

VALUATION REPORT

www.danos-group.com

GREECE

ATHENS OFFICE

15 Vouliagmenis Ave., 116 36
Tel.: +30 - 210 7 567 567
Fax: +30 - 210 7 567 267
office@danos.gr

THESSALONIKI OFFICE

4 Ionos Dragoumi Str., 546 24
Tel.: +30 - 2310 244962,3
Fax: +30 - 2310 224781
info.thes@danos.gr

www.danos.gr

CHANIA OFFICE

3 Iroon Politechniou Str.,
731 32, Chania, Crete
Tel.: +30 - 28210 50900
Fax: +30 - 28210 59700
info.crete@danos-melakis.gr

HERAKLIO OFFICE

7 D. Beaufort Str.,
712 02 Heraklion, Crete
Tel.: +30 2810 282822
Fax: + 30 2810 282822
info.crete@danos-melakis.gr

www.danos-melakis.gr

CYPRUS

NICOSIA OFFICE

35 I. Hatziosif Ave.,
2027 Strovolos
Tel.: +357 - 22317031
Fax: +357 - 22317011
sales@danos.com.cy

LIMASSOL OFFICE

69 Gladstonos Str., 3040,
Acropolis Centre - Shop 10
Tel.: +357 - 25343934
Fax: +357 - 25343933
limassoldanos@danos.com.cy

www.danos.com.cy

SERBIA

BELGRADE OFFICE

Milutina Milankovica Str. 9z/I
11070 New Belgrade
Tel.: +381 11 2600 603
Fax: +381 11 2601 571
office@danos.rs

www.danos.rs



Medical Rehabilitation Center & Land Field

Address:

- Pefkon and Peisistratou Str., Karellas, Municipality of Kropia, East Attica Regional Unit, Region of Attica, Greece and
- Location "Profitis Ilias", Municipality of Kropia

Client:

AKTIOS REHABILITATION SA

Date:

April 2022

EXECUTIVE SUMMARY	3
TERMS OF REFERENCE	4
INSTRUCTIONS.....	4
VALUATION DATE.....	4
INSPECTION	4
BASE OF VALUE.....	4
VALUATION STANDARDS.....	5
PURPOSE OF THE VALUATION	5
INDEPENDENCE AND OBJECTIVITY.....	5
INFORMATION OF THE VALUER.....	5
SOURCES OF INFORMATION	5
CURRENCY.....	6
TAXATION	6
RELIANCE.....	6
PROPERTY DETAILS.....	6
LOCATION	6
URBAN PLANNING REGIME OF THE LAND FIELDS	7
DESCRIPTION	8
STATE.....	11
LEGAL FRAMEWORK AND OWNERSHIP	11
TITLES	11
BUILDING PERMITS.....	11
LEASE AGREEMENTS	11
HEALTH CARE MARKET	11
PRIVATE HEALTHCARE SECTOR IN GREECE	11
VALUATION ASSUMPTIONS	14
VALUATION METHODOLOGY	14
MARKET VALUE.....	15
COMPARATIVE METHOD.....	15
DCF APPROACH	17
SENSITIVITY ANALYSIS	20
VALUATION UNCERTAINTY.....	21
GENERAL COMMENTS	22
APPENDIX	23

EXECUTIVE SUMMARY

ADDRESS

The Medical Rehabilitation Center, named "Filoktitis", is located at the junction of Pefkon and Peisistratou Str., within the Municipality of Kropia, East Attica Regional Unit, Region of Attica and the land field is located in the specific location "Profitis Ilias", also within the Municipality of Kropia.

DESCRIPTION

The first property is a stand-alone medical rehabilitation center consisting of two basements, ground floor and 1st floor ground that has been erected upon a land field and the second property is a vacant land field.

PROPERTY SURFACES

The building of the first property has a total area of 22.238,00sqm and has been erected upon a land field with an area of 74.134,08 sqm. The vacant land field has a total area of 65.947,00 sqm.

LOCATION

Both, the medical rehabilitation center and the vacant land field, have easy access, as its distance from exit "Paiania" of Attiki Odos is 5km (10 min driving distance) and there are also close to AIA (14km, approx. 15 min driving distance).

OWNERSHIP

"AKTIOS REHABILITATION SA"

VALUATION METHODOLOGY

For the valuation of the medical rehabilitation center we used income capitalization method by discounting future cash flows. For the valuation of the land field, we used the comparative method.

MARKET VALUE
*of the Medical
Rehabilitation Center*

€ 26.880.000
**(TWENTY-SIX MILLION EIGHT HUNDRED EIGHTY
THOUSAND EURO)**

MARKET VALUE
*of the vacant
Land Field*

€ 1.220.000
**(ONE MILLION TWO HUNDRED TWENTY THOUSAND
EURO)**

To
AKTIOS REHABILITATION SA
Attn: Mr. Ilian Grigorov
85, Alexander Malinov Blvd.
151 25 1715 Sofia, Bulgaria.

TERMS OF REFERENCE

This report is assessing the market value of the properties. The report includes a reference to appraising standards followed, the basis for valuation assumptions, analysis of assessment methodologies, and the relevant data given to us by AKTIOS REHABILITATION SA (the "Client"). This valuation report of the properties includes a brief description of the properties and its location, analysis of the real estate market and an analysis of its market value.

Instructions

According to the signed instruction to define the Market Value of two properties located within the Municipality of Kropia, East Attica Regional Unit, Region of Attica, Greece. More specifically, the first property (a medical rehabilitation center) is located at the junction of Pefkon and Peisistratou Str., and the second property (a vacant land field) is located in the specific location "Profitis Ilias".

Valuation Date

15/04/2022

Inspection

We have conducted an inspection at the properties for the purposes of this valuation report on 14/04/2022.

Base of Value

Valuation has been prepared on the basis of "Market Value", which is defined as, according to RICS Valuation-Global Standards 2020:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

Valuation Standards

The valuation of the property has been prepared in accordance with the guidance issued by the Royal Institution of Chartered Surveyors (R.I.C.S.), on matters related to property valuations at international level and in cooperation with the Incorporated Society of Valuers and Auctioneers (I.S.V.A.). The following remarks and comments are determined by the International Valuation Standards Committee and the European Group of Valuers of Fixed Assets.

Purpose of the Valuation

Our valuation analysis is conducted for internal information purposes of the client company (AKTIOS REHABILITATION SA).

Independence and Objectivity

We confirm that we have had no involvement with the Properties, that we are acting objectively and that this report represents our independent opinion.

We can also ensure you that this assessment study is within the limits of our experience, as we have all the necessary knowledge and information.

Information of the Valuer

This report has been prepared by Mr. Theodoros Lyvis, MRICS, REV, Senior Valuer of DANOS SA, an alliance member of BNP PARIBAS REAL ESTATE and has been reviewed by Mr. Yannis Paraskevopoulos, MRICS, General Manager of DANOS SA, an alliance member of BNP PARIBAS REAL ESTATE.

Sources of Information

The current valuation report is based on data provided to us, including:

- Table of surfaces and uses (as built) provided by the client, dated as of 15/09/2020.
- Building Permit No. 1992/02 for the erection of a two-storey medical rehabilitation center with two basements.
- Floor plans (as built) of the two basements, the ground floor and the first floor dated as of December 2013, prepared by architectural firm AETER (unsigned copies).
- Topographical diagrams of the two land fields (unsigned copies).
- Previous valuation report, dated as of February 2017, prepared by Maria Pittou.
- Previous valuation report, dated as of June 2020, prepared by Danos SA.
- Financial statements and economic data regarding the operation of the medical center for years 2017 to 2021.
- Declaration of the E9 property statement for the 1st of January 2020.

- Technical report, regarding the arbitrary constructions needing regulation, dated as of 17/10/2012.
- Financial Forecast for the years 2022 – 2031, prepared by Darzalas Capital.
- Table of available rooms and beds, prepared by the client.

Currency

The currency used in all values of this report is Euro (€).

Taxation

All values stated in this report are exclusive of VAT, ENFIA and transaction taxes.

Reliance

This report is for the use only of the party to whom it is addressed for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.

Property Details

Location

The medical rehabilitation center is located in "Karellas" area, within the municipality of Kropia. Its distance from Lavriou Avenue is approximately 800 m and from the center of Paiania approximately 2 km. The land field upon which the center has been erected has a face on Lefkados or Mystras street.

The second land field is located at Profitis Ilias, also within the municipality of Kropia and its distance from the medical center is approximately 1.5 km.

