

The assumptions made in order to obtain the following amounts have been presented in a previous section and in some cases are quite modest.

Table 2.3

	OTHER INCOME (€)									
CATEGORY	1	2	3	4	5	6	7	8	9	10
RESIDENCES	2700 000	2835 000	2976 750	3125 588	3281 867	3281 867	3281 867	3281 867	3281 867	3281 867
CATERING (VISITORS PER DAY)	9720 800	1020 6840	1071 7182	1125 3041	1181 5693	1181 5693	1181 5693	1181 5693	1181 5693	1181 5693
INDOOR EVENTS	2100 000	2205 000	2315 250	2431 013	2552 563	2552 563	2552 563	2552 563	2552 563	2552 563
OUTDOOR EVENTS	8550 000	8977 500	9426 375	9897 694	1039 2578	1039 2578	1039 2578	1039 2578	1039 2578	1039 2578
TICKETS PER DAY/ADULTS	6178 000	6486 900	6811 245	7151 807	7509 398	7509 398	7509 398	7509 398	7509 398	7509 398
TICKETS PER DAY/MONORS	1015 200	1065 960	1119 258	1175 221	1233 982	1233 982	1233 982	1233 982	1233 982	1233 982
EVENTS- HAPPENINGS	4633 5000	4865 1750	5108 4338	5363 8554	5632 0482	5632 0482	5632 0482	5632 0482	5632 0482	5632 0482
SALES OF VARIOUS GOODS	8208 400	8618 820	9049 761	9502 249	9977 362	9977 362	9977 362	9977 362	9977 362	9977 362
	0	0	0	0	0	0	0	0	0	0

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TOTAL INCOME	84,80 7,400	89,04 7,770	93,50 0,159	98,17 5,166	103,0 83,92 5	103,0 83,92 5	103,0 83,92 5	103,0 83,92 5	103,0 83,92 5	103,0 83,92 5
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The following are the revenues categorized into revenues from overnight Stays, Catering and revenues from Other Activities. The income from **overnight stays** is projected to constitute **6.37%** of the total income of the Park, the income from **catering 17.3%**, while the significant source of income will be the income from **other activities** that will reach a percentage of **76,31%**.

Table E2.4

	TOTAL INCOME (€)									
CATE GORY	1	2	3	4	5	6	7	8	9	10
INCO ME FROM OVER NIGHT STAY	6,048, 000	6,242, 400	6,446, 520	6,660, 846	6,885, 888	6,885, 888	6,885, 888	6,885, 888	6,885, 888	6,885, 888
INCO ME FROM CATE RING S	16,41 6,800	17,02 1,640	17,656 ,722	18,323 ,558	19,023 ,736	19,023 ,736	19,023 ,736	19,023 ,736	19,023 ,736	19,023 ,736
OTHE R INCO ME	72,38 6,600	76,00 5,930	79,806 ,227	83,796 ,538	87,986 ,365	87,986 ,365	87,986 ,365	87,986 ,365	87,986 ,365	87,986 ,365
TOTA L INCO ME	94,85 1,400	99,26 9,970	103,9 09,46 9	108,7 80,94 2	113,8 95,98 9	113,8 95,98 9	113,8 95,98 9	113,8 95,98 9	113,8 95,98 9	113,8 95,98 9

E3. Analysis of the projected Cost of Providing Unit Services

The following table summarizes the costs required for the smooth operation of the Theme Park and the various activities that will take place within it.

It is worth noting that in addition to the A 'and B' materials required as well as the consumables, the most important factor in this investment is the human resources employed at all levels of management of such a unit with the size and services it will provide. .

Initially, for the provision of **catering services, the cost of consumables, food and beverages** is estimated at approximately **€ 8,208,400.00**. This amount resulted from the agency's calculation that the cost of all of the above is about 50% of the revenue from this activity.

Electricity, telephony, internet and water are then calculated as operating costs based on the prices currently in force and calculating a relative increase each year. The cost of these is estimated at **€ 5,858,400.00**.

Next is the most important part for the operation of the institution, as mentioned above and is none other than the human resources of the Park. The analysis of the number of people as well as the specialties that are necessary has been done in a previous section with as much accuracy as possible with the real needs. The staff remuneration is estimated to amount to **€ 22,771,802.00** and concerns the remuneration of all employees who will be employed in all activities that will take place within the Park.

