



### ABOUT US

DIMAND is a leading real estate developer and services provider, operating across the Greek market.

Since year 2005, we have a solid track record of sustainable projects covering a broad range of uses.

We operate as project & construction managers, expansion consultants, development consultants, technical advisors & facility managers.

Specializing in mixed-use urban regeneration projects, we aim at creating the cities we want to live in.

The shares of DIMAND are listed on the Athens Stock Exchange (ATHEX).









### OUR VALUES

We are committed to work with passion, endurance and talent as real estate developers & services providers in order to offer our clients value

adding properties, with respect to their business, their people, the environment and community.



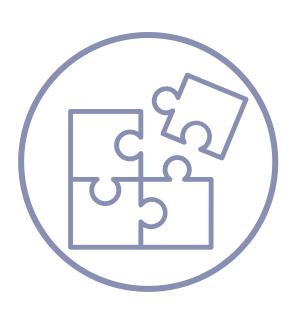
#### QUALITY

We are committed to generate added value for our clients and the communities we operate in, delivering sustainable projects on time, within budget and above expectations.



#### EXCELLENCE

We believe in continuous education and improvement. We strive to attract the best professionals and keep our eyes open to recognize and support talent.



#### INNOVATION

We apply innovative practices, serving our vision to be a leading company in real estate development.



### OUR GREEN FOOTPRINT

14

green certified

Projects \*1

Leader
in the
green building
market

42% \*2
of the country's
LEED BD+C\*
certified buildings

22

projects pursuing

LEED certification \*3









### AWARDS & CERTIFICATIONS













The Most Sustainable Companies in Greece 2023 (Quality Net Foundation)

Member

US Green Building Council (USGBC)

Silver Member

Global Real Estate Sustainability Benchmark (GRESB)

Member

Green Business Certification Inc. (GBCI)

LEED Proven Provider

Investor Confidence Project Europe (ICP)

Credentialed Project Developer and Credentialed Quality Assurance Provider

EN ISO 9001:2015

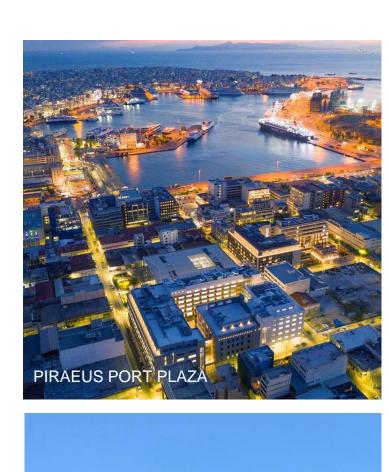
EN ISO 14001:2015

ISO 45001:2018



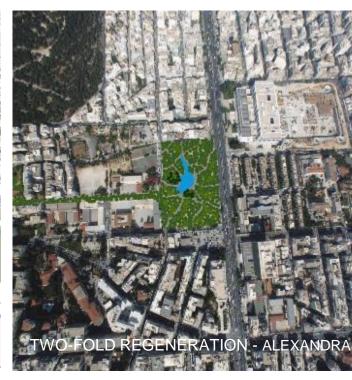
# FIELDS OF EXPERTISE

- Office
- Mixed-use
- Urban regeneration
- Hospitality
- Logistics
- Sports
- Residential
- Retail





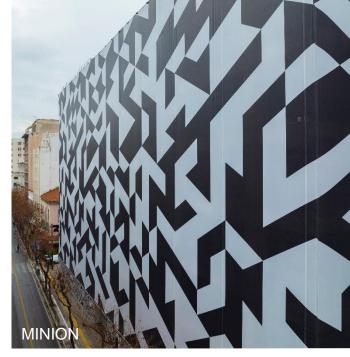






















# OUR MANAGEMENT EXECUTIVES



Dimitris Andriopoulos CEO



Nikos Dimtsas CIO



Despoina Giannakaki Senior Legal Advisor



Olga Itsiou COO



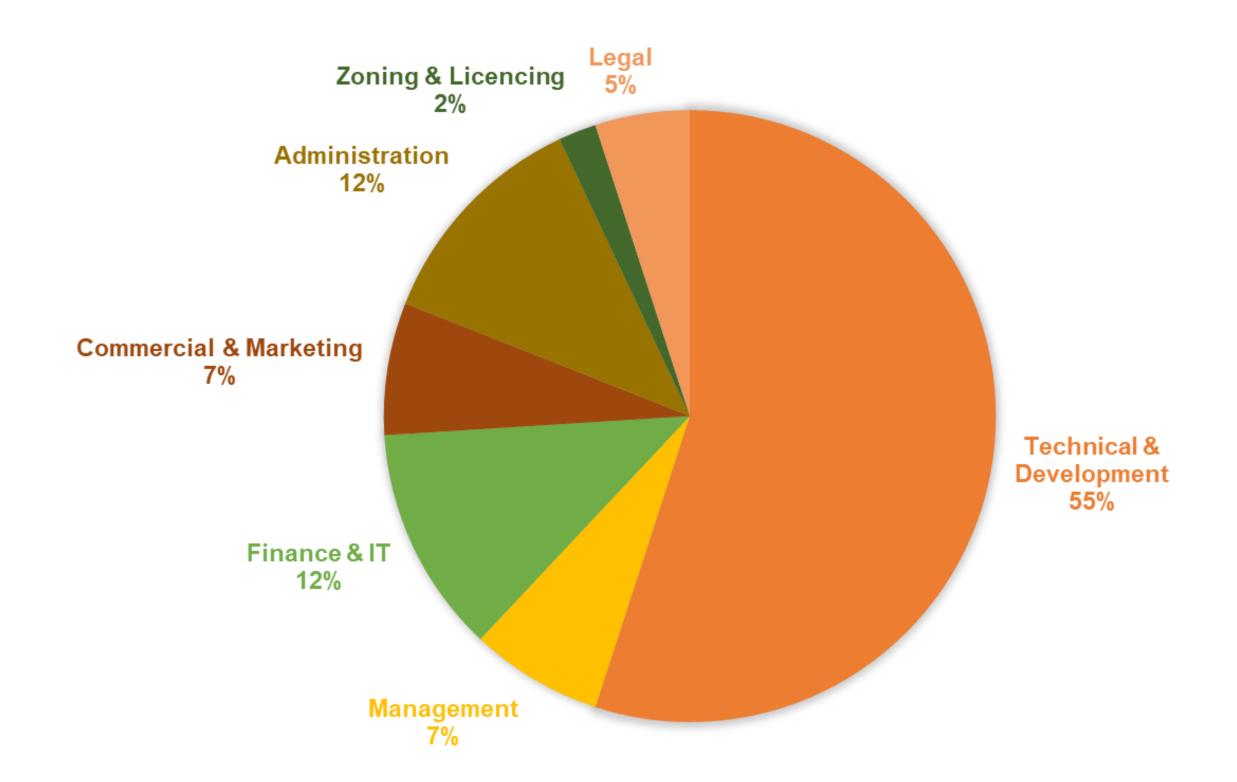
Michalis Anastasopoulos Executive Legal Advisor