Koropi town is located in Eastern Attica, in the broader area named "Mesogeia Attikis" and is the seat of the Municipality of Kropia. It borders east with Markopoulo and the airport area, north with Paiania, west with the foothills of Imittos and south with the coastal front.

The area has easy connection with the rest of Attica region through the southern suburbs, from Varis-Koropiou Avenue and Attiki Odos and the suburban rail station named "Koropi". It is also in the immediate vicinity of Athens International Airport, located in Spata.

Karellas is a settlement of eastern Attica located east of Imittos between Koropi and Paiania, near the industrial zone of Paiania. Although it is closer located to Paiania, it belongs administratively to the municipality of Kropia.

The location "Profitis Ilias" includes the homonymous church, it is mountainous with a very good view and includes mainly unexploited pine-covered areas.

The area is also served by the station of the suburban "Koropi". It includes several vacant areas, other arable land, forest areas, few houses and the industrial zone at a distance of approximately 1km.

Maps of the wider and nearest area are included in the annex.

Urban planning regime of the land fields

The land fields are located out of the urban plan and out of the industrial area.

More specifically, the land fields where the medical center has been erected are par and buildable according to the current urban planning provisions. The two neighboring land fields, based on the provided topographical, are not par and not buildable. However, as these two fields are adjacent and of the same owner, we assume the entire plot as a single land field with an area of 74.134,08 sqm, as referred in the diagram (entirely par and buildable).

The permitted uses, based on Government Gazette 199Δ/2003, are that of "care and medical centers" as it falls into the **zone "Γ2"**, described as agricultural land. The building parameters are presented below:

Coverage	10%
Building coefficient	0,20
Distances of buildings from the boundaries of the plot	7,50 m
Distance from forest areas boundaries	10,00 m
Height of buildings	7,50 m (+ 1,20 m for roofs)

It is noted, that in accordance with the provided building diagram, part of the land field, equal to 8.444,08 sqm, falls with the zone A where only livestock / agricultural facilities and residences are allowed. This part of the land field is not taken into account for the calculation of the maximum permitted building parameters, as not healthcare uses are allowed to be built on it.

The land field in "Profitis Ilias" falls within the **zone B**, named regional zone for the protection of Imittos, according to Government Gazette 187DD / 2011. Based on this law, only agricultural uses, educational and outdoors leisure facilities are allowed in this zone.

For the educational uses, a minimum area of 40 acres is required.

The maximum building coefficient of the land fields is equal to 0,20 and the coverage equal to 15%. At least 50% of the field must be covered with green area.

Description

The first subject property is a medical rehabilitation center, named "FILOKTITIS" which is located on the site Karellas of the municipality of Kropia of the East Attica Regional Unit. The total built area of the buildings, based on the provided surface table, is equal to 22.238,00 sqm.

It has been erected upon a land field with a total area of 74.134,08 sqm, resulting from the merge of smaller land fields. The plot borders Lefkados or Mystras street, with an area that belongs to "Athletic facilities of Paiania PAE PAO" and with forest areas.

The building comprises of 2 basements, ground floor and first floor and was built based on the 1992/2002 building permit with the revisions 79/2005, 1585/2005 and 1859/2006.

It was constructed around a structural frame of reinforced concrete and filler from brickwork. It has internal drywall partitions with plasterboard, false ceilings, 9 stairwells and 9 elevators, floors with wooden floor and PVC material to some rooms (corridors and gyms mainly), ceramic tiles in the bathrooms, while the public toilets are lined with marble.

There are 2 swimming pools, double aluminum external frames windows, ups system, CCTV system, fire detection and extinguishing system with fire extinguishers and sprinkler in the second basement, rainwater pumping stations, BMS air conditioning management system, structured cabling, organic cleaning, hospital waste incineration system and generator 750 KVA.

The uses and surfaces per floor are presented in the table below:

Floor	Use / Description	Area (sqm)
Basement B	Parking lots and traffic corridors	4.593
	Mechanical spaces	175
	Elevators and stairwells	360
	WC& common spaces	25
	IASO file storage	168
	Technical service storage	304
	Machinery storage	336
	Fridge	13
	Total (Basement B)	5.974
Basement A	Corridors / Ramps	1.920
	Mechanical spaces	1.506
	Storages	442
	Nursing Storages	34
	Accounting file room	45
	Medical file room	33
	Accounting offices	100
	Union Office	20
	Offices (vacant)	50
	Technical service	115
	Washing machines	40

	Clothing	112
	Locker rooms	100
	WC& common spaces	32
	Cleaning	40
	Pharmacy & offices	100
	Medical waste storage	30
	Microbiological & sterilization	132
	Physiotherapy Gym	137
	Daily living Gym	30
	Kitchen	320
	Canteen storage	35
	Staff restaurant and rest area	59
	Elevators and stairwells	400
	Security Office	14
	IASO General file storage	100
	IASO file storage	28
Total (Basement A)	5.974	
Ground Floor	A! PM&R (Physical Medicine & Rehabilitation) -including corridors, doctor's offices, dietitian office etc.	1.137
	Gyms, LOCOMAT, HUBBARD, occupational therapy, corridors etc.	898
	Large pool, therapists' offices and corridors	293
	Small pool, therapists' offices and corridors	300
	Pediatric and corridors	290
	Head physiotherapy office	15
	IT Room	32
	WC & common spaces	80
	Outpatient locker rooms	115
	Elevators and stairwells	400
	Individual baths and limb baths	68
	Canteen and mini market	210
	Outpatient, accounting offices, waiting room, corridors.	378
	Offices of psychologists and speech therapists, traffic office	150
	Rest room of physiotherapists (vacant)	24
Waiting rooms, halls and corridors	905	
Total (GF)	5.295	
1st Floor	B! PM&R (Physical Medicine & Rehabilitation) - including corridors, doctor's offices etc.	1.616
	Gym (including corridor)	82
	Γ2 PM&R(including corridor)	407
	Γ3 PM&R(including corridor)	390
	Γ4 PM&R(including corridor)	466
	VIP wing and general manager office	383
	Gym (including corridor)	68
	Lock rooms, WC and common spaces	132
	Elevators and stairwells	400
Infection offices	16	

	Offices	50
	Office (vacant)	20
	HR Office	50
	Conference room	165
	Small conference room	81
	Waiting rooms, halls and corridors	669
	Total (1st Floor)	4.995
Total		22.238

The total available beds and their allocation and the gyms/pools areas are presented separately and in more detail in the table below.

Available beds per PM&R						
	PM&R	Single rooms	Double rooms	Triple rooms	Quadruple rooms	Total Beds
GF	A	5	15	1	-	38
	Pediatric	-	4	1	-	11
1st floor	B	3	17	1	-	40
	Γ	3	10	3	-	32
	Intensive Care	-	-	-	1	4
	Δ	-	5	7	-	31
	VIP	2	3-	-	-	8
	Total	16	49	15	4	164

In the surrounding area there are two buildings made of metal panels with polyurethane used as offices. These buildings are arranged with Law 4178/2013 and have areas of 90,00 sqm and 121,27 sqm respectively. There are also 156 out-door parking spaces while the rest of the space is paved and landscaped with planting. There is an access road to all buildings.

The land field in "Profitis Ilias" has an area of 65.947,00 sqm and has an elongated shape with steep slope and good view. As mentioned above, it belongs to the second protection zone of Imittos and part of the area (17.002,00 sqm) has the characterization of a private forest (based on the previous valuation report).

State

During the inspection the medical rehabilitation center was found in excellent maintenance status, both internally and externally. The land field in Profitis Ilias was found unfenced and vacant of buildings.

Legal Framework and Ownership

Titles

We have not undertaken a check of the title deeds of the property. Therefore, we have assumed that the property title deed is valid and powerful and that the under-valuation property is free from any encumbrances, such as mortgage, financial burdens or any other hindrances that could affect the property value. We also understand that the property currently belongs to the company "FILOKTITIS S.A."

Building Permits

There was no audit on the technical legality of the property. The property is supposed to be in line with the urban planning parameters of the examined area.

Lease Agreements

Based on the provided data, the under-valuation property is not currently leased and is self-used.