Another category related to the human resources of the unit are the board of directors of the Park, the directorates and secretariats of the various departments and the scientific staff that frames the various activities of the Park (medical staff, legal department). The cost for the remuneration of the third parties that will be partners of the institution will be close to **4,594,287.00 €** and have been calculated based on the current market prices and something more depending on the specialty and the duties of each position.

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Finally, there are other costs that may have lower costs for the operator body but are still necessary for the complete operation of the unit. A necessary output is for the maintenance of the fixed assets of the unit, whether they are buildings or machinery and equipment and especially the equipment of recreational activities that are directly related to the protection of the public (a significant number of them will be children). The cost is estimated at **€ 1,320,840.00**, based on accounting calculations and according to the value and type of the asset. Then we have the premiums that concern fixed assets but also for civil liability, as it is a necessary expense for anthropocentric investments. According to the market prices and taking into account the fact that investments of this size have special contracts, the premiums are estimated at **€ 1,200,000.00** per year and can be adjusted based on the conditions and needs of the Park. Here we should mention that for the operation of the Park there will be expenses related to the promotion and promotion of their activities and especially the first years of its operation, in order to attract more people and become known to the general public (domestic and foreign visitors) . This will be done by promotion in the media (domestic and foreign), on social networks, in print and non-print (newspapers, magazines, radio, etc.), sponsorship companies, product promoters, etc. This cost is estimated to be approximately **900,000.00 €**. We can not fail to mention at this point the taxes and fees that the Park will have towards the local community and the cost of which will amount to **100,904.00 €**. Finally, there are overheads, or extraordinary expenses which can not be predicted by the institution but are always calculated in business activities and investments based on their size and type of activity. It aims to anticipate factors that it can not control or cover costs that were calculated at a lower cost. Also included is the supply of folk art products that will be available from the respective stores within the Multidisciplinary Park. For this unit the cost was estimated at **€ 6,949,742.00**, of which **€ 2,845,542.00** are the extraordinary expenses.

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Table E3.1: Investment plan costs

TYPE OF EXPENDITURE RELATED TO THE INVESTMENT PLAN	1	2	3	4	5	6	7	8	9	10
EXPENSES FOR CONSUMABLE FOOD AND BEVERAGES	8,208,400	8,618,820	9,049,761	9,502,249	9,977,362	9,977,362	9,977,362	9,977,362	9,977,362	9,977,362
STAFF WAGE	22,771,802	23,910,392	25,105,912	26,361,207	27,679,268	27,679,268	27,679,268	27,679,268	27,679,268	27,679,268
OPERATING COSTS	5,858,400	6,151,320	6,458,886	6,781,830	7,120,922	7,120,922	7,120,922	7,120,922	7,120,922	7,120,922
THIRD PARTY FEES	4,594,287	4,824,001	5,065,201	5,318,462	5,584,385	5,584,385	5,584,385	5,584,385	5,584,385	5,584,385
ASSETS MAINTENANCE COSTS	1,320,840	1,386,882	1,456,226	1,529,037	1,605,489	1,605,489	1,605,489	1,605,489	1,605,489	1,605,489
INSURANCE (fixed and civil liability)	1,200,000	1,260,000	1,323,000	1,389,150	1,458,608	1,458,608	1,458,608	1,458,608	1,458,608	1,458,608
PROMOTION EXPENSES	900,000	945,000	992,250	1,041,863	1,093,956	1,093,956	1,093,956	1,093,956	1,093,956	1,093,956
TAXES FEES	100,904	105,949	111,246	116,809	122,649	122,649	122,649	122,649	122,649	122,649
GENERAL EXPENSES	6,949,742	7,297,229	7,662,091	8,045,195	8,447,455	8,447,455	8,447,455	8,447,455	8,447,455	8,447,455
TOTAL COST	51,904,375	54,499,593	57,224,573	60,085,802	63,090,092	63,090,092	63,090,092	63,090,092	63,090,092	63,090,092

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E4. Analysis of projected working capital expenditures

Below is the forecast regarding the Working Capital of the Body, based on the expenses of its business activity. The type of investment is what determines the amount of cash that the player should have as well as the period for which he should be prepared. The Working Capital is very important for the smooth and uninterrupted operation of the Park.