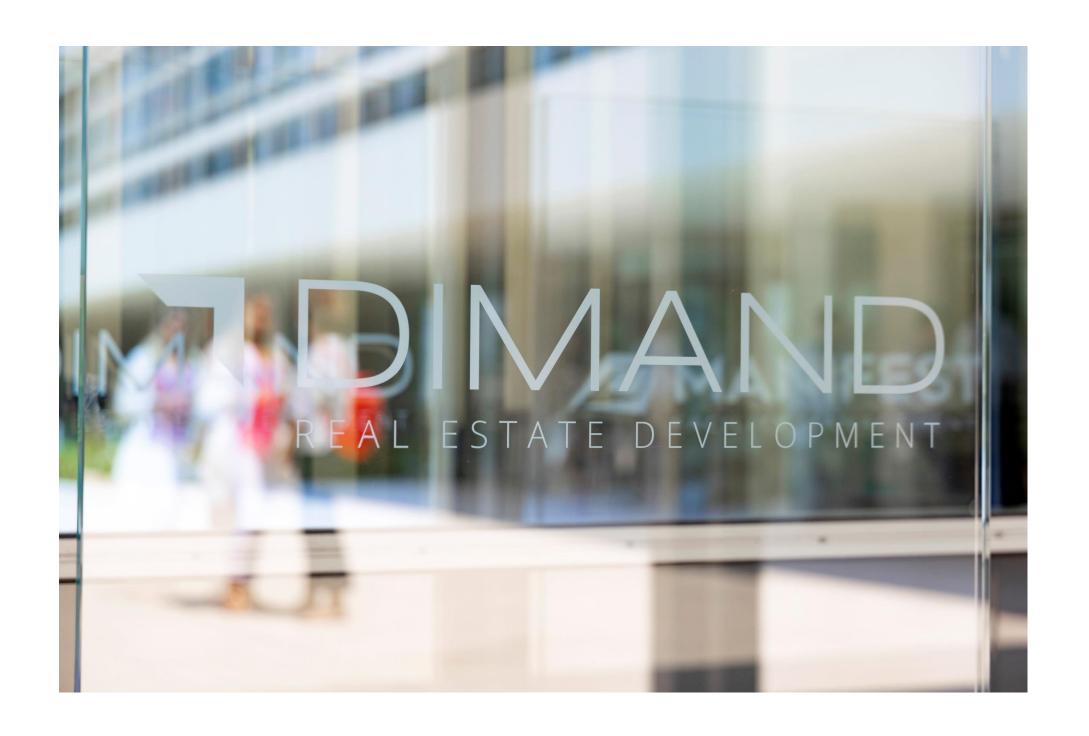


Anna Chalkiadaki CFO



# OUR PEOPLE







### OUR PARTNERS

Our partners bring important skills and experience to the joint venture and a strong pipeline of opportunities for all.

Thanks to our solid partnerships, we lead the Greek real estate market, and we strive to continue this success going forward.

EUROPEAN BANK FOR RECONSTRUCTION & DEVELOPMENT - EBRD



PRODEA INVESTMENTS

JV PARNTER - CANTE HOLDINGS

JV PARTNER

PREMIA PROPERTIES

JV PARTNER

EUROBANK / GRIVALIA

JV PARTNER









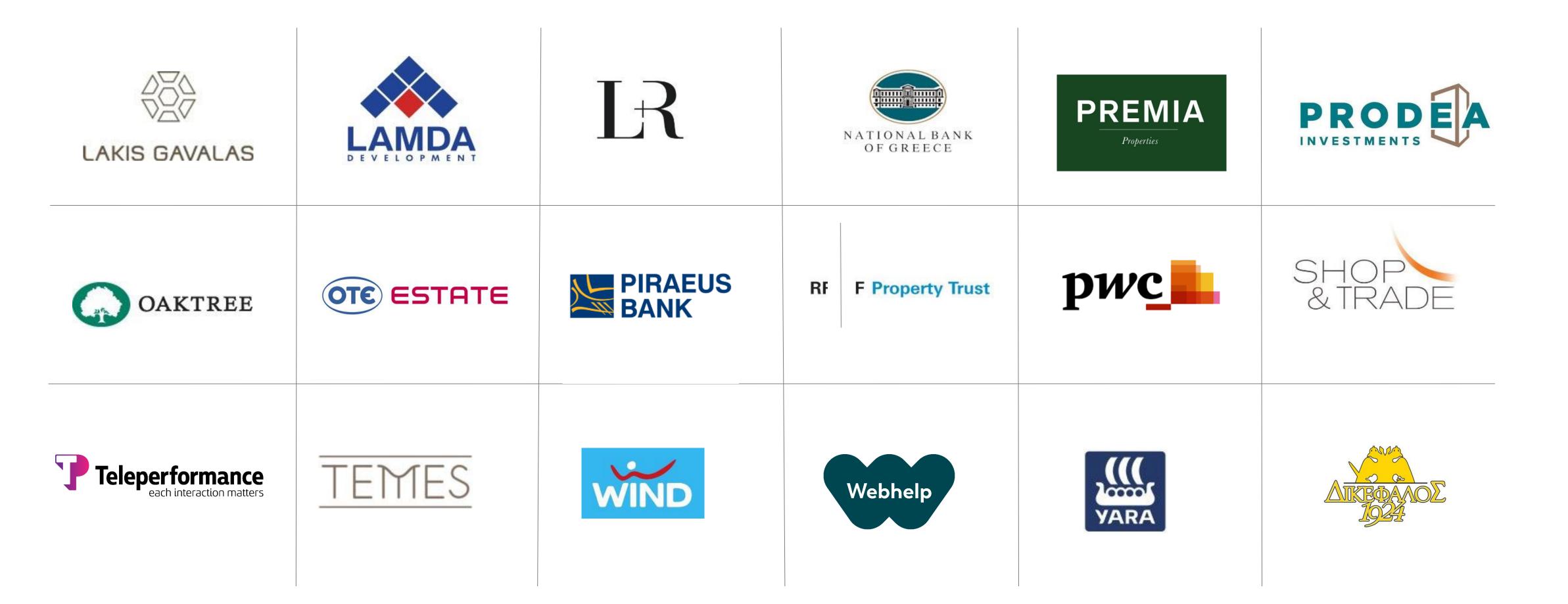


### MEET OUR CLIENTS





### MEET OUR CLIENTS



# CURRENT PROJECTS





### PIRAEUS TOWER

A full turn-key fit out of a 34,600 sq.m., 22 stories, office tower, originally erected in 1972. It will include two basements, retail, restaurants, café and auxiliary spaces, with a green roof, using high technology materials. The tower is highly visible, and it is one of the city's landmarks.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND - EBRD - PRODEA Investments

#### INVESTOR

n/a

#### LOCATION

Piraeus, Attica

#### CERTIFICATIONS

Pursuing LEED Platinum Certification Enrolled in the WELL Core Programme

#### STATUS

In Progress





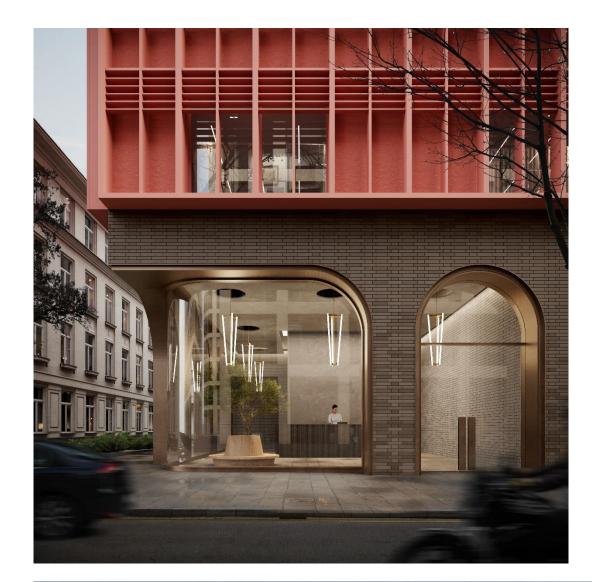


### former MINION BUILDING

The legendary "Minion" department store will be redeveloped to a retail, office and hospitality complex.

The 17.300 sq.m. building, in Patission Ave. is near Omonia Square and remained unexploited for nearly three decades.

Dimand was announced preferred bidder for the landmark property and the planning process is currently in progress.