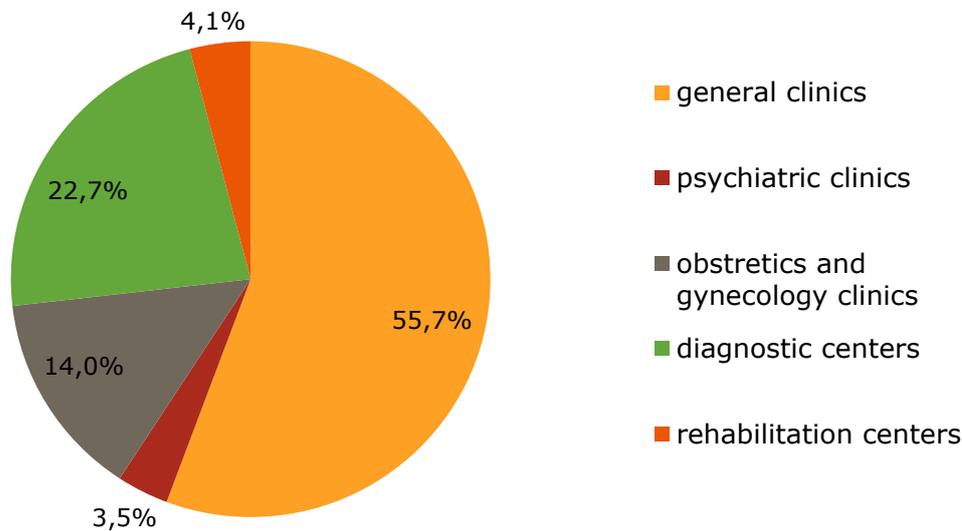
Health Care Market

Private healthcare sector in Greece

The Greek healthcare system is characterized by the coexistence of a National Health System (NHS), compulsory social insurance and a strong voluntary private healthcare system. The NHS provides universal coverage to the population and in addition, the entire population is covered by social insurance funds and 15% of the population maintains complementary voluntary health insurance coverage, which, together with out-of-pocket payment, funds a quite large private healthcare market.

The private sector, comprises physicians, practices, diagnostic centers, laboratories and hospitals has seen significant growth over the past decade-and-a-half and the healthcare system in Greece is moving towards greater privatization. This trend is influenced by economic growth, the dissatisfaction of the public with access to and quality of public care and the oversupply of doctors and other private services which enhance the demand for healthcare through supplier-induced demand phenomena.

The private sector is financed through charges to the sickness funds, private insurances and patients themselves. Based on a sector study conducted by Stochasis, the total revenue of the private healthcare sector in Greece is divided into the specific classes by the following percentages.



The strengths of the sector include the fact that large and well-organized companies with long experience provide such operations, the trend of gradual aging of the population, the evolution of medical science and of course the chronic weaknesses of the public health system.

The weaknesses include the relatively strict institutional framework in relation to the establishment of new medical units.

Opportunities for the sector are, among others, the expansion of existing companies in foreign markets, the development of medical tourism, the increase of contracts with private insurance companies, as well as the specialization in areas where there is room for growth, such as the medical rehabilitation.

Finally, the threat to the industry can be seen the pandemic and energy crisis, the liquidity problems of the public sector, the tightness in bank financing and of course the measures of the state to reduce health expenditures.

In general, during the last 10-15 years, significant rearrangements have been observed in the private healthcare sector as several units were absorbed, acquired or merged with larger. In addition, in some cases large units of the industry acquired international character by extending their work to foreign countries.

According to the System of Health Accounts of EL.STAT., the total current health expenditure in our country the recent years, has been declining over time, while as a percentage of GDP, it was set at

almost 8,0%. In particular, in relation to total private current health expenditure, it represents about 40% of the total current health expenditure. The per capita health expenditure in Greece for 2017 is below the EU-28 average of 8,6% of GDP, while recording the second highest private health expenditure in the EU-28 at 38,8%, with only five countries showing a rate of more than 30%.

Based on a study by Deloitte, healthcare spending in Greece was severely affected by the economic crisis, leading to a decrease of approx. 40% during the period 2009-2015. Healthcare spending has fallen every year since 2009, reaching €14,1bl in 2014, mainly due to the contraction in Government and Social Security coverage. However, this decline in healthcare spending appeared to be smaller for Hospitals, which proven to be more resilient than other market players (e.g., pharmacies, private practices etc.).

In Greece there is a total of 283 hospitals, both private and public, with the significant part of these located in the Attica region. These hospitals operate 46.200 beds. International Benchmarks suggest, that there is a 18%-28% oversupply of beds in Greece.

The sector study, is estimated to have an increase of 2% for the period 2018-2020 (the study includes data for the general clinics, rehabilitation and recovery centers, psychiatric clinics, obstetric clinics and diagnostic centers). The total size of the private health services market in 2017 continued for the fourth year to reach 1.443 million Euros in 2017. It is noted that the average annual rate of change in the period 2014-2017 amounted to 1,4%, while in the period 2010-2017 it was -4,0%.

During the last years, CVC Capital Partners has evolved into a dominant player in the private healthcare sector, after the deal for the acquisition of Ygeia. Already having in its portfolio, the Metropolitan Hospital and the general clinic Metropolitan General - the share gathered by the fund is estimated at over 20% of the clinical sector, while everything shows that the "operation" will continue outside Attica. The new shares of CVC are reflected in both beds and turnovers. Indicatively, in a total of approximately 15 thousand hospital beds throughout Greece (according to data from the Pan-Hellenic Association of Private Clinics), the Ygeia group has 1.261 beds and 52 operating rooms, including the hospital in Tirana. It is noted, that the "Mitera" and "Lito" maternity hospitals belong to the Ygeia group, with operating licenses of 459 and 100 beds respectively. Currently, the Metropolitan General has 239 beds and the Metropolitan, another 300 beds. The total price offered for the transaction of Ygeia amounts to approximately € 204 million (which corresponds to the amount of approx. € 290 million for 100% of the share capital).

Valuation Assumptions

During the valuation process, a number of assumptions have been adopted, while the valuation report has been based upon certain source of information, according to the following assumptions:

- a) We have assumed that the property title deed is valid and enforceable and that the property under valuation is free from any encumbrances, such as mortgage, financial burdens or any other hindrances that could affect the property value and the owner has possession of the vacant spaces if any.
- b) We have not measured the property's surface and/or land stability, nor structural quality and have assumed that the soil does not present any morphological or other deficiencies.
- c) The valuation report has been conducted on the assumption that the land has not been affected by any environmental pollution, nor examined for any previous contamination issues.
- d) The present valuation report has been solely based upon the data provided. In the event the surfaces presented in the data provided and the actual property surfaces diverge, we reserve the right to modify this valuation report.
- e) No technical audit of the property or the planning parameters has taken place. The valuation report has been conducted on the assumption that the property is lawfully in accordance with the existing urban planning provisions and that it can be transacted under Law 4495/2017.
- f) The planning status characteristics upon which the present valuation report has been based were sourced from the provided topographical.
- g) We have made the assumption that the data provided is valid and accurate, therefore basing our valuation report upon it. Consequently, we reserve the right to adjust the present valuation report in the event new data is received.

Valuation Methodology

In summary, it is stated that the method of capitalization of profit with discount of future cash flows has been adopted for the valuation of the medical rehabilitation center and the comparative method has been adopted for the valuation of the land field.

Market Value

Comparative Method

The Comparative Method establishes value through an analysis of past or recent sales or asking prices of comparable properties. In the valuation of real estate, similar properties recently sold or offered for sale in the current market are analysed and compared with the property being appraised, with adjustments being made for differences in factors, such as time of sale, location, type, and prospective use.

This method is based on the research of recent and similar transactions on land fields with similar characteristics of the undervaluation land field.

The following factors were taken into consideration when assessing the property's market value:

- The location of the property
- The particular character of the property
- The planning regulations of the immediate area of the property
- The supply and demand on the real estate market of the area around property
- The character as for the use of the immediate and the broader area
- The size of the property

The following is a table with the comparative data of land fields in the area.

Comparative data (land fields)				
Location	Description	Surface	Selling Price	Unit Selling Price
		(sqm)	(€)	(€/sqm)
Koropi, Zone "Γ2"	Land field 12.673 sqm, uses Γ2, par and buildable. Asking Selling Price 320.000 €. Source: Denaro	12.673	320.000	25
Koropi, Zone "Γ2"	Land field 14.300 sqm, uses Γ2, par and buildable, close to suburban railway, façade to Markopoulou Ave. Asking Selling Price 490.000 €. Source: Kamperis	14.300	490.000	34
Koropi, Zone "Γ2"	Land field 32.000 sqm, uses Γ2, par and buildable. Asking Selling Price 640.000 €. Source: Kamperis	32.000	640.000	20
Markopoulo, Zone "Γ2"	Land field 11.900 sqm, uses Γ2, par and buildable. Asking Selling Price 195.000 €. Source: Kamperis	11.900	195.000	16
Koropi, Zone "Γ2"	Land field 23.000 sqm, uses Γ2, par and buildable, 11 km from the airport. Asking Selling Price 600.000 €. Source: Remax	23.000	600.000	26

According to the above and after the adjustments of the comparative data and their weightings, we end up with a unit selling price for the land field in "Profitis Ilias", which falls into zone B, where less uses are allowed, we use a **25%** discount in the above price and we end up with a unit selling price of **18,5 €/sqm**.

