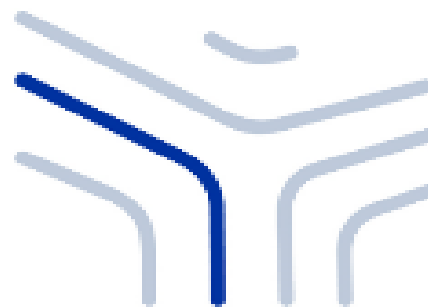




3rd HCAP INVESTMENT WORKSHOP

MAY 9th, 2019

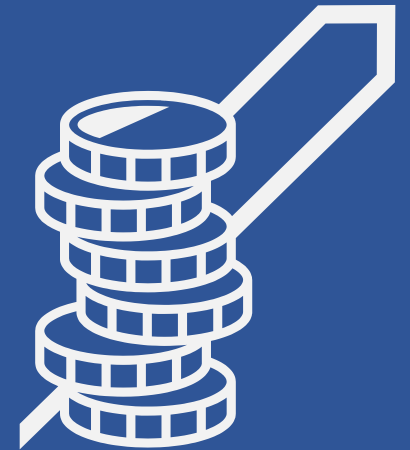


HELLENIC CORPORATION OF ASSETS AND PARTICIPATIONS

“INVESTMENT PLANS – ALTERNATIVE
SOURCES OF FUNDING AND
FINANCING TOOLS”

Today's Agenda

- Welcome
- HCAP's portfolio – investment potential and clusters of interest
- Presentation of indicative investment plans from HCAP subsidiaries
- Sources of funding and alternative structures
(multilaterals, NSRF 2013-2020, PPPs, long term concessions)
- Access to financing from commercial banks
- Wrap Up and Next Steps



Introduction to HCAP and investment potential



The Hellenic Corporation of Assets and Participations (HCAP)

- HCAP is one of the most important reforms in Greece
- It gathers under a single institutional structure significant state-owned assets with the aim to safeguard and maximize their value
- It operates for the benefit of the public interest but in accordance with the rules of the private economy
- Towards becoming a modern example of successful corporate governance, and with the aim to create economic and social value in the long run, HCAP's goals include amongst others:
 - ✓ Transformation, and restructuring where required, of State Owned Enterprises (SOEs);
 - ✓ Adoption of best Corporate Governance practices to enhance transparency, meritocracy, independence, accountability and responsible management (i.e. through the adoption of OECD best practices, implementation of reporting requirements equivalent to those of listed companies etc.);
 - ✓ Setting of strategic objectives as the basis of business and operational planning to be drafted and implemented by their Management;
 - ✓ Monitoring of performance through regular reporting and against budget targets and KPIs;
 - ✓ The implementation of an investment policy aiming at the increase of HCAP's assets in order to improve the general public benefit and the development of the Greek economy



“The Hellenic Corporation of Assets and Participations constitutes one of the largest reforms of recent years. The purpose of the Corporation is not only to achieve better and sounder management of public assets, but also to overcome the weaknesses and eliminate long standing problems which have negatively affected the perception of state owned enterprises.”

HCAP Shareholder's Message

HCAP contribution to the national growth strategy

1.

Through revenue streams that are directed to the Greek State and the economy

Part of HCAP's revenue will be directed to the realization of investments in core sectors of the economy or within the HCAP portfolio, whereas another part will be directed for the reduction of the financial obligations of the Hellenic Republic

2.

Through the implementation of HRADF's Asset Development Plan, as well as, through the development and exploitation of ETAD's real estate portfolio

With professionalism, well prepared and transparent processes, mature and viable projects and optimum privatization strategies which enhance competition and maximize socioeconomic benefits over the long run

3.

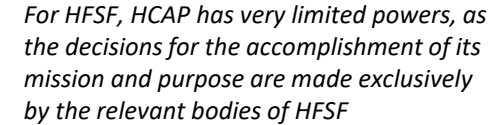
Through the transformation of the SOEs, focusing on the enhancement of operational efficiencies and productivity

With the application of KPIs for improvement of financial performance, operating efficiency, supply chain optimization, innovation and overall improvement of customer experience

4.

Through strategic alliances with third parties, synergies within the HCAP portfolio companies, open dialogue and communication to investors' community and other key stakeholders

Economies of scale, knowledge transfer, access to capital /leveraging, alternative financing structures (i.e. PPPs), etc.