SCOPE

Direct Property Development

DEVELOPER

DIMAND

INVESTOR

n/a

LOCATION

Athens, Attica

CERTIFICATIONS

Pursuing LEED Certification

STATUS

In progress





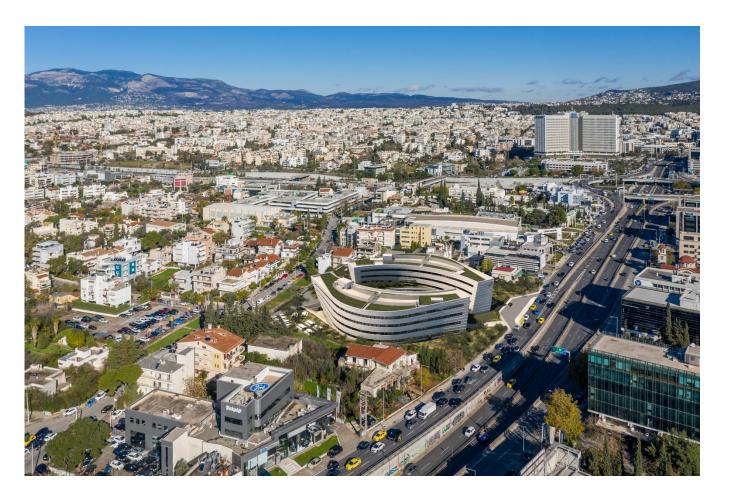
# Pwc CAMPUS

The new 25,450 sq.m. office complex consists of two four-storey, mirroring, elliptical-shaped buildings. The buildings are situated at the heart of the Maroussi business district and offer high visibility and easy access.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND

#### INVESTOR

Eurobank

#### LOCATION

Maroussi, Attica

#### CERTIFICATIONS

Pursuing LEED Certification
Project enrolled in the WELL Core Programme

#### STATUS

n Progress





### **3V**

Mixed – use complex development adjustment to the G. Karaiskakis stadium in Piraeus. The gross built area is 57,450 sq.m. and the new development will offer high-visibility and easy access.



#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND, AVAX Development

#### INVESTOR

n/a

#### LOCATION

Piraeus, Attica

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS

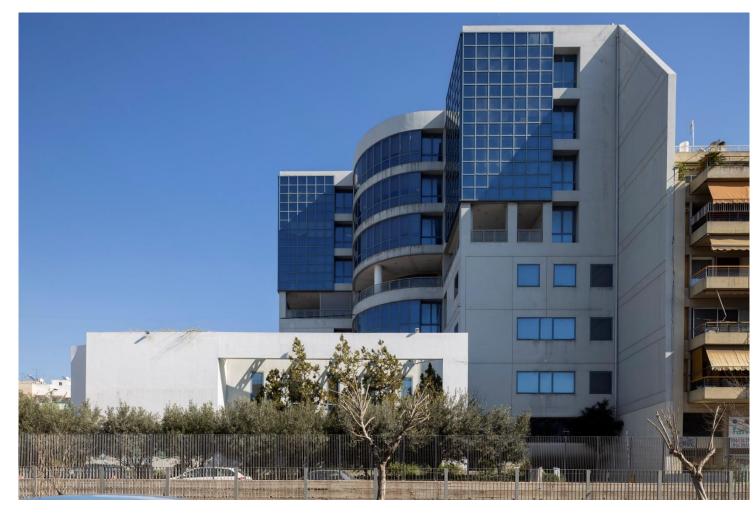




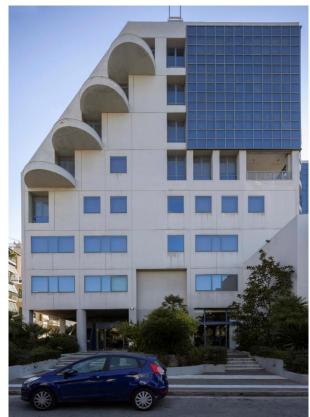


### PATISSIA OFFICE

Conversion of the former educational premises of EEDE into an 11,725 sq.m. office building, with a 77 slots basement parking.











#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND

#### INVESTOR

n/a

#### LOCATION

Kato Patissia, Attica

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS

Commercialization in Progress







# CORNER OFFICE PROJECT, PIRAEUS

Development of a new 3,476 sq.m. 7-storey office that includes a basement as well as common outdoor areas.











#### SCOPE

Direct property development, full development & project management services

#### DEVELOPER

DIMAND

#### INVESTOR

n/a

#### LOCATION

Piraeus, Attica

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS

In Progress







### HUB 204

The 17,050 sq.m. plot will be developed into the new Piraeus Courthouse consisting of a new multi-storey building complex and a listed building, along with a 5,500 sq.m. landscaped area for open public use.







#### SCOPE

Direct Property Development

#### DEVELOPER

HUB 204 S.A.

#### INVESTOR

n/a

#### LOCATION

Piraeus, Attica

#### CERTIFICATIONS

Pursuing LEED Gold Certification

#### STATUS



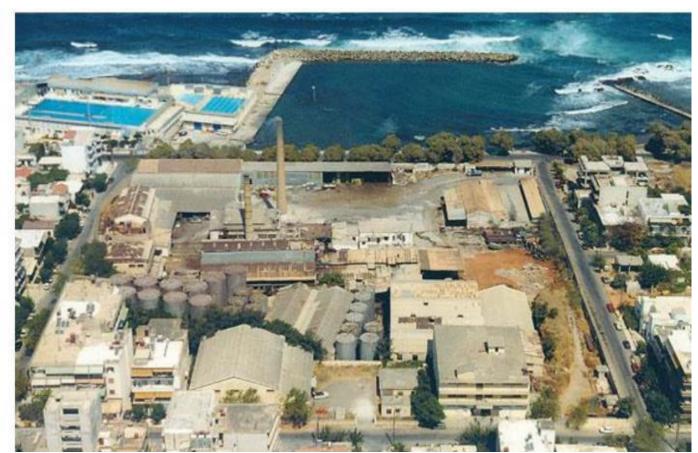




### CHANIA PROJECT

The property, totaling aprox. 13,890 sq.m., is located at the west side of the city of Chania (Nea Chora) next to the old Venetian fortifications. The development plan consists of a mixed-use project with residential and leisure/retail components.







#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND - PRODEA Investments

#### INVESTOR

PRODEA Investments - NM Perogiannis GoC

#### LOCATION

Chania, Crete

#### STATUS

Permission Granted

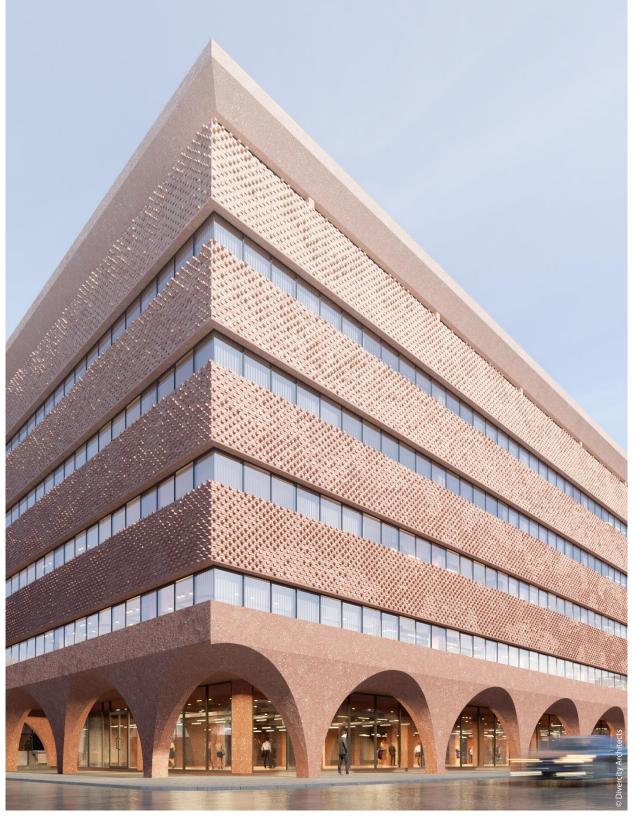


# HUB 26, THESSALONIKI

The office complex is situated at the western gate of Thessaloniki and is adjacent to the former Fix Brewery property. It consists of four blocks with a two-level joint underground parking and auxiliary spaces. The Gross Built Area is 30.600 sq.m.







#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

PRODEA Investments

#### LOCATION

Thessaloniki

#### CERTIFICATIONS

Pursuing LEED Gold Certification

#### STATUS

In Progress





# CITRUS - HUB 26 BUILDING E, THESSALONIKI

Citrus property (building E) is adjacent to the HUB26 office complex.

It consists of an existing, 2-storey building to be renovated in addition to developing 3 storeys expansion on top.