In the appendix there is attached a detailed table with the adjustments of each comparative.

Below is presented the table of calculation of the value of the land fields, based on the Comparative Method:

Land Field	Area (sqm)	Selling Price (€/sqm)	Value (€)
"Profitis Ilias"	65.947,00	18,50 €	1.220.000 €

The **market value** of the land field in "**Profitis Ilias**", based on the Comparative Method, amounts rounded to **€ 1.220.000** (One Million Two Hundred Twenty Thousand Euro).

DCF Approach

As mentioned above, the valuation of the Rehabilitation Center was conducted on the basis of the Discounted Cash Flows (DCF) Method.

The Discounted Cash Flows (DCF) Method is based on the premise that the expectation of future incomes creates value. We compute the present value of these incomes to reach an indicative amount, that an informed buyer-investor would be willing to pay in order to receive this income at current prices. This method involves the calculation of net operating revenue a property.

First, we calculated the major net cash flows for each year of the operation, analyzing all possible future income and expenses arising from the operation of similar business, but also based on the assigned financial information from the holders.

Then we select the appropriate discount rate, depending on the risk of an average investor for such investments. Then calculate the present value of future net payoffs (Discount Cash Flow), applying the appropriate discount rate for the investment.

In order to apply the profit method, we use a 10-year period of study to form the Cash Flow.

Below we present the key economic factors underlying the method of discounted future cash flows.

Economic variables	
Discount rate	9,67%
Exit yield (cap rate on exit)	7,75%

The **exit yield** is the yield (direct capitalization rate) that the asset would be sold based on comparable transactions.

Based on our research, after considering healthcare market reports, has come to the result, that the gap between Prime Offices and Health Care Investments in the Core Markets is in general 150-200 bps. Taking into account, that in Greece the relevant Prime Office Yields are at 5,75% (gross) and although Greece is an emerging market in the Health Care Business and the risk factor should be higher, acknowledging the uniqueness of the subject asset, we conclude to an exit yield equal to 7,75%.

Regarding the calculation of the discount rate, we made the following assumptions:

Cost of equity: Over the past years, investors have lowered their return requirements in light of the country's receding default risk. However, we believe that country and market risks still exist and for this reason we reach a reasonable equity yield of 17,0%.

Interest Rate: Due to the limited number of projects in other sectors, banks are willing to finance real estate investments, and healthcare sector is now considered one of the desirable ones. The subject fact combined with the improvement of the Macroeconomic Data guide the interest rate to an approximately 2 percentage points fall, over the past three years, leading to an interest rate of 3,0%.

LTV Ratio: Based on our experience and studies regarding the healthcare industry, we believe that a reasonable LTV Ration for the specific sector is 50%.

Based on the above, and taking as a **tax rate** 22%, the discounted rate is calculated:

$$17,0\% \times 50\% + 3,0\% \times 50\% \times (1 - 22\%) = 9,67\%$$

Total Income

After research regarding the pricing policy of similar rehabilitation centers in Greece, and taking into account the provided data, we conclude to an **Average Daily Rate** equal to **160 €** per bed (after the subtraction of rebates and clawbacks) and an average **occupancy** rate equal to **65%** for the first year of the study period.

During the next years, based on the provided business plan and our research of the rehabilitation centers market, we consider that the medical rehabilitation center has a potential to increase substantially its turnover (due to the phasing out of the rebates and clawbacks to EOPPY).

We estimate that the ADR will increase by 5% for the first three years and by 2,5% for the next years of the study period. The occupancy is supposed to increase by 2,5% each year.

Also, we estimate the additional income from **outpatient visits**. It is estimated an average number of 1.500 visits per month with an average rate of 40 € for the first year, which will increase to 2.000 per month for the next years with an average rate increased by 7,5% the first three years and by 2,5% the next years.

Expenses

We have taken into account several expense categories based on the provided business plan and our data regarding similar sector properties as shown in the table below.

<i>Inpatient</i>	
Staff costs	58,0%
Food and beverage	8,0%
Medical consumables	1,5%
Maintenance and utilities	5,0%
Marketing, IT & professional services	3,0%
General and admin costs	2,0%
<i>Outpatient</i>	
Staff Costs	62,0%
Medical consumables	8,0%
Maintenance and utilities	4,0%
Marketing, IT & professional services	3,0%
General and admin costs	2,0%

The total expenses equal to approx. 77% of the total income.

Transfer costs

We have not taken into account transfer costs borne by the buyer in our valuation.

Therefore, according to the above, which are presented in detail in the model of future cash flows in the Appendix, the **market value** of the **Medical Rehabilitation Center "Filoktitis"** with the method of capitalization with discount of future cash flows (DCF), amounts to **€ 26.880.000**. (Twenty-Six Million Eight Hundred Eighty Thousand Euro).

Sensitivity Analysis

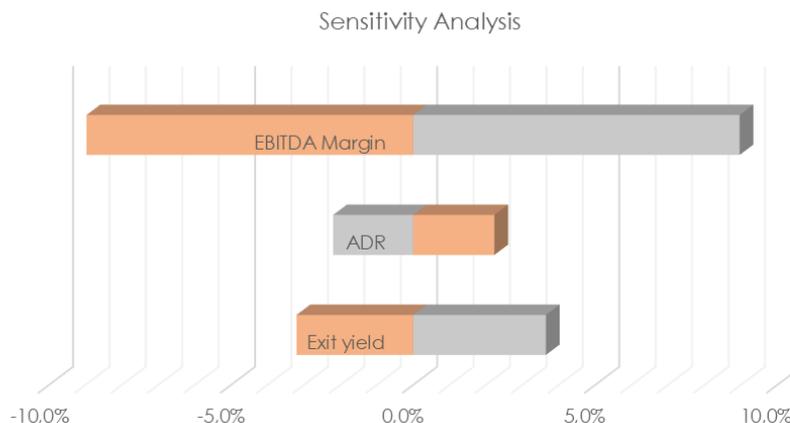
The sensitivity analysis has been conducted for the DCF method applied in the Medical Rehabilitation Center, and examines the impact of the critical variables to the Market Value, based on DCF Method. In the table below is presented the change in the DCF Value for various scenarios of the exit yield and the ADR.

Market Value	ADR					
		156,00 €	158,00 €	160,00 €	162,00 €	164,00 €
Exit yield	7,25%	27.250.000 €	27.550.000 €	27.860.000 €	28.170.000 €	28.470.000 €
	7,50%	26.750.000 €	27.050.000 €	27.360.000 €	27.660.000 €	27.960.000 €
	7,75%	26.290.000 €	26.590.000 €	26.880.000 €	27.180.000 €	27.480.000 €
	8,00%	25.860.000 €	26.150.000 €	26.440.000 €	26.730.000 €	27.020.000 €
	8,25%	25.450.000 €	25.740.000 €	26.020.000 €	26.310.000 €	26.600.000 €

In the table below is presented the change in the DCF Value for various scenarios of the Exit Yield and the EBITDA Margin).

Market Value	EBITDA Margin					
		20,32%	21,32%	22,32%	23,32%	24,32%
Exit yield	7,25%	25.360.000 €	26.610.000 €	27.860.000 €	29.110.000 €	30.360.000 €
	7,50%	24.900.000 €	26.130.000 €	27.360.000 €	28.580.000 €	29.810.000 €
	7,75%	24.470.000 €	25.680.000 €	26.880.000 €	28.090.000 €	29.290.000 €
	8,00%	24.070.000 €	25.260.000 €	26.440.000 €	27.630.000 €	28.810.000 €
	8,25%	23.690.000 €	24.860.000 €	26.020.000 €	27.190.000 €	28.360.000 €

The basic scenarios from the analysis are summarized and presented in the diagram below.



As shown in the graph above, changes in the EBITDA Margin have a greater impact in the value of the property in relation to the variable of Exit yield and Average Daily Rate (ADR).