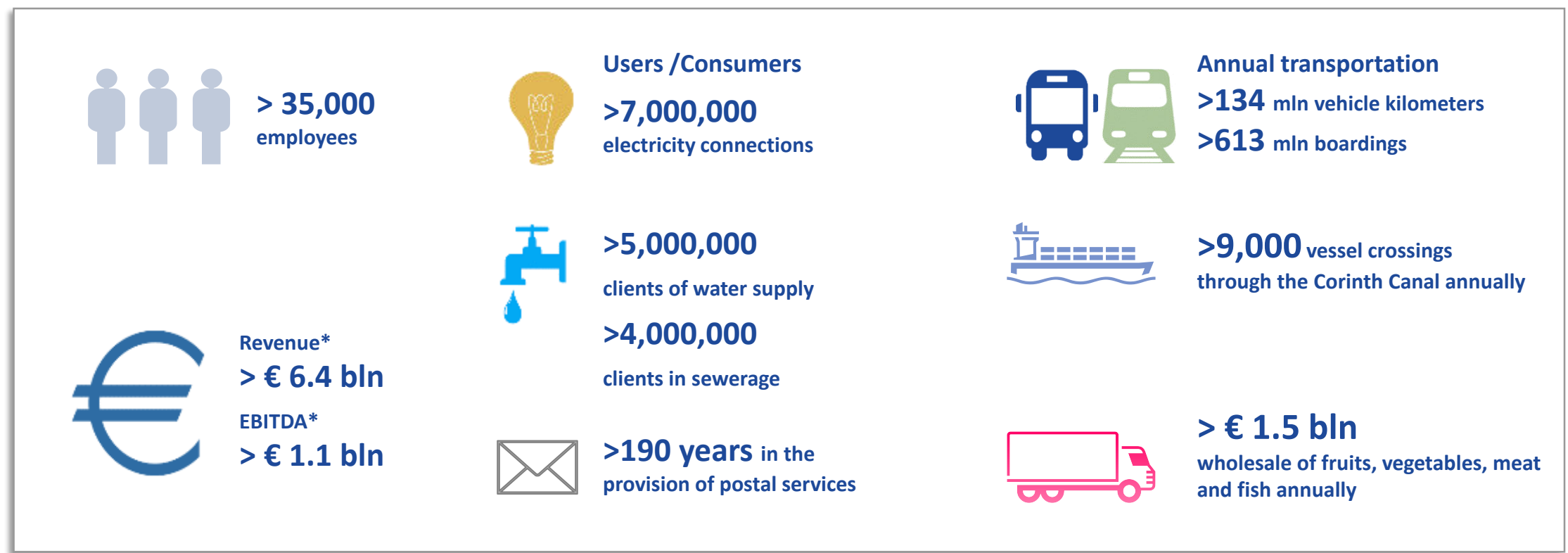


Subsidiaries (SOEs) of HCAP

		Listed Companies	Minority Shareholding
 Athens Urban Transportation Organization S.A. (100 %) <i>and its 100 % subsidiaries</i>	 Central Markets and Fisheries Organization S.A. (100 %)	 Public Power Corporation S.A. (34.123 %)	 ETVA - Industrial Areas S.A. (35 %)
 Road Transport S.A.	 Thessaloniki Central Market S.A. (100 %)	 Athens Water Supply and Sewerage Company S.A. (50 %+1 share)	 Athens International Airport S.A. (25 %)
 Urban Rail Transport S.A.			
 Corinth Canal Co. S.A. (100 %)	 Thessaloniki International Fair – HELEXPO S.A. (100 %)	 Thessaloniki Water Supply and Sewerage Company S.A. (50 %+1 share)	 Folli – Follie A.E. (0,9 %)
 Hellenic Post S.A. (90 %)	 Hellenic Saltworks S.A. (55.19 %)		
 GAIAOSE S.A. (100%) <i>from 01.07.2018</i>	 Olympic Athletic Centre of Athens "Spyros Louis" <i>OAKA will be transferred to the HCAP portfolio following its transformation into a corporation</i>	HCAP portfolio includes today participations in - 2 direct subsidiaries (ETAD & HRADF) - 8 non listed SOEs with a majority stake - 3 listed SOEs - 3 affiliates with a minority stake Total 16 subsidiaries (or 18 if STASY & OSY are included)	