The new development will include a private outdoor space on the fourth floor overlooking the complex courtyard. The Gross Built Area is 4.650 sq.m.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

n/a

#### LOCATION

Thessaloniki

#### CERTIFICATIONS

Pursuing LEED Gold Certification

#### STATUS







# former FIX BREWERY, THESSALONIKI

Brownfield development of the former FIX Brewery. The complex, built gradually from 1882 to 1980, is situated at the western gate of Thessaloniki.

The mixed-use development consists of three listed buildings to be renovated and two new building blocks with a two-level underground parking and auxiliary spaces.

The Gross Built Area is 62,000 sq.m.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

n/a

#### LOCATION

Thessaloniki

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS







### former BALKAN EXPORT PREMISES

The property covers 355.6 acres and is located 23km from the city center of Thessaloniki and 16km from the main port. The logistics complex will be developed in two phases, offering a total area of 120,000 sq.m.



#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

n/a

#### LOCATION

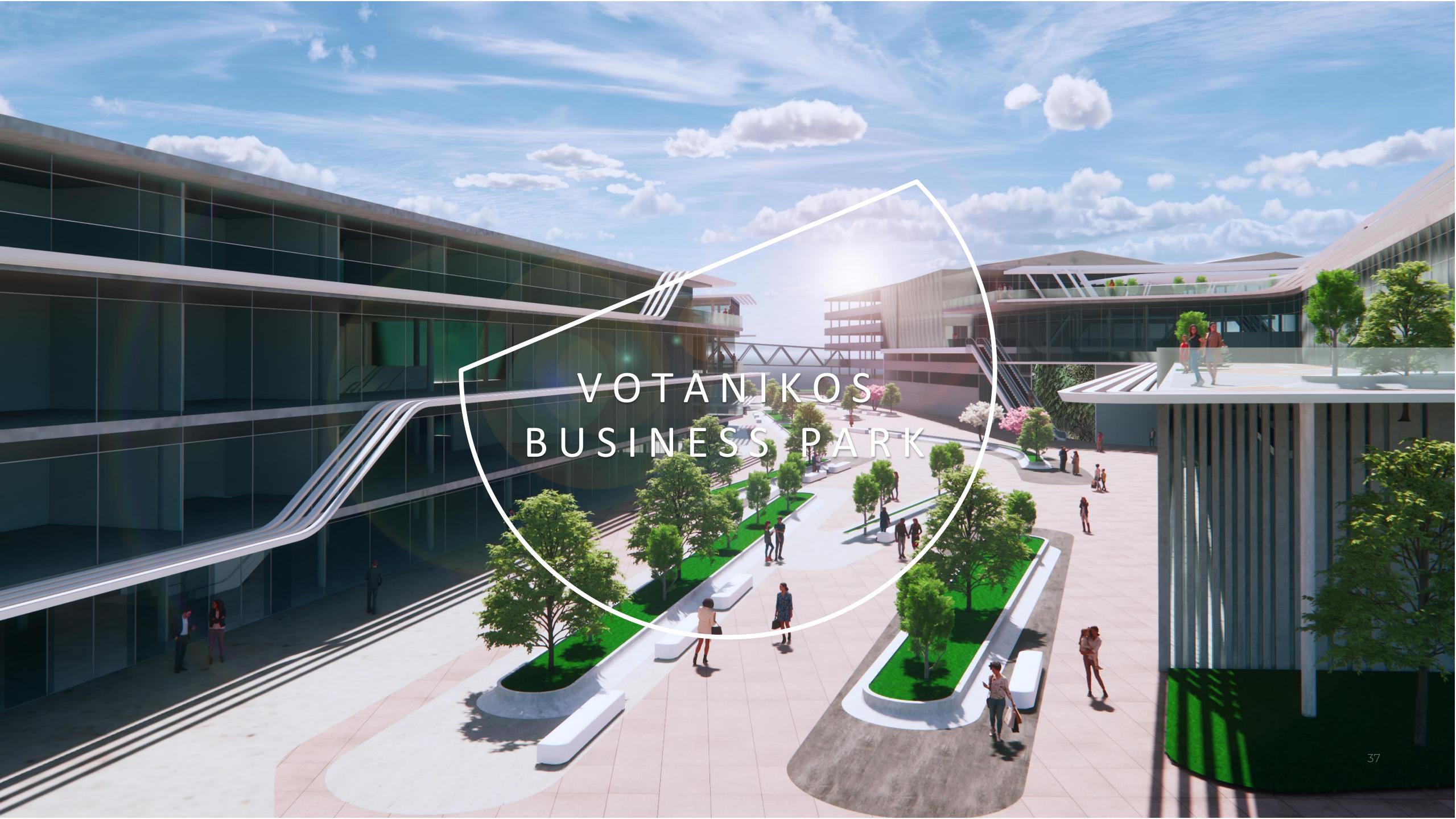
Thessaloniki

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS







## VOTANIKOS BUSINESS PARK

The brownfield site of former Athinaiki Chartopoiia (Softex Papermill) will be developed into a 78,200 sq.m. mixed-use project at the area of Votanikos. The property lies within the Votanikos regeneration area, as recently announced by the Hellenic Government.





#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

n/a

#### LOCATION

Votanikos, Attica

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS

In Progress



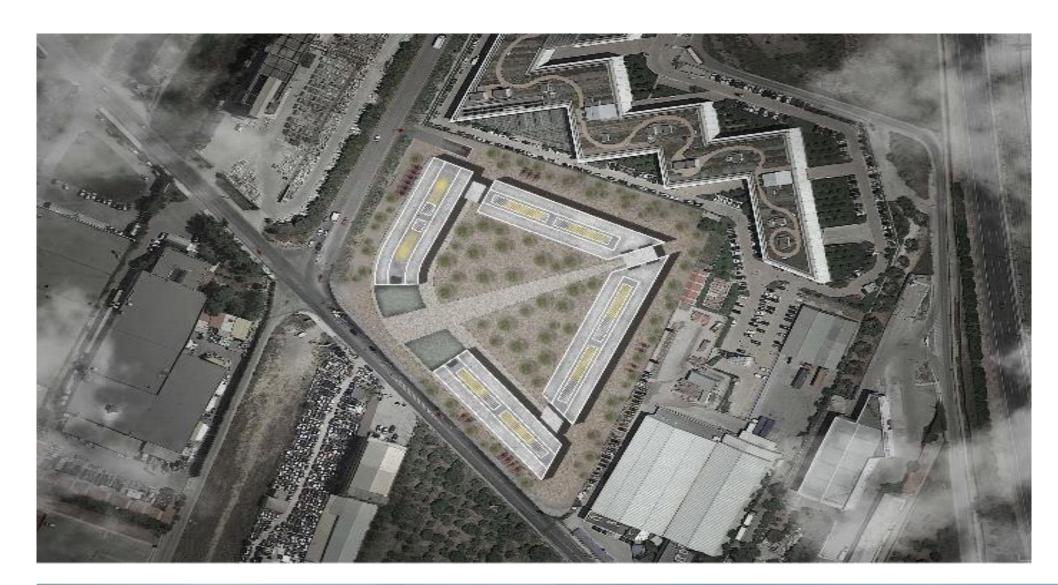




## PAEANIA OFFICE PARK

Redevelopment of the former Rehau logistics spaces into a 34,435 sq.m. office park.

Extending the Karela office park in Paeania, just a few minutes drive from the Athens International airport, the new development will feature offices and one level of underground parking, café, auxiliary spaces as well as a vast internal landscaped courtyard.





#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND S.A.