Table E4.1

B. CAPITAL MOVEMENT OF THE INVESTMENT PLAN Commitments for:	D A Y S	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year
(1) Food - Beverage Stocks	3 0	248, 000	260, 400	273, 420	287, 091	301, 446	301, 446	301, 446	301, 446	301, 446	301, 446
(2) Necessary Cash for payroll	3 0	1,62 6,55 7	1,70 7,88 5	1,79 3,27 9	1,88 2,94 3	1,97 7,09 0	1,97 7,09 0	1,97 7,09 0	1,97 7,09 0	1,97 7,09 0	1,97 7,09 0
(3) Other Necessary Cash (eg PPC, Electricity, Telephone Services)	3 0	812, 949	853, 596	896, 276	941, 090	988, 145	988, 145	988, 145	988, 145	988, 145	988, 145
(4) Credits to customers			0	0	0	0	0	0	0	0	0
-Minus Supplier Credits	3 0	124, 000	130, 200	136, 710	143, 546	150, 723	150, 723	150, 723	150, 723	150, 723	150, 723
- Minus Customer advances	3 0	358, 200	376, 110	394, 916	414, 661	435, 394	435, 394	435, 394	435, 394	435, 394	435, 394
TRANSACTION CAPITAL AFTER THE INVESTMENT		2,2 05, 306	2,3 15, 571	2,4 31, 350	2,5 52, 917	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563
TOTAL ADDITIONAL MOVEMENT CAPITAL FOR THE INVESTMENT PLAN		2,2 05, 306	2,3 15, 571	2,4 31, 350	2,5 52, 917	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563	2,6 80, 563

ANNUAL CHANGE		2,2 05, 306	110 ,26 5	115 ,77 9	121 ,56 7	127 ,64 6	0	0	0	0	0
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**Financing method of the total
working capital after the
investment**

	rate	1st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
ANNUAL REQUIREMENTS IN CAPITAL	10 0.0 0%	2,2 05, 306	2,3 15, 571	2,43 1,35 0	2,55 2,91 7	2,68 0,56 3	2,68 0,56 3	2,68 0,56 3	2,68 0,56 3	2,68 0,56 3	2,68 0,56 3
Equity	0.0 0%	0	0	0	0	0	0	0	0	0	0
Foreign Funds (short-term loan)	10 0.0 0%	2,20 5,30 6	2,31 5,57 1	2,431 ,350	2,552 ,917	2,680 ,563	2,680 ,563	2,680 ,563	2,680 ,563	2,680 ,563	2,680 ,563
Interest rate	5. 00 %										
Short-term borrowing interest		110 ,26 5	115 ,77 9	121, 567	127, 646	134, 028	134, 028	134, 028	134, 028	134, 028	134, 028

Analysis of existing loan liabilities

The investor of the investment plan has no loan obligations to a bank as he has not received a loan in the name of the business or in the name of the owner, since it is a new business under establishment.

Analysis of projected leasing costs

The entity has not entered into, nor does it intend to enter into, any leasing agreement for the acquisition of equipment for the business of the investment project.

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E5. Analysis of projected depreciation costs

The table below presents the depreciation that is expected to be made in accordance with the accounting standards for the amortized cost of the investment.