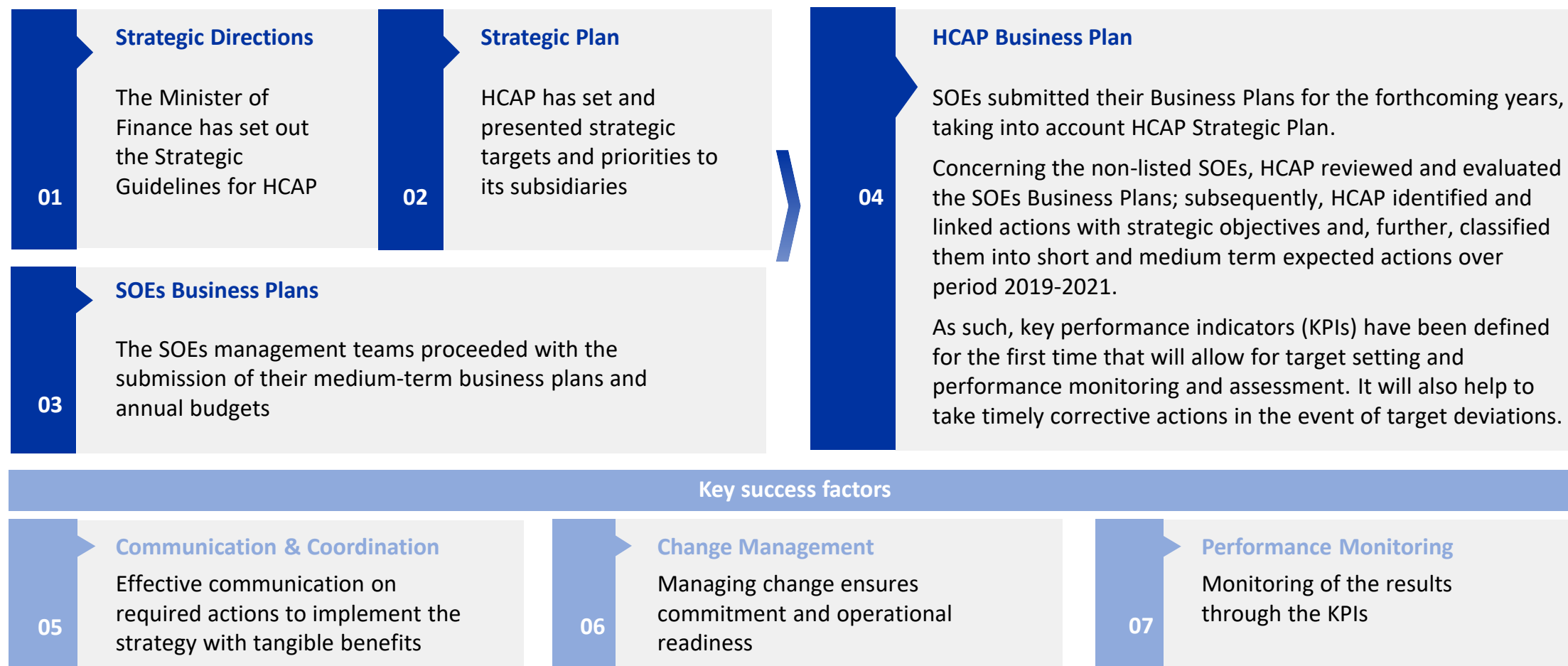
HCAP portfolio of SOEs in numbers

The SOEs in HCAP portfolio are operating in core sectors of the national economy (power, water supply and sewerage, infrastructures, transportation, services and other), which may affect positively critical parameters of the economy such as growth, employment and competitiveness.



** The data did not result from a consolidation process. They refer to the year 2017 (excluding AEDIK and GAIOSE regarding the year 2016) and include the companies HCAP, ETAD, HRADF, PPC (Group), EYDAP (Group), EYATH Group, OASA (Group- without subsidies), OKAA (Group), KATH, AEDIK, ELTA (Group), TIF-HELEXPO (Group), Hellenic Slatworks, ETVA Industrial Area, Athens International Airport, GAIAOSE (Group).*

Strategic and Business Planning: Mobilised and progressing



Progress in Performance Monitoring through reporting

Periodic Reports

- HCAP initiated standardized regular reporting of its non-listed subsidiaries, following reporting process instructions

2019 Budget

- The 2019 budget was formally requested by the non-listed subsidiaries
- Deliverables reviewed and currently discussed with subs especially with regards to assumptions used and significant deviations from historical figures, so that budgets of year 2019 are finalized the soonest possible



- Periodic information is received through various progress and other reports. They include comparison of actual performance versus targets as well as proposed SOEs actions to address deviations or tackle critical issues on time
- Establishment of regular meetings with representatives of the SOEs and members of their management bodies is also provisioned
- HCAP may request in the future a benchmark assessment of the SOE performance in relation to the performance of other companies in its portfolio or other (non-portfolio) companies with similar characteristics and sizes

The importance of Corporate Governance

The level of corporate governance and information disclosure that govern HCAP and its subsidiaries should be at least equivalent to that of listed companies.

TARGETS FOR THE HARMONIZATION OF STATE OWNED ENTERPRISES WITH THE HCAP GOVERNANCE MODEL

- Establishment of a robust framework of rules of corporate governance, compliance and procedures, aiming at continuously improving transparency and efficiency.
- Enhancement of the operation and organization of subsidiaries with appropriate tools and modern methods to achieve effective management in accordance with best corporate governance practices.

The Board of Directors of State Owned Enterprises should undertake clear duties and performance targets for which they are responsible