#### INVESTOR

PREMIA Properties

#### LOCATION

Paeania, Attica

#### CERTIFICATIONS

Pursuing LEED Certification

#### STATUS

In Planning

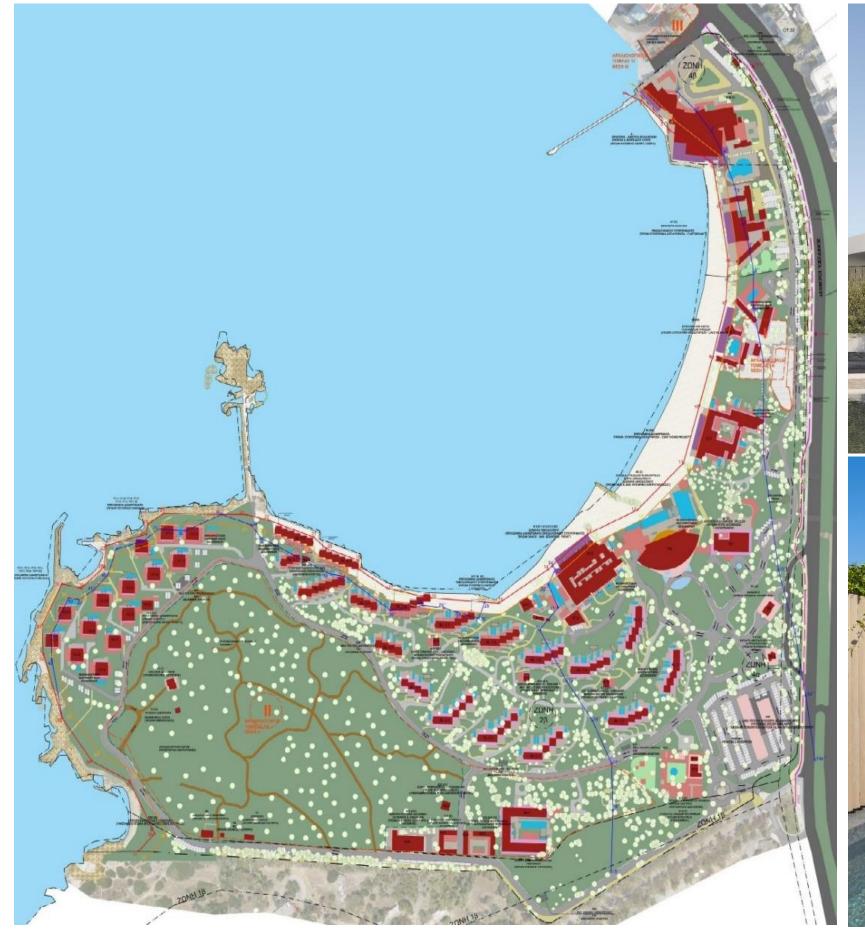






## ONE & ONLY AESTHESIS

The iconic Asteria Complex in Glyfada is at the heart of the Athenian Riviera. In this unique seaside location, the preserved bungalows and villas of the initial complex are united with more recent buildings, to be developed and redesigned into a 5 star high-end One & Only Resort. The Aesthesis resort will provide 127 keys with additional facilities, such as branded restaurants, exclusive spa, idyllic beach bars and more. The Gross Built Area is 27.790.







#### SCOPE

Development Management

#### INVESTOR

Grivalia Hospitality

#### LOCATION

Glyfada, Attica

#### CERTIFICATIONS

Pursuing LEED Silver and SITES Certification

#### STATUS

In Progress







## DOUBLE REGENERATION VOTANIKOS / ALEXANDRAS AVE.

Urban regeneration of a 247,000 sq.m. ex-industrial area within the Votanikos/Eleonas district, in combination with the creation of a 17,000 sq.m. park in Alexandras Ave. following the demolition of the Panathinaikos Stadium, both within the Municipality of Athens. The gross building area is 27.790 sq.m.



#### SCOPE

Project Management

#### STAKEHOLDERS

Municipality of Athens, Alpha Bank, Piraeus Bank, Panathinaikos AAC & FC

#### LOCATION

Votanikos, Attica

#### STATUS

Execution of agreed framework

# COMPLETED PROJECTS



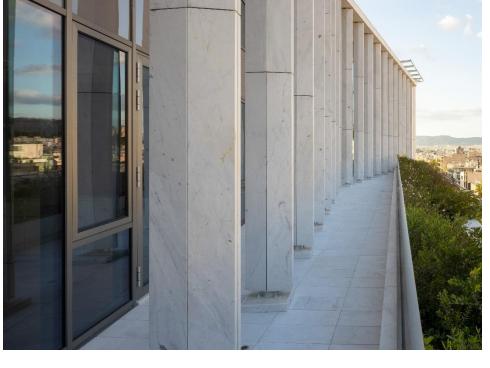


## SYGGROU OFFICE COMPLEX

Development of a new-built office complex of 31,220 sq.m., facing the prominent Syggrou Avenue, connecting the Athens City center with the Attica seafront.







#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND - PRODEA Investments

#### INVESTOR

PRODEA Investments

#### LOCATION

Athens, Attica

#### CERTIFICATIONS

LEED Platinum (Building A)
Pursuing LEED Gold Certification (Building B)

#### STATUS

Completed (Building A) In Progress (Building B)







# MOXY ATHENS CITY (by MARRIOTT)

Conversion of the former courthouse, into a 10,210 sq.m. Moxy (by Marriott) hotel.

The hotel overlooks Omonoia square and offers views to the Acropolis and Lycabettus hills.









#### SCOPE

Project Management - Site Supervision

#### DEVELOPER

DIMAND - EBRD - PRODEA Investments

#### INVESTOR

PRODEA Investments

#### LOCATION

Omonoia Square, Attica

#### CERTIFICATIONS

LEED Gold 2022

#### STATUS

Completed 2022 - In operation







## KAIZEN CAMPUS

The new 14,310 sq.m. office complex consists of three curved volumes on three different levels with one underground parking level.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND - PRODEA Investments

#### INVESTOR

PRODEA Investments

#### LOCATION

Maroussi, Attica

#### CERTIFICATIONS

Pursuing LEED Gold Certification

#### STATUS





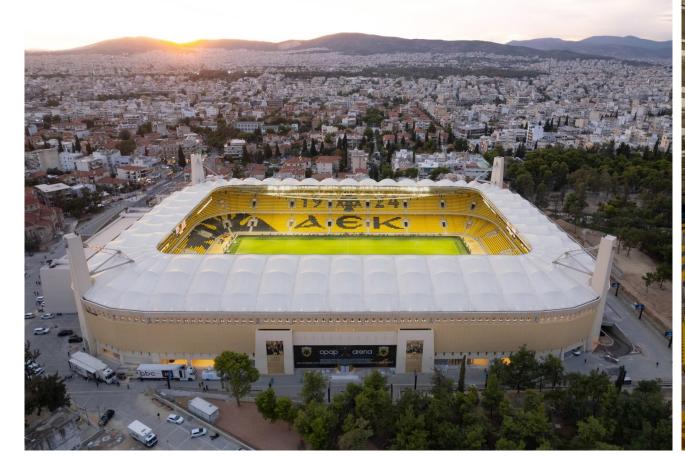


## AEK OPAP ARENA

The privately financed sports venue includes a new 31,500 seat football stadium of FIFA/ UEFA standards, a Hellenic Refugees Museum and the team's Museum. The project is combined with a regeneration program of the surrounding park & urban areas. The Gross Built Area is 43,820 sq.m.









#### SCOPE

Direct Property Development

#### OWNER

Dikefalos 1924 S.A.

#### LOCATION

Nea Filadelfeia, Attica

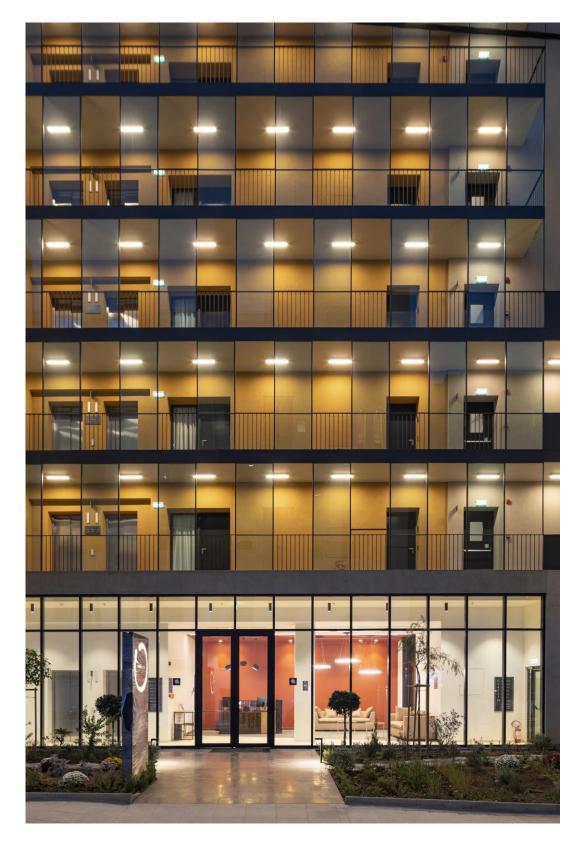
#### STATUS





# ENSO HOTEL PIRAEUS

Adaptive re-use of a 3,600 sq.m. building into a 58-key corporate lodging facility.