	ELI GIB LE COS T IN THE TOT AL MO DUL ES	DEP RECI ATIO N RAT E (%)	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
DEPRECIATIONS OF FIXED INVESTMENT PLAN			1	2	3	4	5	6	7	8	9	10
A. INITIAL INVESTMENT FOR REGIONAL AID												
BUILDINGS - BUILDING INSTALLATIONS	27,3 48,0 00.0 0	4%	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00	1,09 3,92 0.00
TECHNICAL WORKS (INFRASTRUCTURE WORKS AND ENVIRONMENTAL LANDSCAPE WORKS)	3,30 0,00 0.00	4%	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00	132, 000. 00
MACHINERY - OTHER MECHANICAL EQUIPMENT	11,5 00,0 00.0 0	10%	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00	1,15 0,00 0.00
TECHNICAL INSTALLATIONS	1,00 0,00 0.00	10%	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00	100, 000. 00
MEANS OF TRANSPORT	4,50 0,00 0.00	12%	540, 000. 00	540, 000. 00	540, 000. 00	540, 000. 00	540, 000. 00	540, 000. 00	540, 000. 00	540, 000. 00	0.00	0.00
FURNITURE AND OTHER EQUIPMENT	8,50 0,00 0.00	15%	1,27 5,00 0.00	1,27 5,00 0.00	1,27 5,00 0.00	1,27 5,00 0.00	1,27 5,00 0.00	1,27 5,00 0.00	0.00	0.00	0.00	0.00
TOTAL A	56,1 48,0 00.0 0		4,2 90, 920 .00	4,2 90, 920 .00	4,2 90, 920 .00	4,2 90, 920 .00	4,2 90, 920 .00	4,2 90, 920 .00	3,0 15, 920 .00	3,0 15, 920 .00	2,4 75, 920 .00	2,4 75, 920 .00

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E 6. Analysis of the projected operating accounts

Below is the table with the forecasts for the operating accounts for the 1st year after the completion of the investment and for 10 years.

Table E6.1

	1st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
Overall turnover	94,8 51,4 00	99,2 69,9 70	103, 909, 469	108, 780, 942	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989
Minus: Production costs	51,9 04,3 75	54,4 99,5 93	57,2 24,5 73	60,0 85,8 02	63,0 90,0 92	63,0 90,0 92	63,0 90,0 92	63,0 90,0 92	63,0 90,0 92	63,0 90,0 92
GROSS EXPL OITATI ON PROFI T	42,9 47,0 25	44,7 70,3 77	46,6 84,8 95	48,6 95,1 40	50,8 05,8 97	50,8 05,8 97	50,8 05,8 97	50,8 05,8 97	50,8 05,8 97	50,8 05,8 97
Minus: Admini strative Expens es	575, 400	604, 170	634, 379	666, 097	699, 402	699, 402	699, 402	699, 402	699, 402	699, 402
Minus: Dispos al costs	0	0	0	0	0	0	0	0	0	0
Minus: Resear ch & Develo pment Expens es	0	0	0	0	0	0	0	0	0	0
OPER ATING RESU LT	42,3 71,6 25	44,1 66,2 07	46,0 50,5 17	48,0 29,0 43	50,1 06,4 95	50,1 06,4 95	50,1 06,4 95	50,1 06,4 95	50,1 06,4 95	50,1 06,4 95
Plus: Miscell aneous revenu e	0	0	0	0	0	0	0	0	0	0

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Minus: Other expens es	1,50 0,00 0	1,57 5,00 0	1,65 3,75 0	1,73 6,43 8	1,82 3,25 9	1,82 3,25 9	1,82 3,25 9	1,82 3,25 9	1,82 3,25 9	1,82 3,25 9
RESU LTS FOR DEPR ECIATI ON, INTER EST AND TAXES	40,8 71,6 25	42,5 91,2 07	44,3 96,7 67	46,2 92,6 05	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35
Minus: interest on long- term invest ment loans	1,00 0,00 0	969, 757	938, 003	904, 660	869, 651	832, 891	794, 293	753, 765	711, 210	666, 528

interest on short- termca pital loans	110, 265	115, 779	121, 567	127, 646	134, 028	134, 028	134, 028	134, 028	134, 028	134, 028
RESUL TS BEFOR E DEPRE CIATIO N AND TAXES	39,7 61,3 60	41,5 05,6 71	43,3 37,1 97	45,2 60,2 99	47,2 79,5 57	47,3 16,3 17	47,3 54,9 15	47,3 95,4 43	47,4 37,9 97	47,4 82,6 79
Minus: Depreci ation (total)	4,29 0,92 0	4,29 0,92 0	4,29 0,92 0	4,29 0,92 0	4,29 0,92 0	4,29 0,92 0	3,01 5,92 0	3,01 5,92 0	2,47 5,92 0	2,47 5,92 0
RESUL T BEFOR E TAXES	35,4 70,4 40	37,2 14,7 51	39,0 46,2 77	40,9 69,3 79	42,9 88,6 37	43,0 25,3 97	44,3 38,9 95	44,3 79,5 23	44,9 62,0 77	45,0 06,7 59