1

Harmonization of the articles of association with c.l. 2190

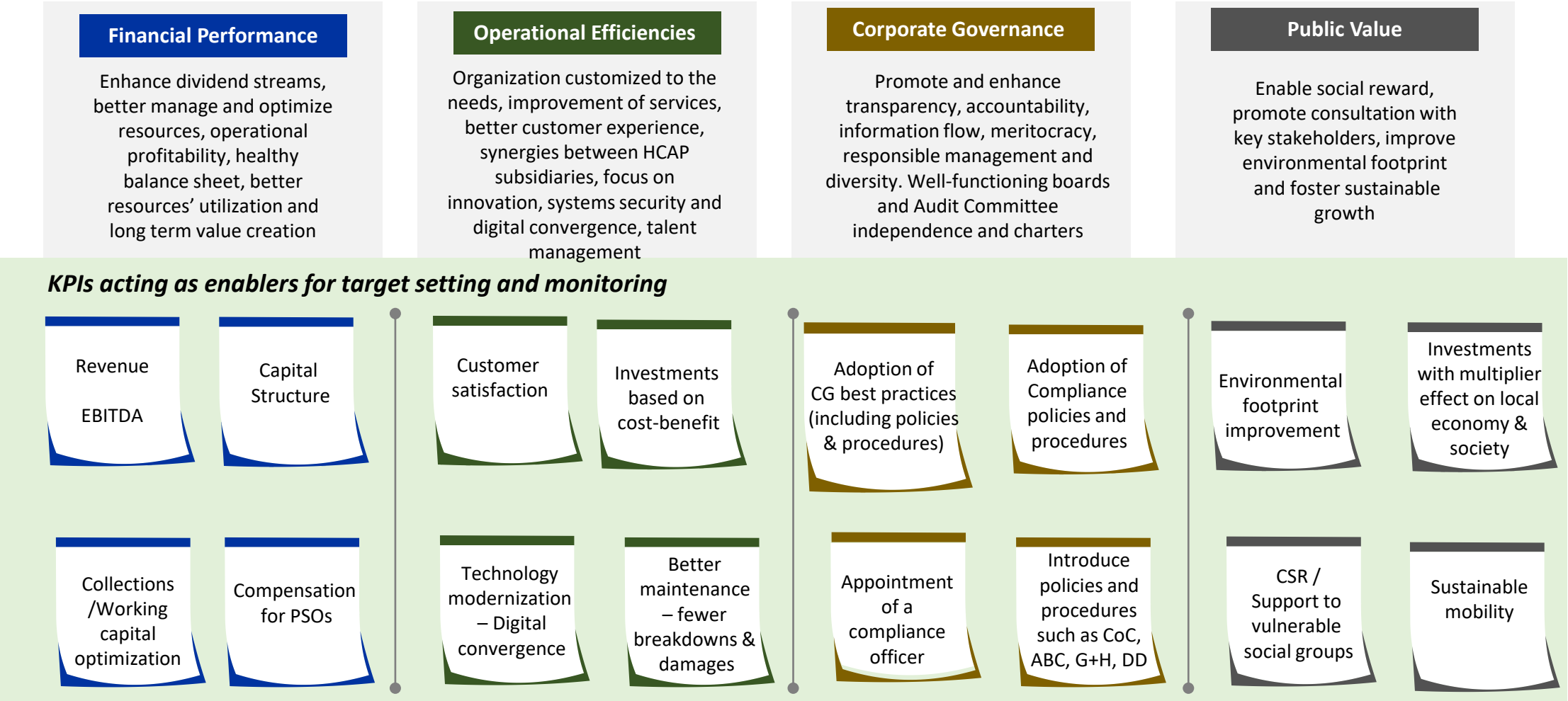
2

Induction and diffusion of best practices of corporate governance and compliance through training and supporting information programs

3

Well functioning boards (establishment of Committees and respective committees statutes, meetings planning of board meetings, BoD agenda, adequate supporting material, Minutes, etc.)

Areas of monitoring through KPIs



Synergies identified among HCAP subsidiaries in previous Workshop

Opportunities to establish cooperation and trust among subsidiaries and leverage key competencies

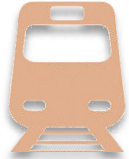
Focusing on synergies between subsidiaries in line with the current institutional and regulatory framework.



Indicative examples:

- Real estate management and better exploitation
- Creation of a single digital GIS environment
- Leveraging network and stores to enhance customer experience and corporate performance
- Energy efficiency and upgrading (e.g. buildings, infrastructure), including Renewable Energy Sources (RES) development opportunities
- Corporate social responsibility joint initiatives
- Collaboration extended to academic, research and other distinguished institutions
- Training and e-learning platforms

Sectors – Investment potential

Sectors	 Power utilities	 Water utilities	 Urban Transportation	 Postal services	 Real Estate
Investment potential	- RES mix enrichment - Distribution network upgrades - Operational optimization and efficiency program in generation and distribution - Plant restoration /decommissioning - SMART islands /electric cars	- Infrastructure upgrades - Network expansion - Operational improvements - Reduce water losses - Smart metering	- Big Data analytics - Group ERP - Telematics - Network upgrades - Fleet renewal - Energy efficiency - Fuel management	- Smart Mailboxes Network - Smart Parcel Stations - Distribution Management and Track & Trace (Smart Logistics) - Fleet Management and monitoring - Smart Post Office in Cloud	- Restoration and exploitation of existing hotel units (Xenia) - Exploitation of real estate assets suitable for touristic development - Infrastructure upgrades - Energy Efficiency - Group GIS
Sectors	 Exhibition centers	 Wholesale food markets	 Agro - Logistics	 Agriculture	 Rail
Investment potential	- TIF – HELEXPO total redevelopment (Master Plan) - New technologies (special IT applications, digital media, online reservations) - Enhance Helexpo Marousi facilities' attractiveness & improvement of infrastructure	- OKAA: Integrated Information System (MIS), security systems, digital interconnection & cooling storage facilities - OKAA total reconstruction - KATH Infrastructure investments to increase available space and modernize its premises	- Agrologistic center in Thessaloniki - Reconstruction of the Central Market in Patras with an emphasis on export-import services	Hellenic Saltworks: - Expansion of the saltwork land and development of a packaging unit in Mesolonghi - Saltworks' development in Lemnos and Kitros	- Logistic centers in Thriassio and Gkonos Thessaloniki - Rolling stock renovation and reconstruction - Rebuild transformation wagons to container platforms

Past investments – Limited bank finance & structured finance projects

No corporate lending



Capital markets



Bank debt



PPPs



National Strategic Reference Framework (NSRF)



Lending vis-à-vis the HCAP portfolio.....