#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND

#### INVESTOR

Premia Properties

#### LOCATION

Piraeus, Attica

#### STATUS

Completed 2021 - In operation





# KAROLOU PATRAS

Adaptive re-use of a former raisin warehouse into a flexible co-working space of 2,343 sq.m., close to the city center of Patras, Greece.







SCOPE

Development

DEVELOPER

DPN - DIMAND

LOCATION

Patras, Achaia

STATUS





## VALUE S.A. OFFICE BUILDING

The redeveloped building previously served as the headquarters of Tegopoulos media group (former Eleftherotypia Building). The eightstorey building has been renovated to serve as corporate offices for the company Webhelp. The Gross Built Area is 15.170 sq.m.









#### SCOPE

Direct Property Development

#### DEVELOPER

DIMAND – Grivalia Properties - Eurobank

#### INVESTOR

Grivalia - Eurobank

#### LOCATION

Neos Kosmos, Attica

#### CERTIFICATIONS

LEED Gold 2022

#### STATUS

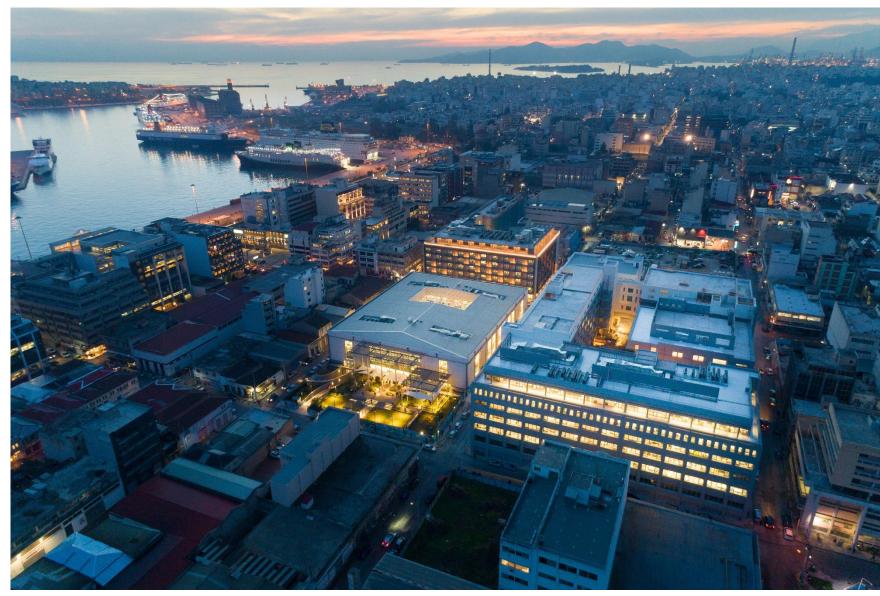






## PIRAEUS PORT PLAZA

Redevelopment of former Papastratos tobacco industrial facilities occupying three city blocks with total plot area of 16,408 sqm. into a mixed-use office park, in line with the broader regeneration of the Agios Dionysios district. Gross Built Area - PPP1: 14,140 sq.m. / PPP2: 24,845 sq.m. / PPP3: 43,900 sq.m.









#### SCOPE

Direct Property Development



DIMAND

#### INVESTOR

Grivalia / Eurobank

#### LOCATION

Piraeus, Attica

#### CERTIFICATIONS

PPP1: LEED Gold 2018

PPP2 – Building E: LEED Gold 2020

PPP2 – Building Z: LEED Gold 2021

PPP3 - Building A+C: LEED Platinum 2020

PPP3 – Building B: LEED Gold 2021

PPP3 – Building D: LEED Gold 2021

PPP3 - Building C: Parksmart

#### STATUS



















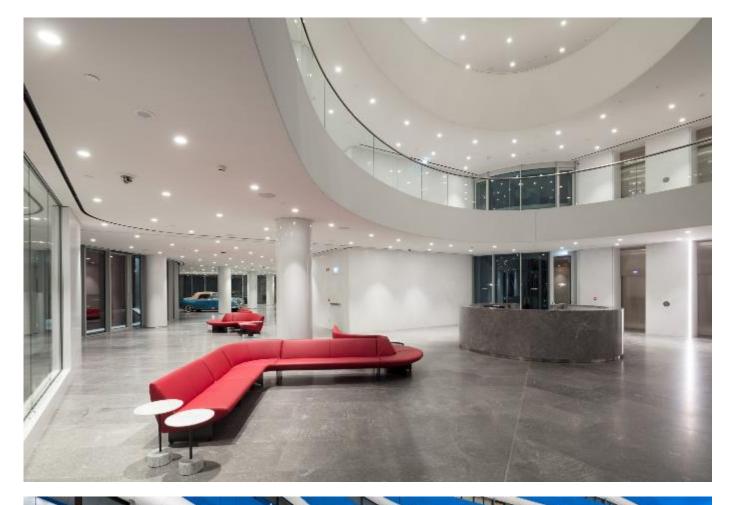


## AGEMAR HEADQUARTERS

The Angelicoussis shipping company's new headquarters are developed on a 6,420 sq.m. plot in Kallithea, Athens.

The development consists of office space with four basement levels. The Gross Built Area is 30,000 sq.m.









SCOPE

Development Management

owner Agemar

LOCATION Kallithea, Attica

CERTIFICATIONS
LEED Platinum 2018

STATUS

Completed 2018



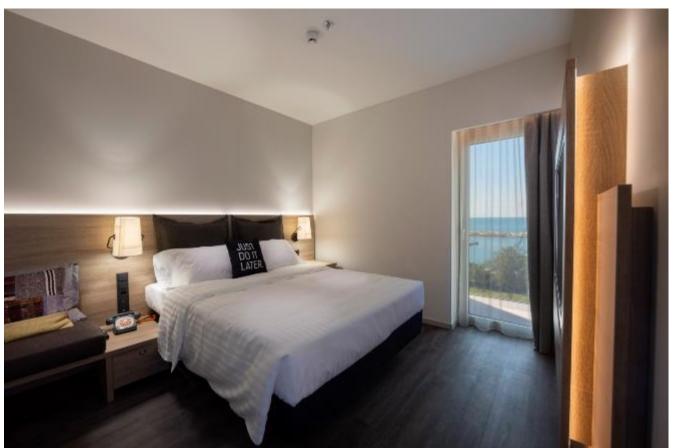




# MOXY PATRAS MARINA (by MARRIOTT)

Redevelopment of a ramshackle hotel into a Moxy Hotel by Marriott. The seven-storey building consists of c.a. 4,500 sq.m. superstructure and a 650 sq.m. basement.







#### SCOPE

Full Development and Project Management Services, including initial concept design, design-contract and construction management, cost control, feasibilities studies, technical and legal due diligence report.