Valuation Uncertainty

Based on RICS guidance (RICS [21 July 2021], Impact of COVID-19 on valuation-Supplement to the RICS Practice Alert, § 5.2) regarding the valuation uncertainty, it is worth mentioning:

Market conditions explanatory note: Novel Coronavirus (COVID-19)

The COVID-19 pandemic and measures to tackle it continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date property markets are mostly functioning, with transaction volumes and other relevant evidence at levels where enough market evidence exists upon which to base opinions of value. Accordingly - and for the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

This explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential 'for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.'

General Comments

The subject valuation is based on free disposal of the property in the market and on justifiable period in order to attract analogous demand. The objectivity of the valuation is not binding towards a higher bid for the disposal of the property which could be achieved due to particular interest in the property.

The subject report is strictly confidential and is restricted only to the addressee for the purpose that it refers to. It is only subject to alterations, changes, or publishing or reference, or other than the stated use, by written statement. The Subject Company recognizes no responsibility towards third parties.

Yours faithfully,

**For and on behalf of P. Danos & Associates S.A.,
an alliance member of BNP PARIBAS REAL ESTATE**


P. DANOS & ASSOCIATES S.A.
**INTERNATIONAL PROPERTY
CONSULTANTS & VALUERS**
15 Vouliagmenis Ave., 116 36 Athens Greece
Tel. +30 210 7567567 - Fax: +30 210 7567267

Thodoris Lyvis, MRICS, REV,
NTUA Civil Engineer, MSc
Surveys & Valuation Department

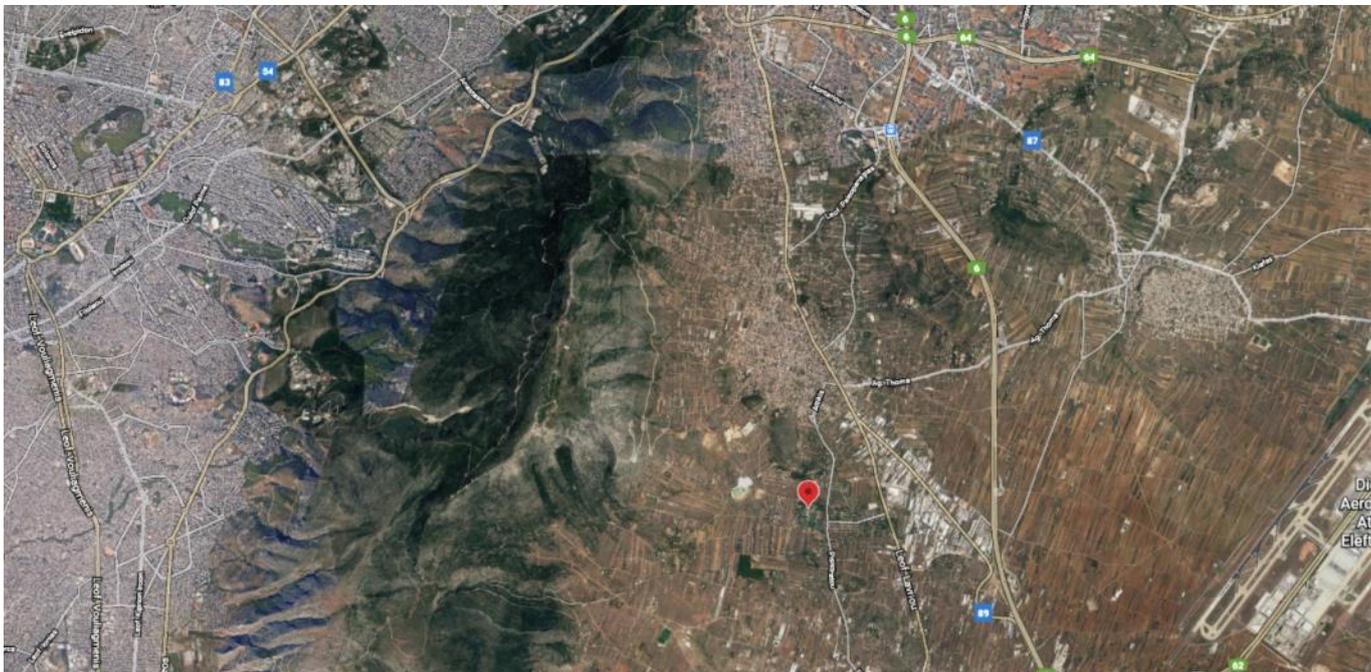
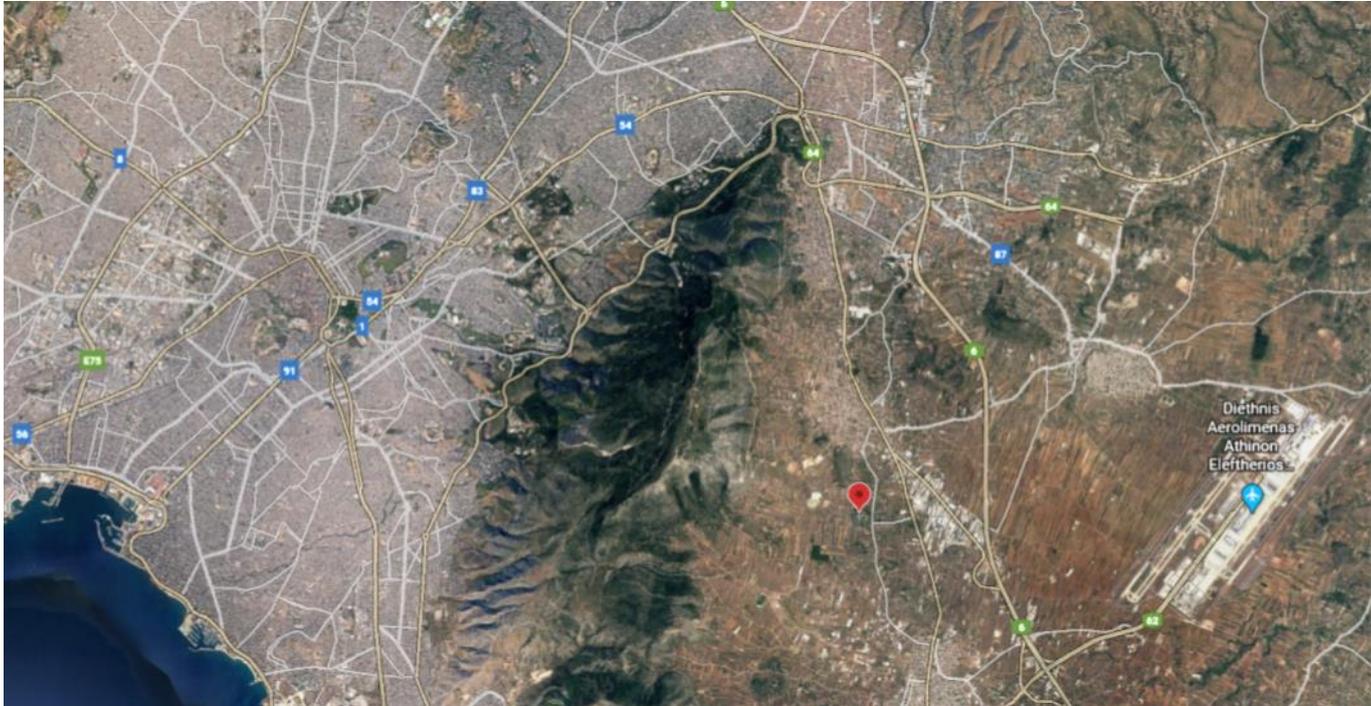

P. DANOS & ASSOCIATES S.A.
**INTERNATIONAL PROPERTY
CONSULTANTS & VALUERS**
15 Vouliagmenis Ave., 116 36 Athens Greece
Tel. +30 210 7567567 - Fax: +30 210 7567267