Greek Banks



- Public Power Corporation
- 14 Regional Airports
- Athens International Airport



- Public Power Corporation
- Athens International Airport
- Egnatia Odos (for public works)
- 14 regional airports



- 14 Regional Airports

Snapshot of big investment plans for the 3 listed SOEs of HCAP portfolio



Public Power Corporation S.A.

Public Power Corporation S.A. has realized almost € 2,8 billion investments during the past years (2015-2018) which indicatively include :

- Mine works and relocation projects
- Distribution network upgrades and expansion
- Renewable energy sources
- Construction of new unit of Ptolemais V
- Upgrades of conventional generation power units in the islands

Going forward the company has announced new investments (amounting to c. € 790 mln for 2019) focusing also on smarter and cleaner energy. Such investments may indicatively include:

- Smart islands /smart cities
- Distribution network upgrades
- Energy efficiency
- RES
- Electric cars



Athens Water Supply and Sewerage Company S.A.

Athens Water Supply and Sewerage Company S.A. has announced an investment plan of c. € 600 mln - € 950 mln (scenarios with and without discounts achieved) for the 2017-2021 period.

The investment plan pillars are:

- Network – Infrastructure (network expansion, reducing technical losses, etc.)
- Organization, Systems and Procedures
- Customer satisfaction and quality of services offered

Moreover, areas of priority, as per company announcements are the following:

- Ensure high quality water to all consumers
- Reduce network losses
- Upgrade the services provided and customer satisfaction
- Expansion of customer base and Increase of geographical coverage



Thessaloniki Water Supply & Sewerage Co. S.A.

Thessaloniki Water Supply & Sewerage Co. S.A. has announced an investment plan of c. € 170 mln, for the 2018-2024 period.

The investment plan pillars are:

- Maintenance and upgrade of water and sewerage networks
- Organization, Systems and automations
- Improve customer satisfaction

Key strategic priorities communicated by the company include:

- Ensure uninterrupted and safe operation of water supply systems
- Upgrade of infrastructure to improve the capacity of existing systems
- Improving customer service
- Expansion of geographical area of jurisdiction for water and sewerage services – increase in the number of served households and businesses

Indicative NSRF projects



NSRF approved projects



- Construction of the extension to the water treatment plant – Phase A2 (€ 22 mln)
- Completion works for the connection of lower lands in Thessaloniki (€ 6 mln /51% NSRF)
- Telecontrol and automation of the water system in the EYATH area of jurisdiction (€ 3.3 mln /100% NSRF)



- Modernization of the Parnassos ski resort lifts (€ 1.6 mln)
- Modernization of existing facilities and infrastructure networks of Lake Kaiafa area (€ 4.9 mln)
- Ecotourism Park at Fanari Rodopi. Modernization of basic infrastructure networks and development of new tourist infrastructure (€ 2.4 mln)
- Restoration and highlight of the caves and the buildings of Diros, Laconia - Phase B (€ 8.5 mln)
- Restoration and highlight of the Achilleio complex in Corfu – Phase B



- Supply of 92 new buses of anti-pollution technology (€30 mln) – *funding secured*



- Construction of sewerage pipes in the areas of Anoiksi, Rodopoli, Stamata in Dionysos Municipality (€ 1.9 mln)
- Water supply of Kineta settlement at Megara (external water pipe, main tank) (€ 7 mln)
- Sewerage network construction for the Palini Municipality (€ 58 mln)
- Sewerage network construction at Glyka Nera in Peania Municipality (€ 20 mln)



Potential Future NSRF Projects



- “Smart Mailboxes” network
- Track & trace (Smart logistics)
- Smart Post Office in Cloud
- E-post platform
- Fleet management & tracing
- ERP & MIS
- Sorting automation system



- ERP for Group OASA
- Integrated system for fleet technical capacity



- Integrated fuel management system – approval expected



Submitted applications for NSRF

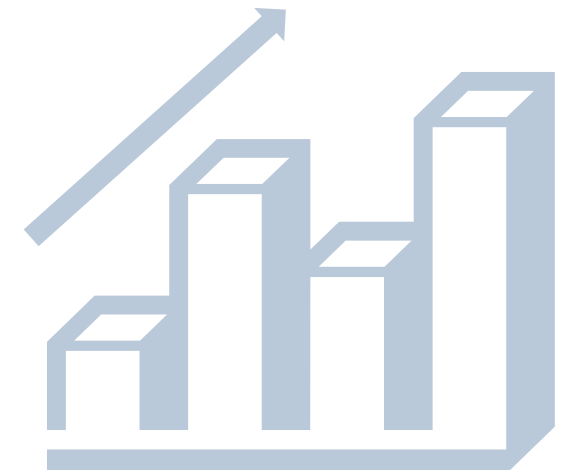


- Wi-Fi installation in vehicles of the OASA Group – approval expected



- Katakolo - Pyrgos - Olympia Railway Line and Stations upgrade and use of ICT for regional tourism product promotion. The project includes two subprojects, namely the restoration of Pyrgos station and the creation of a “smart train” in which passengers shall be able to also see cultural sights

Potential investment clusters



Large infrastructure & Major Networks



Hellinikon

Real Estate development (former Athens Int Airport Site), the largest real estate development project in Europe (Tender process at final Stage)



10 regional ports

HRADF portfolio includes 10 ports, namely Volos, Rafina, Igoumenitsa, Patra, Alexandroupolis, Heraklion, Elefsina, Lavrion, Corfu and Kavala. HRADF will proceed – **through tender process** – to granting concessions of specific activities /services in each or the 10 regional ports.