#### DEVELOPER

Karolou Touristiki - DPN

#### INVESTOR

PRODEA Investments

#### LOCATION

Patras, Achaia

#### STATUS

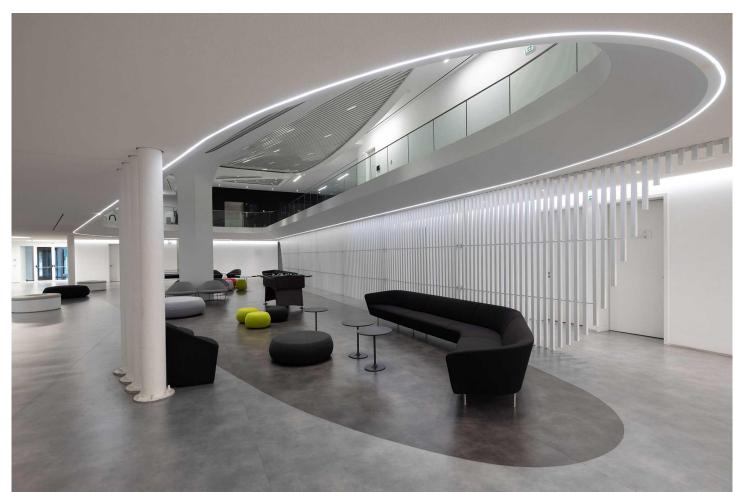
Completed 2019 - In operation

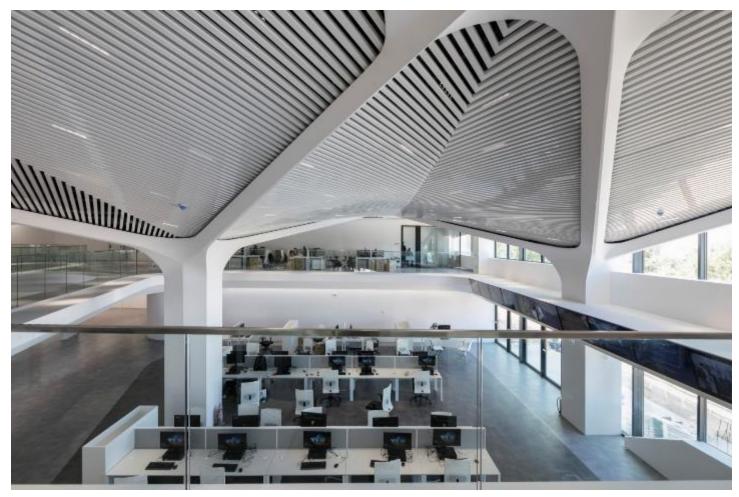




## **COSMOTE TV**

Remodeling and change of use of an existing 5,000 sq.m. facilities building for the yellow pages production. The space was developed to house the Cosmote TV production studios, office space and secondary technical area. The Gross Built Area is 5,450 sq.m.









#### SCOPE

Construction Management – Facilities Management

#### OWNER

OTE Estate

#### LOCATION

Kifissia, Attica

#### CERTIFICATIONS

LEED Gold 2019

#### STATUS

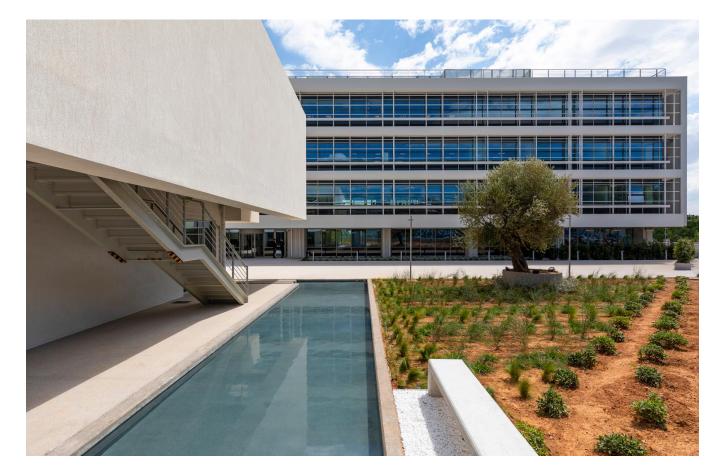




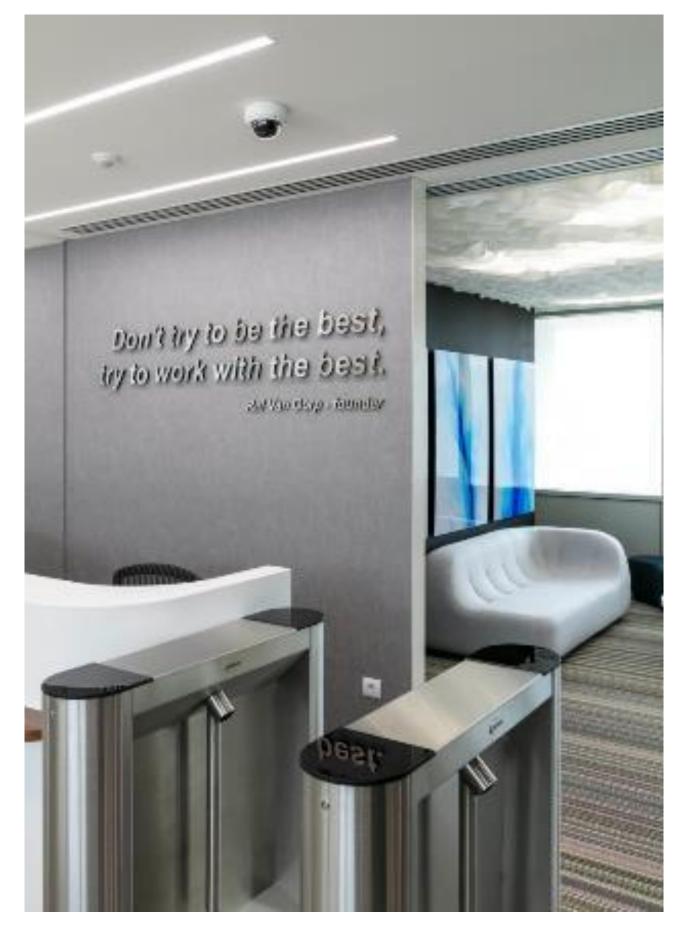


## NERATZIOTISSA OFFICE COMPLEX

The office complex consists of two functionally independent buildings with spacious floor plans of c.780 sq.m., and a two-basement joint parking of 136 lots. The Gross Built Area is 10,200 sq.m.