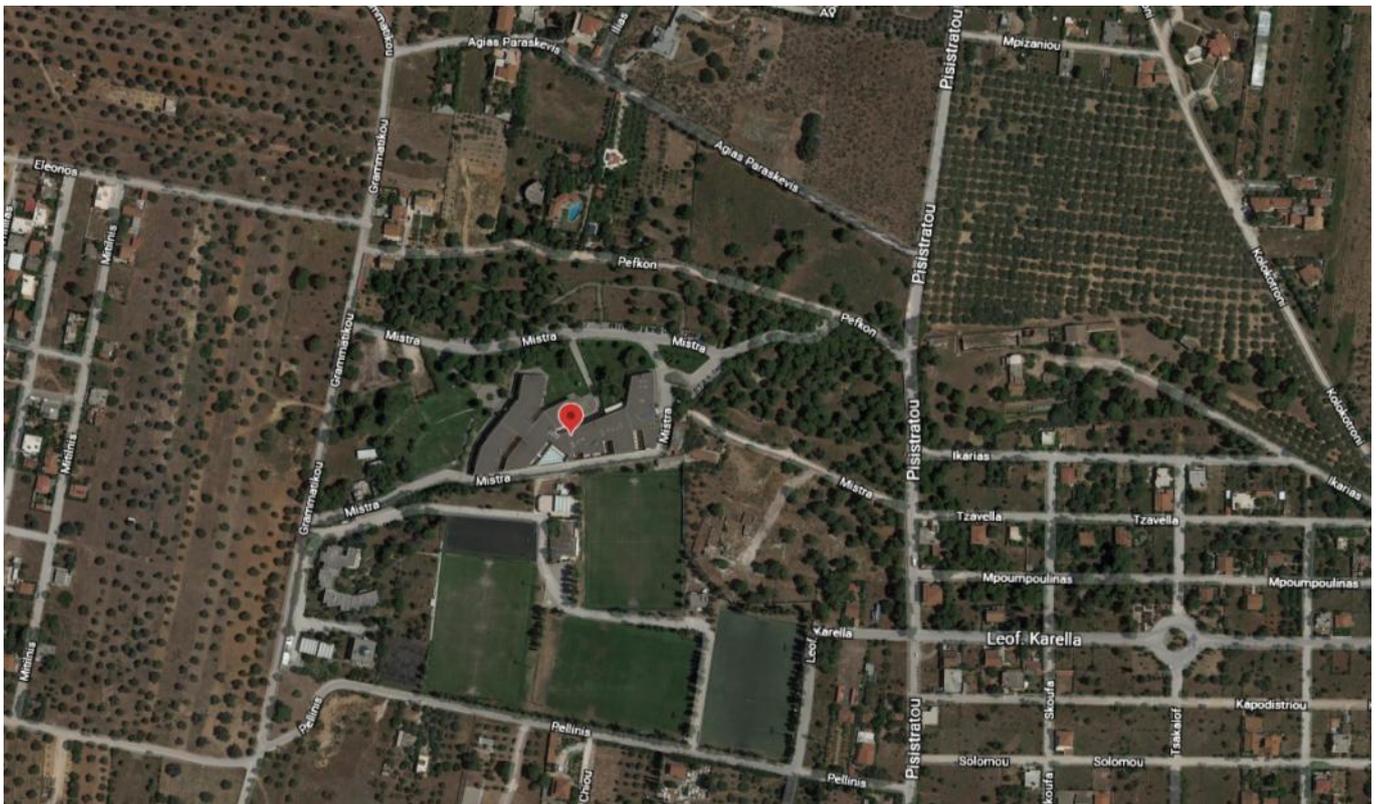
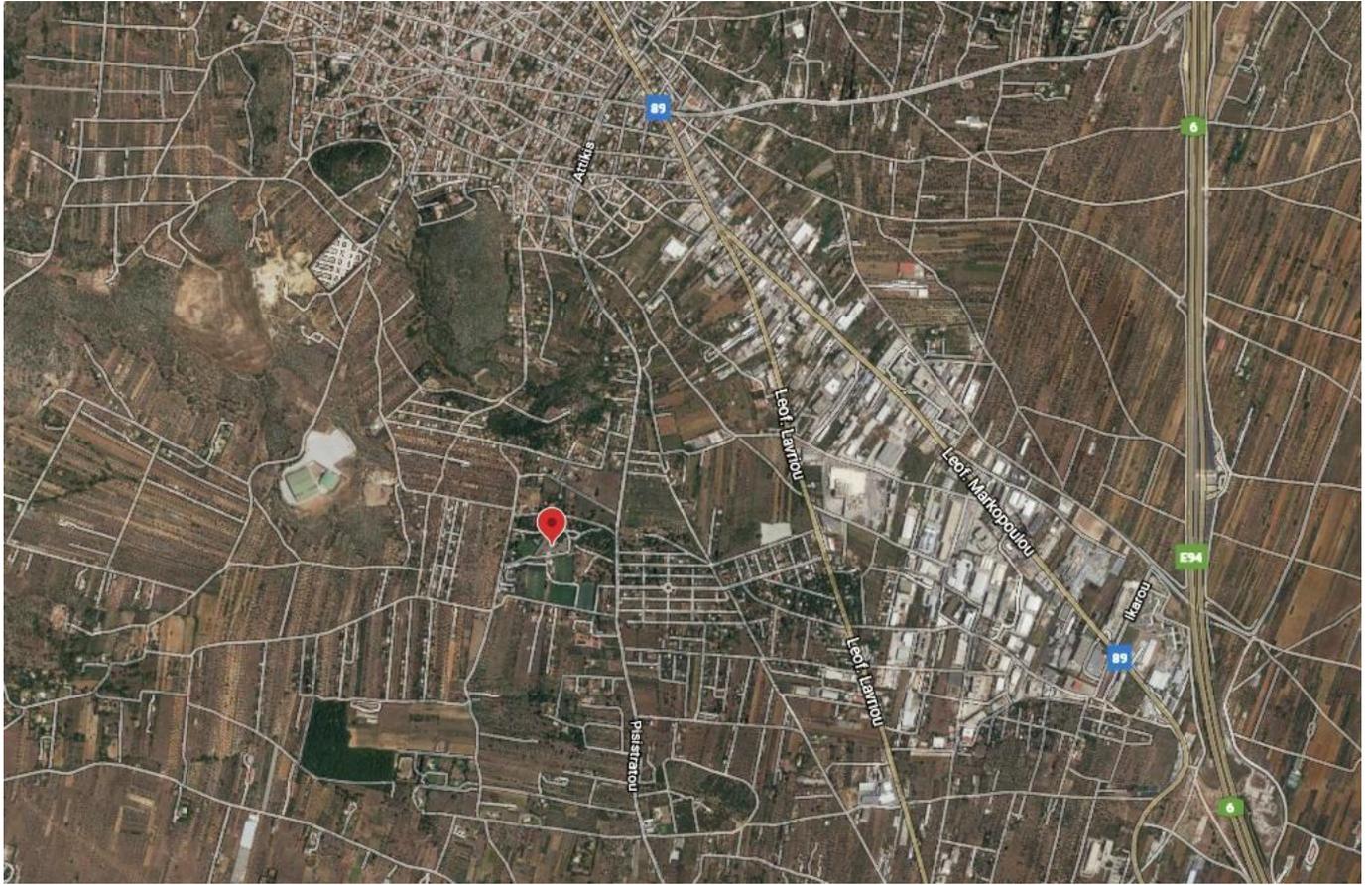
Yannis Paraskevopoulos, MRICS
General Manager