TIF – Helexpo Masterplan

Rehabilitation and construction of new facilities at the Thessaloniki Exhibition Centre (Project under consideration)



Touristic Ports /Marinas (Thessaloniki / Aretsou, Itea, Argostoli, Zakynthos, Rhodes, Mykonos)

Tender in preparation for the assignment of **long-term concession**. Priority given for the Itea and Argostoli marinas.



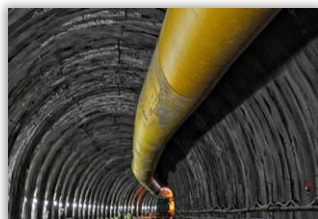
Thriassio

Design, construction, operation and maintenance of a Logistics Center (in a land plot of 600,000 sq. in Thiasio Rail Centre) on a **long-term concession** basis (tender process at final stage)



Egnatia Odos

Operation and maintenance of Egnatia Odos motorway and the three vertical axes on a **concession** basis



South Kavala NG Storage

Underground Natural Gas Storage System South Kavala, **granting of rights** (tender authority HRADF)



Athens International Airport

Extension of terminal building aiming at increase of capacity (up to 30 mln pax per year)



Thessaloniki Logistics Center

Design, construction, operation and maintenance of the Thessaloniki Logistics Center on a long-term concession basis (tender process in progress)



Kaiafas Thermal Springs

ETAD is considering alternative types of development



Tae-Kwon-Do Hall

ETAD is considering to proceed – through a tender process – to a long-term concession agreement

Large Infrastructure & Major Networks

INDICATIVE PROJECTS



Upgrade of Greek national electricity network, with >7,000km of new electricity distribution lines to be installed



Long Term Loan: € 255 mln

Funding: EIB



Network Expansion

as of 01.09.2018 the network of Magoula in the municipality of Elefsina (42 km), corresponding to approximately 2,300 water supplies, has been included in EYDAP's serving area



Expansion of the Water Treatment Plant

planned expansion shall enable the increase by c. 50% of the company's capacity to offer water services in its area of jurisdiction (c. € 31.5 mln)

PROJECTS UNDER CONSIDERATION



Telematics network expansion

Budget: € 2.5 mln

Funding not secured:

Scenario 1: NSRF

Scenario 2: potential expansion of existing PPP



Energy infrastructure upgrade for electric vehicles network

Budget: € 7 mln (€ 3 mln for air network transformers & €4 mln for underground cables)

Funding: under consideration



Renovation of the existing Rolling Stock (Metro Line 1)

Budget: € 50 mln

Funding: Public Investment Program € 28 mln

Other funding sources:

Bridge financing



Renovation and modernization of the Piraeus depot

Budget: € 120 mln

Funding: potential PPP scheme

Real Estate & urban development

Real Estate

Potential properties or projects in pipeline

Touristic Properties

- Xenia Hotels
- Greenfield sea side properties
- Leisure seaside uses (Akti Vouliagmeni etc)
- Touristic pavillions

Cultural & Special Properties

- Achilleion in Corfu
- Museum of Corinth Canal
- Diros Cave
- Thermal Springs (Kaiafa, Methana etc)
- Campings (Fanari etc)
- Ski resorts (Parnassos, Kaimaktsalan)

Exploitation type:
Sale, Long term
concession, Short
term lease

Urban Properties

- Apartments
- Retail Stores
- Urban Land Plots



Rural Properties

- Rural Land Plots



Olympic Properties

- Olympic Complex of Faliro
- Galatsi Complex
- Schinias Olympic Rowing & Canoeing Centre



Urban Development

**Thessalonica
International Fair
Redevelopment
Project**



- Railway Stations
- Former depot plots
- Former military camps

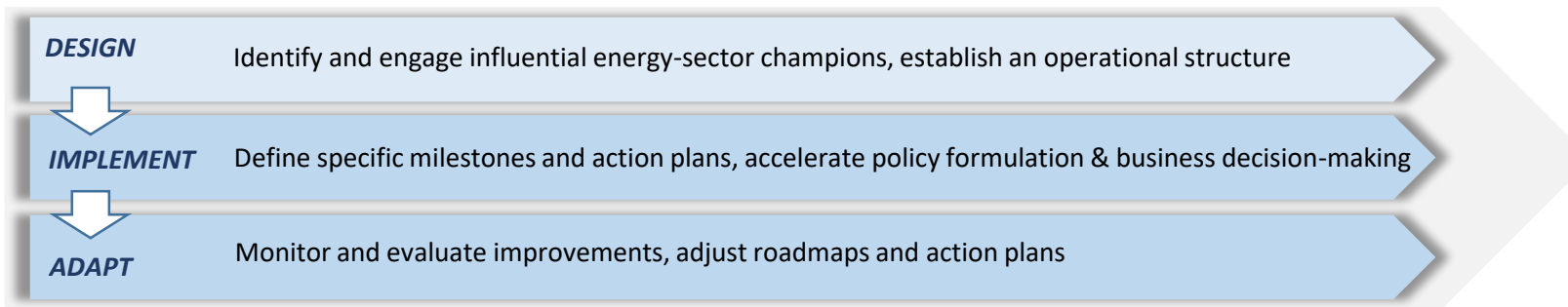


Energy efficiency

Energy efficiency

- ✓ Energy savings in buildings (switch-off and thermal building insulation, smart lighting systems, building energy management systems and monitoring of energy consumption, etc)
- ✓ Energy savings in transportation (switch to alternative fuel sources and clean means of transport such as NG, electric cars etc)
- ✓ Raise awareness training for responsible consumption habits, activate consumer consciousness

Effective energy transition



The companies included in the HCAP portfolio own a large number of buildings across the country and they also operate fleets of cars, buses, trains etc.