MULTI-THEME PARK OF CRETE
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Minus Incomin g Taxes	29,0 00	29,0 00	29,0 00	29,0 00	29,0 00	9,46 5,58 7	9,75 4,57 9	9,76 3,49 5	9,89 1,65 7	9,90 1,48 7
CLEAR	35,4	37,1	39,0	40,9	42,9	33,5	34,5	34,6	35,0	35,1
RESUL	41,4	85,7	17,2	40,3	59,6	59,8	84,4	16,0	70,4	05,2
T	40	51	77	79	37	09	16	28	20	72

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

E7. Profit distribution

At this stage we will present the distribution of profits as shown by the sustainability forecasts made in the present study.

Table E7.1

	1st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
INCOME PRO TAXES	35,4 70,4 40	37,2 14,7 51	39,0 46,2 77	40,9 69,3 79	42,9 88,6 37	43,0 25,3 97	44,3 38,9 95	44,3 79,5 23	44,9 62,0 77	45,0 06,7 59
BALAN CE OF PREVI OUS PROFIT S OF PREVI OUS USE		25,0 06,6 60	51,2 43,0 59	78,7 70,6 84	107, 654, 097	137, 961, 086	168, 293, 990	199, 552, 982	230, 840, 545	262, 538, 809
TOTAL PROFIT S FOR DISTR IBUTIO N	35,4 70,4 40	62,2 21,4 11	90,2 89,3 36	119, 740, 064	150, 642, 733	180, 986, 482	212, 632, 985	243, 932, 504	275, 802, 622	307, 545, 569
MINUS: TAX INCOM	22.0 % 7,80 3,49 7	22.0 % 8,18 7,24 5	22.0 % 8,59 0,18 1	22.0 % 9,01 3,26 3	22.0 % 9,45 7,50 0	22.0 % 9,46 5,58 7	22.0 % 9,75 4,57 9	22.0 % 9,76 3,49 5	22.0 % 9,89 1,65 7	22.0 % 9,90 1,48 7
BALAN CE OF PROFIT S FOR DISPO SAL	27,6 66,9 43	54,0 34,1 66	81,6 99,1 55	110, 726, 800	141, 185, 233	171, 520, 895	202, 878, 406	234, 169, 009	265, 910, 965	297, 644, 082
statutor y reserve s	2.5 % 886, 761	2.5 % 930, 369	2.5 % 976, 157	2.5% 1,02 4,23 4	2.5% 1,07 4,71 6	2.5% 1,07 5,63 5	2.5% 1,10 8,47 5	2.5% 1,10 9,48 8	2.5% 1,12 4,05 2	2.5% 1,12 5,16 9
EXTRA ORDIN ARY RESER VES										

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

DIVIDE	5.0	5.0	5.0	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
NDS	%	%	%							
PAID	1,77	1,86	1,95	2,04	2,14	2,15	2,21	2,21	2,24	2,25
***	3,52	0,73	2,31	8,46	9,43	1,27	6,95	8,97	8,10	0,33
	2	8	4	9	2	0	0	6	4	8
BALAN	25,0	51,2	78,7	107,	137,	168,	199,	230,	262,	294,
CE OF	06,6	43,0	70,6	654,	961,	293,	552,	840,	538,	268,
NEW	60	59	84	097	086	990	982	545	809	575
PROFIT										
S										

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

E8. Calculation of Sustainability Indicators

Below are presented and analyzed the key viability indicators for such an investment as they emerge from its financial data based on the forecasts.