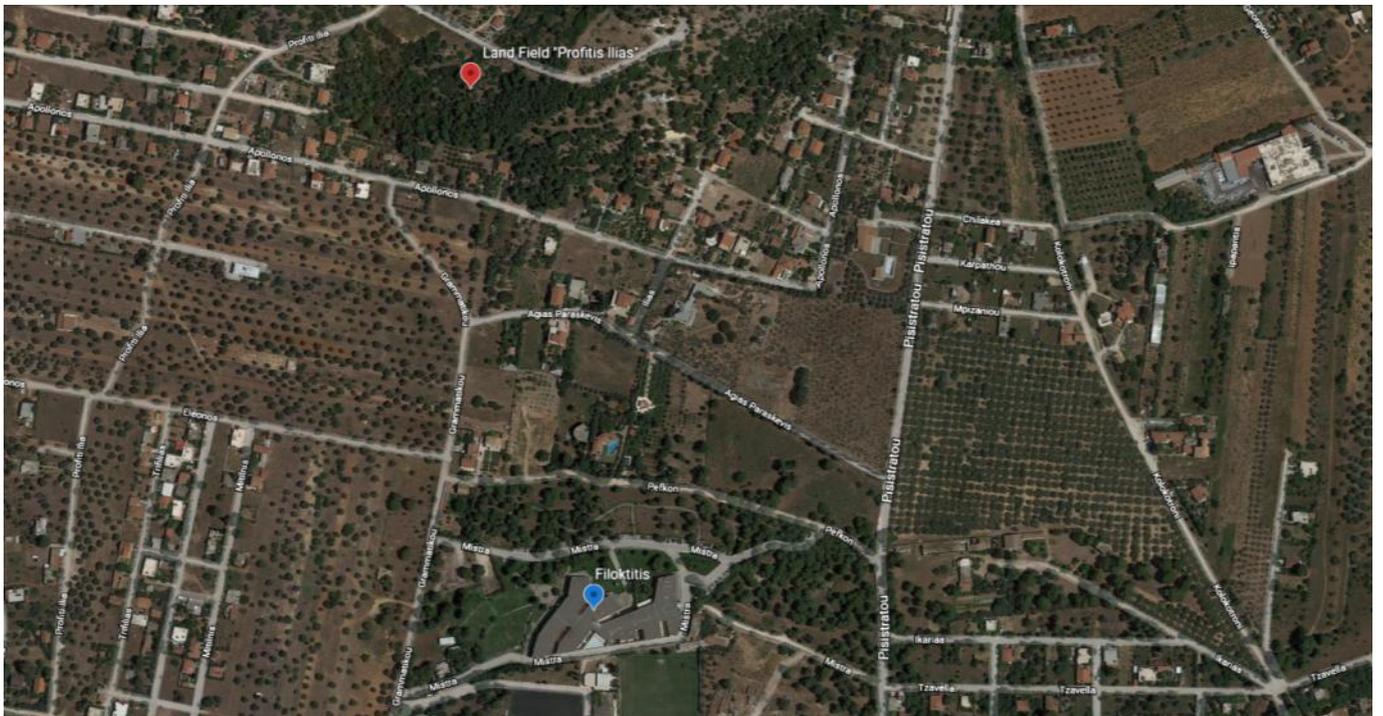
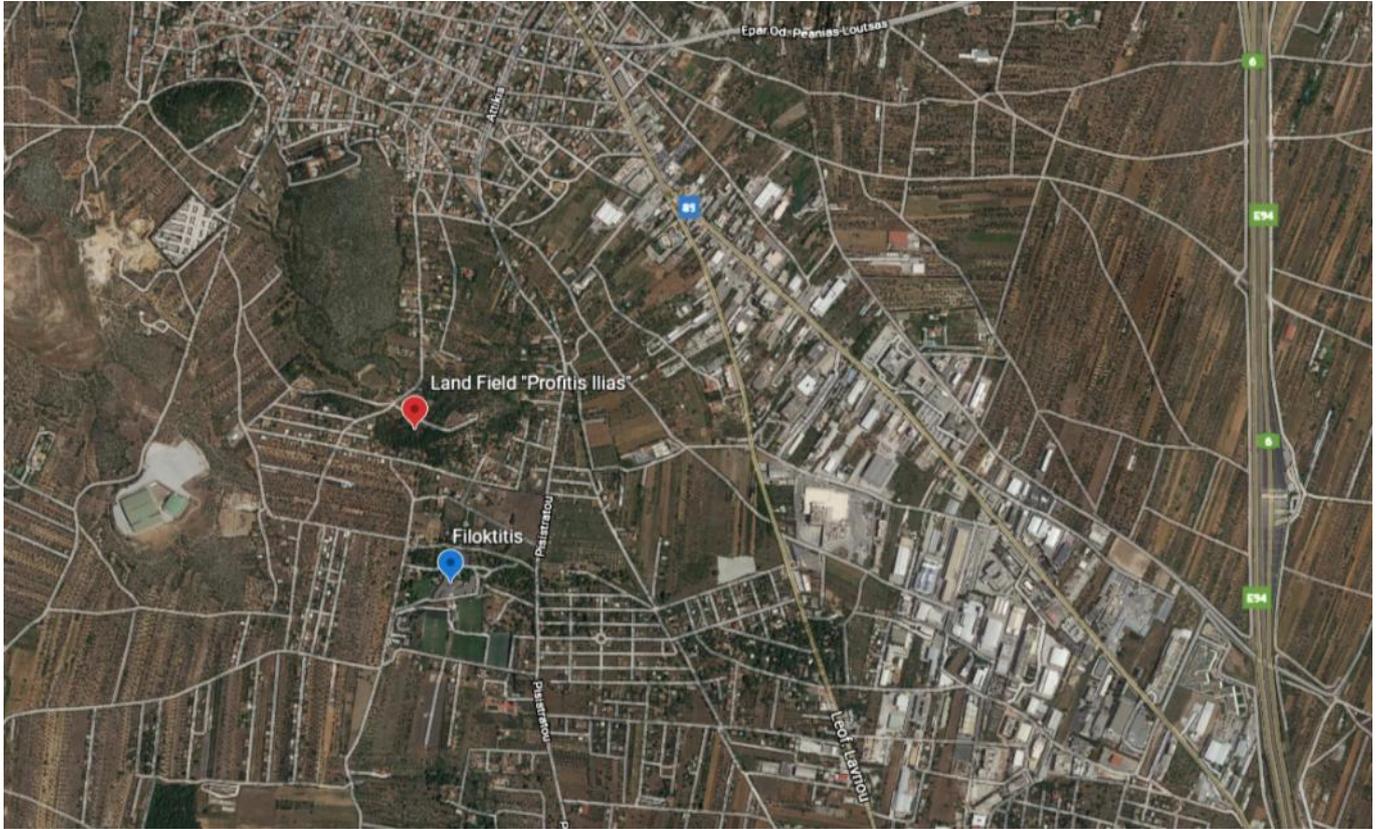
APPENDIX

(MAP/ PHOTOS/ COMPARATIVE DATA / DCF)

Map

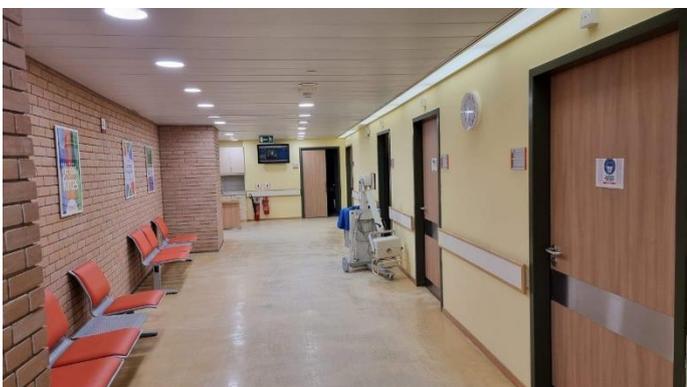
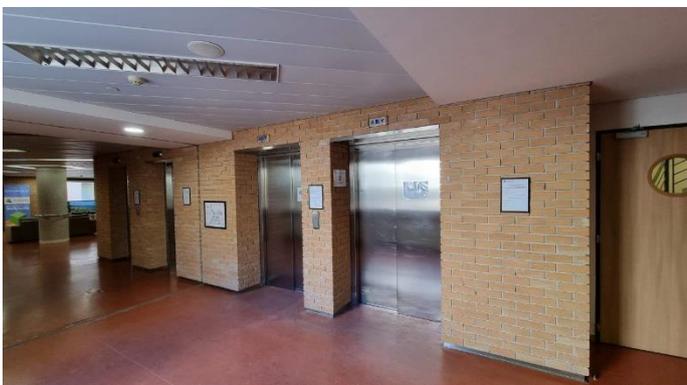