Potential Investment Examples

Buildings energy efficiency

Identify and assess the existing energy status of buildings, which are included in HCAPs portfolio and prioritize measures to be implemented for their energy efficiency improvement.

Impact: Improvement of Environmental footprint



First electric buses in Athens

Within the scope of the procurement of 92 new "environmentally friendly" buses, twelve (12) electric buses have been included to be launched for the first time in the streets of Athens.

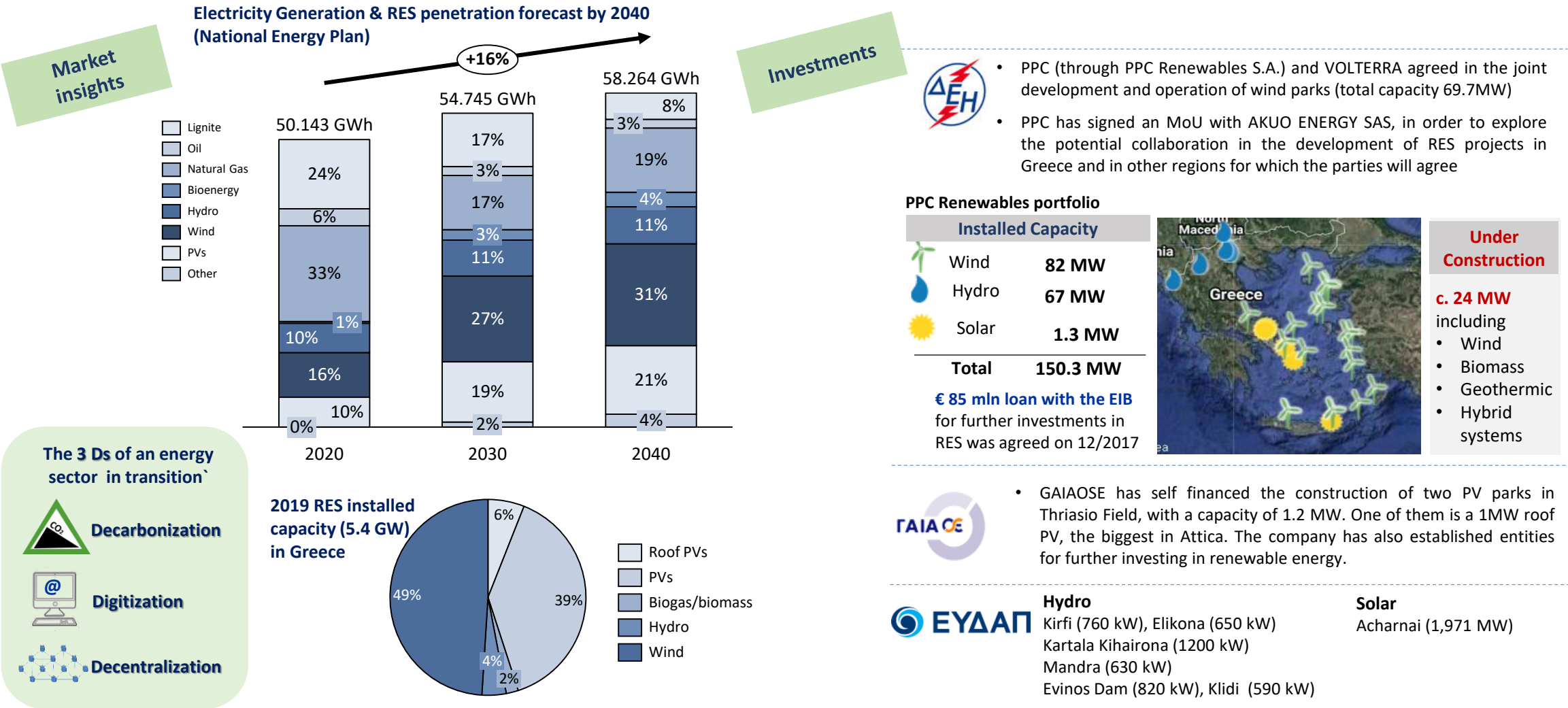
Potential impact: 10-30% less gaseous pollutants