	1st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
OPERATION S' CIRCL E	94,8 51,4 00	99,2 69,9 70	103, 909, 469	108, 780, 942	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989
RESUL TS FOR DEPR ECIATI ON, INTER EST AND TAXES	40,8 71,6 25	42,5 91,2 07	44,3 96,7 67	46,2 92,6 05	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35
RESUL TS BEFO RE INTER EST AND TAXES	36,5 80,7 05	38,3 00,2 87	40,1 05,8 47	42,0 01,6 85	43,9 92,3 15	43,9 92,3 15	45,2 67,3 15	45,2 67,3 15	45,8 07,3 15	45,8 07,3 15
TOTAL FOREI GN CAPIT AL	22,0 26,8 80	21,8 25,7 98	21,6 14,6 62	21,3 92,9 70	21,1 60,1 92	20,7 74,2 12	20,3 68,9 32	19,9 43,3 88	19,4 96,5 68	19,0 27,4 06
TOTAL INTER EST LIABILI TIES	3,92 0,42 3	1,83 0,89 6	1,84 2,19 8	1,85 4,06 5	1,86 6,52 6	1,73 8,88 0	1,73 8,88 0	1,73 8,88 0	1,73 8,88 0	1,73 8,88 0
TURN OVER OF PROD UCTS OR SERVI CES	94,8 51,4 00	99,2 69,9 70	103, 909, 469	108, 780, 942	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989	113, 895, 989

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

RELAT ED TO THE INVES TMEN T PLAN										
COST OF INPUT MATE RIALS AND SERVI CES FROM THIRD PARTI ES	14,0 02,6 87	14,7 02,8 21	15,4 37,9 62	16,2 09,8 61	17,0 20,3 54	17,0 20,3 54	17,0 20,3 54	17,0 20,3 54	17,0 20,3 54	17,0 20,3 54
FORE CASTE D INPUT S- OUTP UTS	38,6 66,3 19	42,4 80,9 41	44,2 80,9 88	46,1 71,0 38	48,1 55,5 90	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35	48,2 83,2 35

The indicators taken into account are the following:

	AVERAGE 10 YEARS
INDICATOR 1: INTEREST PAYMENT CAPACITY (DIAT)	0.04
INDICATOR 2: PROFIT (DK)	0.39
INDEX 3: EFFICIENCY (EA)	5.27

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

INDICATOR 1: INTEREST PAYMENT CAPACITY (DIAT)

This indicator, the smaller the unit the better, because this indicates that the ability of the Body to repay its obligations to third parties is very high and will not create problems for its operation and viability.

In this case we see that the average of this index is estimated at 0.04 , a number that indicates that it can meet its future obligations as it is much smaller than the unit.

The first year of operation of the institution is expected to be a little higher, but again it will not create liquidity problems that will affect its obligations.

	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	7 th Year	8 th Year	9 th Year	10 th Year
AMORTAZI ON OF NEW LONG- TERM INVEST MENT LOANS	604, 852	635, 094	666, 849	700, 191	735, 201	771, 961	810, 559	851, 087	893, 642	938, 324
INTERE ST PROJE CT LOAN LONG- TERM LOAN	1,00 0,00 0	969, 757	938, 003	904, 660	869, 651	832, 891	794, 293	753, 765	711, 210	666, 528
INTERE ST OF SHORT- TERM MOVEM ENT CAPITA L	110, 265	115, 779	121, 567	127, 646	134, 028	134, 028	134, 028	134, 028	134, 028	134, 028
ANNUA L CHANG E OF SHORT- TERM LOANS	2,20 5,30 6	110, 265	115, 779	121, 567	127, 646	0	0	0	0	0

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

TOTAL AMORTAZIATION INTEREST	3,920,423	1,830,896	1,842,198	1,854,065	1,866,526	1,738,880	1,738,880	1,738,880	1,738,880	1,738,880
RESULTS PRO DEPRECIATION, INTEREST AND TAXES	40,871,625	42,591,207	44,396,767	46,292,605	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235
DIAT INDEX	0.10	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
AVERAGE DIAT FOR 10 YEARS	0.04									

INDICATOR 2: PROFIT (DK)

Another important indicator for the smooth course and ensuring the viability of the investment is the profitability index, which is presented as a percentage and must be higher or equal to 5% in order for the profitability of the entity to be considered important.

Here the 10-year average of the index is of the order of 39% , which is quite high and makes the investment quite efficient and competitive.