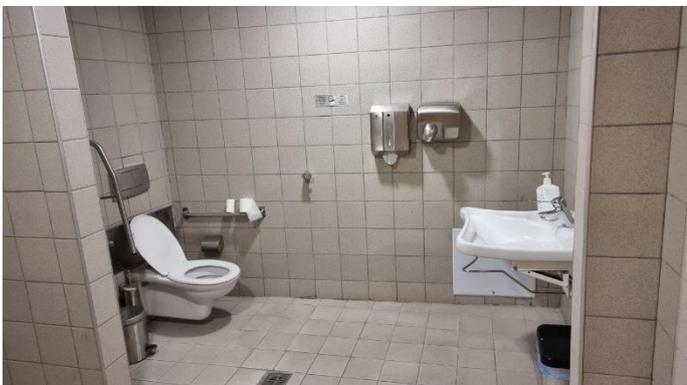


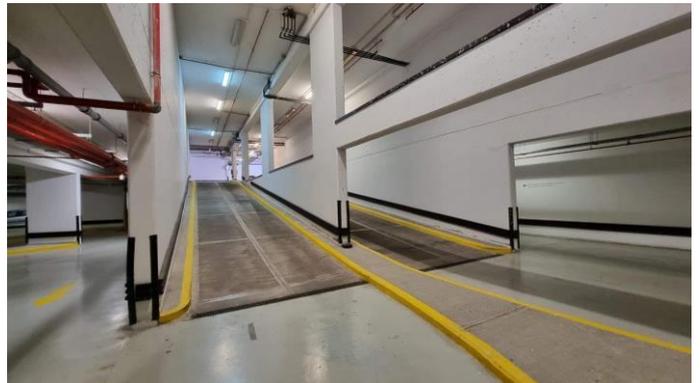
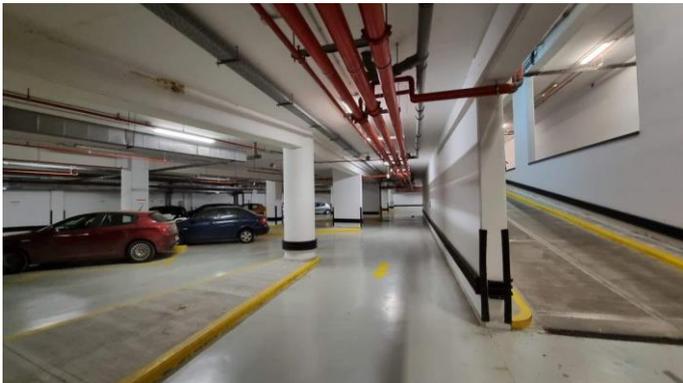


Photos









Profitis Ilias Land Field



Comparative sales data (land fields)													
Comparative data (land fields)					Size	Real / Asking	Location			Building Parameters / Uses	Adjusted value (€/sqm)	Weighting	Final Value (€/m ²) x Weighting
Location	Description	Surface (sqm)	Selling Price (€)	Unit Selling Price (€/sqm)			Access	Commerciality	Parking				
Koropi, Zone "Γ2"	Land field 12.673 sqm, uses Γ2, par and buildable. Asking Selling Price 320.000 €. Source: Denaro	12.673	320.000	25	-5%	-10%	0%	0%	0%	-20%	16	20%	3,3
Koropi, Zone "Γ2"	Land field 14.300 sqm, uses Γ2, par and buildable, close to suburban railway, façade to Markopoulou Ave. Asking Selling Price 490.000 €. Source: Kamperis	14.300	490.000	34	-5%	-15%	0%	0%	0%	-20%	21	20%	4,1
Koropi, Zone "Γ2"	Land field 32.000 sqm, uses Γ2, par and buildable. Asking Selling Price 640.000 €. Source: Kamperis	32.000	640.000	20	-5%	-10%	0%	0%	0%	-20%	13	20%	2,6
Koropi, Zone "Γ2"	Land field 50.000 sqm, uses Γ2, par and buildable, easy access. Asking Selling Price 2.000.000 €. Source: Siahami	50.000	2.000.000	40	-5%	-15%	0%	5%	0%	-20%	26	20%	5,2
Koropi, Zone "Γ2"	Land field 23.000 sqm, uses Γ2, par and buildable, 11 km from the airport. Asking Selling Price 600.000 €. Source: Remax	23.000	600.000	26	-5%	-10%	0%	0%	0%	-20%	17	20%	3,4
Total:											100%	18,6	
Rounded Market Value (€/sq.m.)												18,5	

Valuation Date **15/4/2022**

Year		1	2	3	4	5	6	7	8	9	10	11
Start Date		15/4/2022	15/4/2023	15/4/2024	15/4/2025	15/4/2026	15/4/2027	15/4/2028	15/4/2029	15/4/2030	15/4/2031	15/4/2032
End Date		14/4/2023	14/4/2024	14/4/2025	14/4/2026	14/4/2027	14/4/2028	14/4/2029	14/4/2030	14/4/2031	14/4/2032	14/4/2033
Beds		164	164	164	164	164	164	164	164	164	164	164
Available bed days		59.860	59.860	59.860	59.860	59.860	59.860	59.860	59.860	59.860	59.860	59.860
ADR	5,0% 2,5%	160 €	168 €	176 €	185 €	190 €	195 €	199 €	204 €	210 €	215 €	220 €
Occupancy	2,5%	65%	67%	68%	70%	72%	74%	75%	77%	79%	81%	83%
Occupied bed days		38.909	39.882	40.879	41.901	42.948	44.022	45.123	46.251	47.407	48.592	49.807
Revenue from Inpatient Services		6.225.440 €	6.700.130 €	7.211.015 €	7.760.855 €	8.153.748 €	8.566.531 €	9.000.212 €	9.455.848 €	9.934.550 €	10.437.487 €	10.965.884 €
Number of Outpatient Visits	2.000 1.500	18.000	24.000	24.000	24.000	24.000	24.000	24.000	24.000	24.000	24.000	24.000
Average Rate per visit	7,5% 2,5%	40 €	43 €	46 €	50 €	51 €	52 €	54 €	55 €	56 €	58 €	59 €
Revenue from Outpatient Services		720.000 €	1.032.000 €	1.109.400 €	1.192.605 €	1.222.420 €	1.252.981 €	1.284.305 €	1.316.413 €	1.349.323 €	1.383.056 €	1.417.633 €
Total Revenues		6.945.440 €	7.732.130 €	8.320.415 €	8.953.460 €	9.376.168 €	9.819.512 €	10.284.517 €	10.772.260 €	11.283.873 €	11.820.543 €	12.383.517 €
Expenses												
Inpatient												
Staff costs	58,0%	3.610.755 €	3.886.075 €	4.182.389 €	4.501.296 €	4.729.174 €	4.968.588 €	5.220.123 €	5.484.392 €	5.762.039 €	6.053.742 €	6.360.213 €
Food and beverage	8,0%	498.035 €	536.010 €	576.881 €	620.868 €	652.300 €	685.323 €	720.017 €	756.468 €	794.764 €	834.999 €	877.271 €
Medical consumables	1,5%	93.382 €	100.502 €	108.165 €	116.413 €	122.306 €	128.498 €	135.003 €	141.838 €	149.018 €	156.562 €	164.488 €
Maintenance and utilities	5,0%	311.272 €	335.006 €	360.551 €	388.043 €	407.687 €	428.327 €	450.011 €	472.792 €	496.727 €	521.874 €	548.294 €
Marketing, IT & professional services	3,0%	186.763 €	201.004 €	216.330 €	232.826 €	244.612 €	256.996 €	270.006 €	283.675 €	298.036 €	313.125 €	328.977 €
General and admin costs	2,0%	124.509 €	134.003 €	144.220 €	155.217 €	163.075 €	171.331 €	180.004 €	189.117 €	198.691 €	208.750 €	219.318 €
Outpatient												
Staff Costs	62,0%	446.400 €	639.840 €	687.828 €	739.415 €	757.900 €	776.848 €	796.269 €	816.176 €	836.580 €	857.495 €	878.932 €
Medical consumables	8,0%	57.600 €	82.560 €	88.752 €	95.408 €	97.794 €	100.238 €	102.744 €	105.313 €	107.946 €	110.644 €	113.411 €
Maintenance and utilities	4,0%	28.800 €	41.280 €	44.376 €	47.704 €	48.897 €	50.119 €	51.372 €	52.657 €	53.973 €	55.322 €	56.705 €
Marketing, IT & professional services	3,0%	21.600 €	30.960 €	33.282 €	35.778 €	36.673 €	37.589 €	38.529 €	39.492 €	40.480 €	41.492 €	42.529 €
General and admin costs	2,0%	14.400 €	20.640 €	22.188 €	23.852 €	24.448 €	25.060 €	25.686 €	26.328 €	26.986 €	27.661 €	28.353 €
EBITDA		1.551.924 €	1.724.249 €	1.855.452 €	1.996.639 €	2.091.301 €	2.190.595 €	2.294.752 €	2.404.012 €	2.518.632 €	2.638.876 €	2.765.027 €
		22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%
Exit Value											35.677.765 €	
Cash Flows		1.551.924 €	1.724.249 €	1.855.452 €	1.996.639 €	2.091.301 €	2.190.595 €	2.294.752 €	2.404.012 €	2.518.632 €	2.638.876 €	2.765.027 €
Cost of Equity	17,0%											
Cost of Debt	3,0%											
LTV	50,0%											
Tax Rate	22,0%											
WACC	9,67%											
Exit Yield	7,75%											

Market Value **26.880.000 €**