Energy system performance & transition readiness dimensions

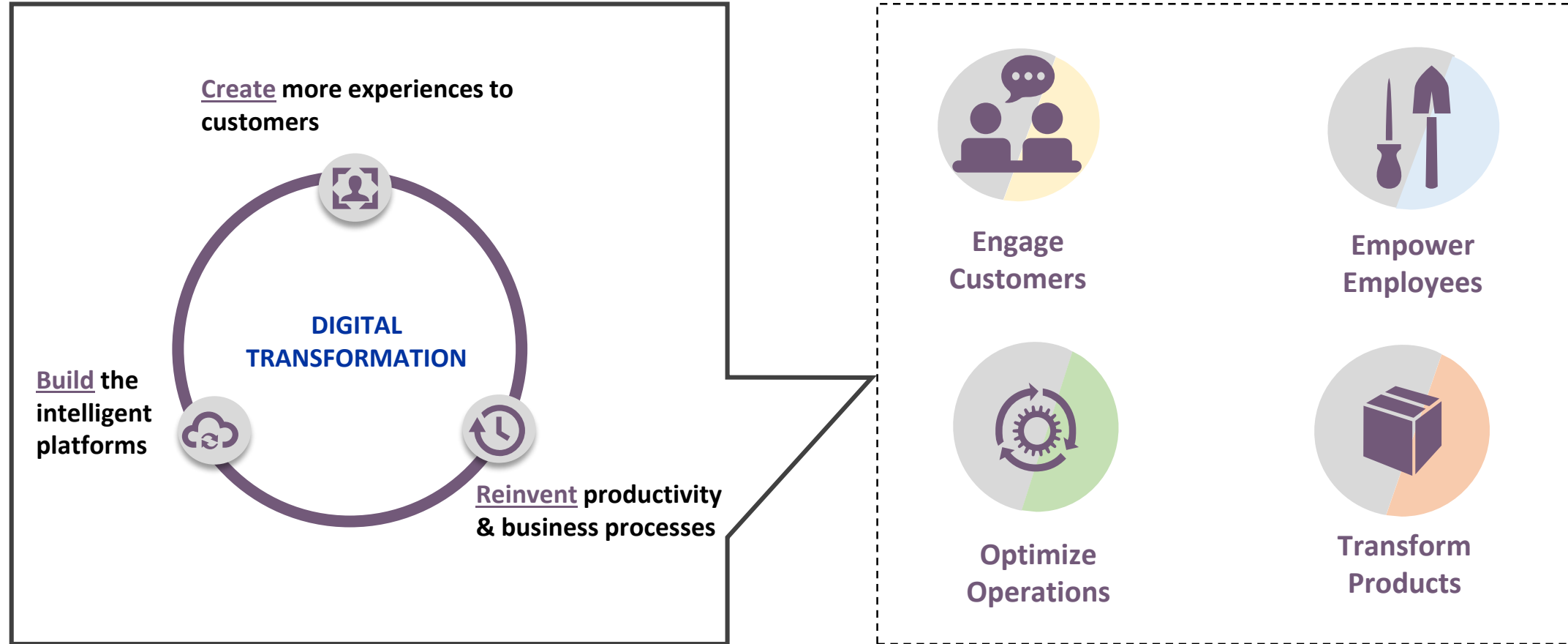


Source: World Economic Forum - Fostering Effective Energy Transition (2019 edition)

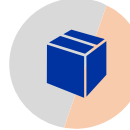
Renewables



ICT, digital, smart, R&D



Technology & Innovation enable Business Transformation

	 FOCUSING AREAS	 ENABLING TECHNOLOGIES	 INVESTMENT OBJECTIVES
Engage Customers 	Customer service Tech-enabled stores Digital Marketing Omni-channel Market Insights	- Customer Relationship Management - Business Intelligence & Data Management - Web Site Automation & Mobile Computing - Social Computing, Media Services, Mob. Applications - Prescriptive Analytics	- Increase customer acquisition, retention, satisfaction and loyalty - Develop new revenue opportunities throughout modern customer journey - Increase customer and marketing insights - Improve customer connection & personalized experiences - Monitor impact and effectiveness of marketing
Empower Employees 	People development Tech-enabled employee Leverage best resources Agile practices Productivity and collaboration	- New HR Systems - Usage of end to end solutions and predictive analytics - Talent systems and Workforce analytics - Productivity and Collaboration tools - Ticketing and Project Management tools	- Track and optimize business effectiveness - Increase quality of interactions and products /services - Increase pace of innovation - Faster response, exchange of ideas and increase job satisfaction - Agile workforce with better mobility
Optimize Operations 	Operational excellence Risks & Controls Security, Safety and Compliance Sustainability and Growth Utilization of Assets	- Data driven supply chain and logistics, Internet of Things, Telematics - Intelligent process and quality control, advanced analytics - Digitized front line and back office operations, ERP, CRM, smart metering - Digital equipment management, GIS, Cloud services - Machine learning, Predictive & Prescriptive analytics	- Reduction of supply chain, inventory and maintenance cost - Processes efficiency - High operational standards keeping business flexibility with stricter regulations - Growth in emerging markets, new revenues streams Usage maximization of assets, exploitation of public property - Reduce risk of error, delays, delivery failure, product outage
Transform Products 	High quality products and services Product awareness Value proposition Speed to market and innovation Green Product	- Production automations, intelligent process, digital services - Product launch using marketing platforms, CRM, mobile apps - Big data and advanced research and Ideation systems - Design highly differentiated smart products - Systems for energy optimization with advanced analytics	- Optimize product development processes, increase quality - Improved brand perception, build trusted customer relation - Rapidly experiment with new products and business models and measure the impact before committing - Improve experience to increase customer satisfaction / value - Lower environmental impact, alignment with regulatory environment



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