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year
RESULTS PRO DEPRECIATION, INTEREST AND TAXES	40871625.3	42591206.57	44396766.89	46292605.24	48283235.5	48283235.5	48283235.5	48283235.5	48283235.5	48283235.5

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

DEPRECIATION	4,290,920	4,290,920	4,290,920	4,290,920	4,290,920	4,290,920	3,015,920	3,015,920	2,475,920	2,475,920
RESULTS PRO INTEREST AND TAXES	36,580,705	38,300,287	40,105,847	42,001,685	43,992,315	43,992,315	45,267,315	45,267,315	45,807,315	45,807,315
OPERATIONS' CIRCLE	94851400	99269970	103909468.5	108780941.9	113895989	113895989	113895989	113895989	113895989	113895989
DK INDEX	0.39	0.39	0.39	0.39	0.39	0.39	0.40	0.40	0.40	0.40
AVERAGE DK FOR 10 YEARS	0.39									

INDEX 3: EFFICIENCY (EA)

The higher the unit ratio, the more effective the investment. In the case of our investment the index is 5.27 and is one of the best indicators for an investment.

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year
OPERATION'S CYCLE	94,851,400	99,269,970	103,909,469	108,780,942	113,895,989	113,895,989	113,895,989	113,895,989	113,895,989	113,895,989
A.SUPPLIER'S CREDITS	124,000	130,200	136,710	143,546	150,723	150,723	150,723	150,723	150,723	150,723

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

TOTAL LONG-TERM LOAN	19,697,574	19,380,027	19,046,602	18,696,507	18,328,906	17,942,926	17,537,646	17,112,102	16,665,282	16,196,120
TOTAL SHORT-TERM LOAN	2,205,306	2,315,571	2,431,350	2,552,917	2,680,563	2,680,563	2,680,563	2,680,563	2,680,563	2,680,563
B. TOTAL LOAN CAPITALS	21,902,880	21,695,598	21,477,952	21,249,424	21,009,469	20,623,489	20,218,209	19,792,666	19,345,845	18,876,683
TOTAL FOREIGN CAPITAL (A + B)	22,026,880	21,825,798	21,614,662	21,392,970	21,160,192	20,774,212	20,368,932	19,943,388	19,496,568	19,027,406
DA INDEX	4.31	4.55	4.81	5.08	5.38	5.48	5.59	5.71	5.84	5.99
AVERAGE DA FOR 10 YEARS	5.27									

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

E13. Internal Rate of Performance (IRR) Calculation

The Internal Rate of Equality is equal to 74.511% based on the data of the institution.

	CONSTRUCTION PERIOD	1st Year	2nd Year	3rd Year	4rd Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year
AFTER THE INVESTMENT											
REVENUES (A1)											
RESULTS PRO DEPRECIATION, INTEREST AND TAXES		40,871,625	42,591,207	44,396,767	46,292,605	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235
TOTAL (A1)	0	40,871,625	42,591,207	44,396,767	46,292,605	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235
OUTFLOWS (B1)											
INVESTMENT EXPENSES	56,148,000										
Working capital expenditure		2,205,306	110,265	115,779	121,567	127,646	0	0	0	0	0
TOTAL (B1)	56,148,000	2,205,306	110,265	115,779	121,567	127,646	0	0	0	0	0
CASH FLOWS (C1 = A1 - B1)	- 56,148,000	38,666,319	42,480,941	44,280,988	46,171,038	48,155,590	48,283,235	48,283,235	48,283,235	48,283,235	48,283,235

MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

IRR:	74.51 1%
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MULTI-THEME PARK OF CRETE
KOSOGLOU SA.

TABLE OF DOCUMENTS ACCOMPANYING THE STUDY

1. CODED STATUTE OF THE SOCIETE ANONYME
2. FINANCIAL ELEMENTS OF THE LIMITED LIABILITY COMPANY AND ITS SHAREHOLDERS
3. CURRICULUM VITAE OF SHARES
4. TOPOGRAPHIC DIAGRAM OF THE PLOT
5. MULTI-THEME PARK CHARTER
6. ARCHITECTURAL INVESTMENT DESIGNS (VIEWS, PLANNINGS, SECTIONS)
7. INVESTMENT PLOT OWNERSHIP CONTRACTS
8. EVIDENCE OF OWN PARTICIPATION
9. OTHER INFORMATION DOCUMENTING THE CHARACTERISTICS OF THE INVESTMENT

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I hereby certify that this is a precise and accurate translation from Greek to English language of the original document attached (art. 36 §2 of the Greek Lawyers Code).

Athens, 01/04/2022
The certified lawyer

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