SCOPE

Direct Property Development

DEVELOPER

DIMAND

INVESTOR

Ravago

LOCATION

Maroussi, Attica

CERTIFICATIONS

LEED Gold 2021

STATUS



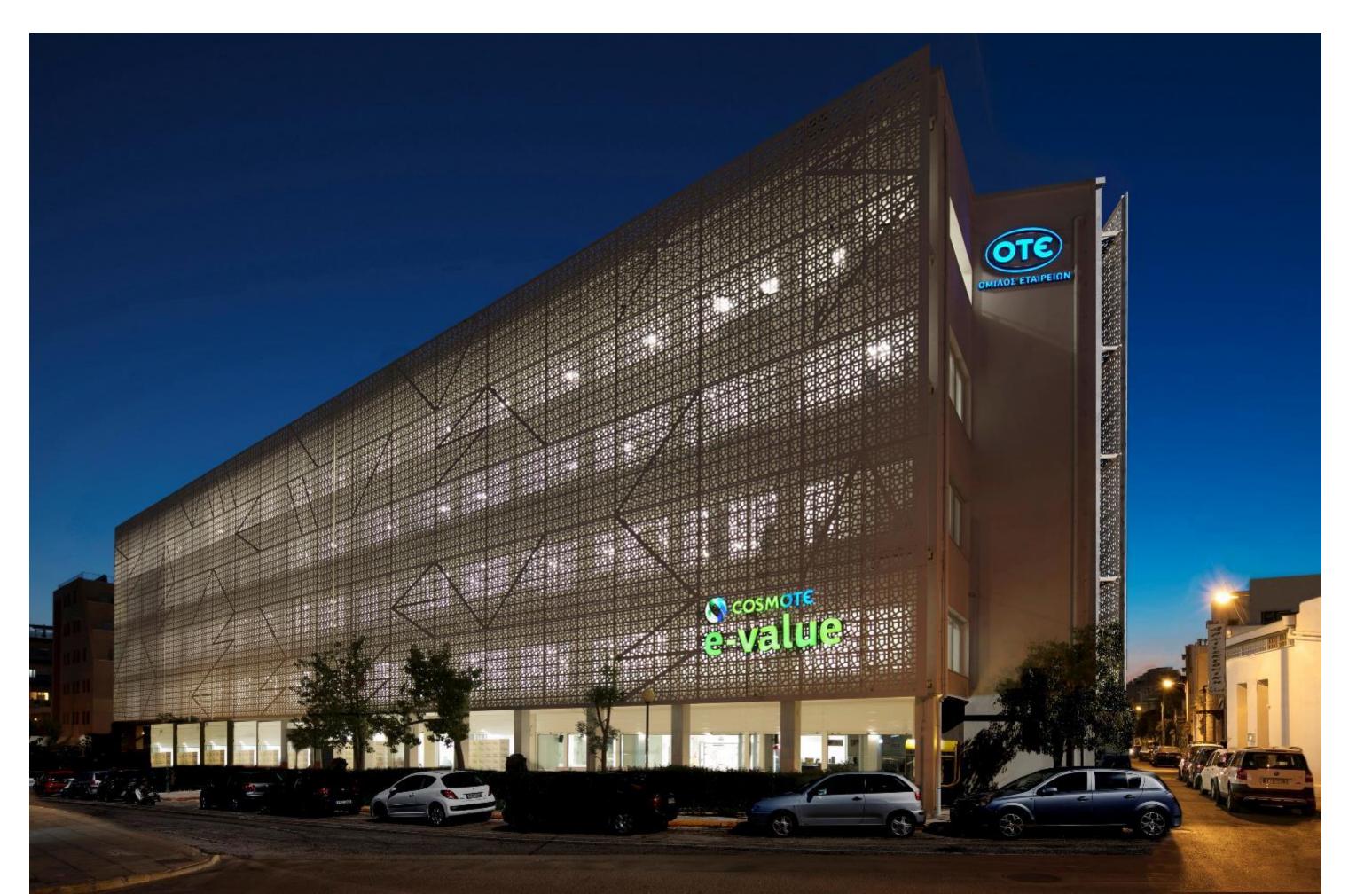




## OTE ESTATE KERAMEIKOS

Reconstruction of an existing 10,855 sq.m. office complex, consisting of four buildings,

built in several phases from 1959 to 1975. The new scheme produced a new creative working environment for OTE. The Gross Built Area is 10,855 sq.m.



#### SCOPE

Construction Management Facillities Management

OWNER

OTE Estate

LOCATION

Kerameikos, Attica

CERTIFICATIONS

LEED Gold 2017

STATUS







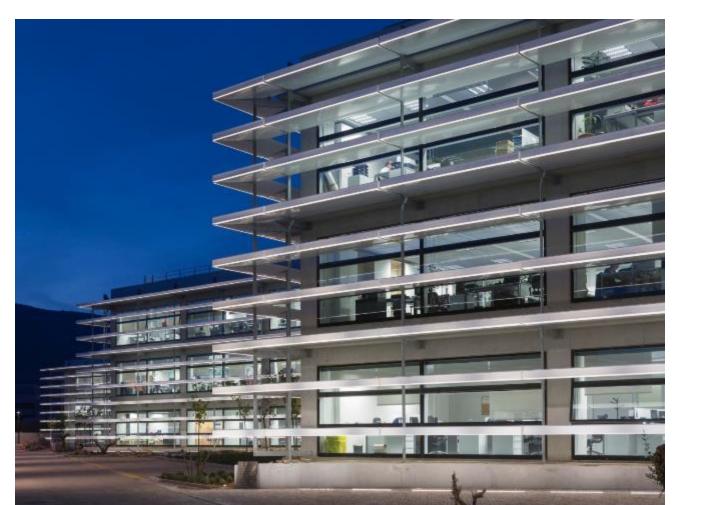
## KARELA OFFICE PARK

A full turn-key fit out office complex in a 35,670 sq.m., plot including three underground parking, restaurants, café, gym and auxiliary space, with a green roof garden. The building is the first LEED certified building in Greece. The Gross Built Area is 61,135 sq.m.









#### SCOPE

Direct Property Development - Facilities Management

DEVELOPER DIMAND

INVESTOR
PRODEA Investments

LOCATION
Paeania, Attica

CERTIFICATIONS
LEED Gold 2013

STATUS

Completed 2012

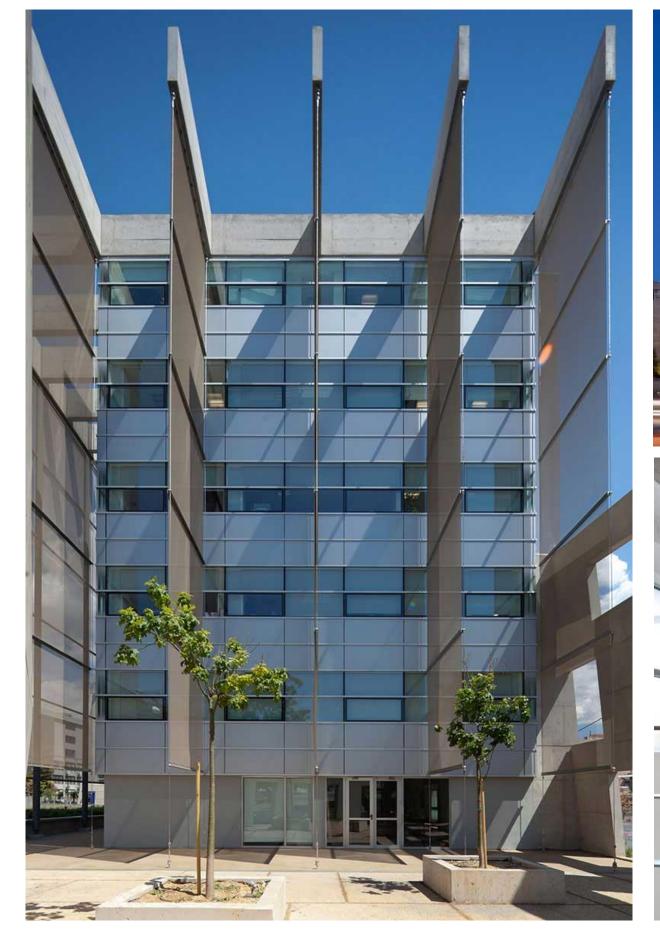






## TAVROS OFFICE COMPLEX

Redevelopment of the former Philips premises into a 24,000 sq.m. five-storey 'green' office building with commercial use, underground parking and auxiliary space.





#### SCOPE

Direct Property Development, Full development & project management services

#### DEVELOPER

DIMAND

#### INVESTOR

Grivalia – Eurobank Properties

#### LOCATION

Tavros, Attica

#### CERTIFICATIONS

LEED Platinum 2015

#### STATUS





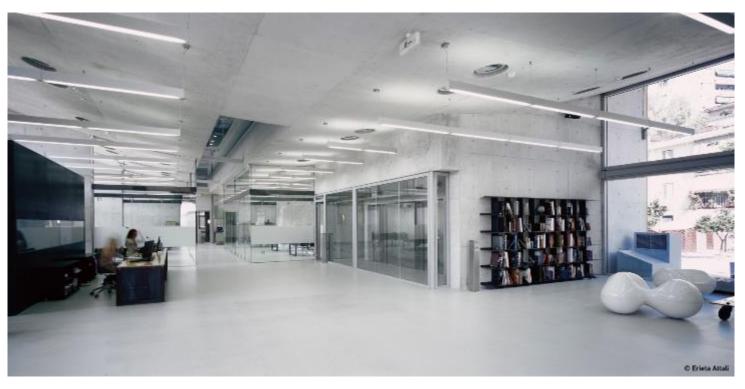


## SHOP & TRADE

The 18.470 sq.m. building offers office area on five levels and a retail space on the ground floor.

The development includes warehouses, showroom, underground car park area and complementary facilities, as well as 1.900 sq.m. of green area on the rooftop of the ground floor, providing multiple direct environmental benefits to the area.









SCOPE

Development Management

OWNER

Shop & Trade

LOCATION

Tavros, Attica

STATUS





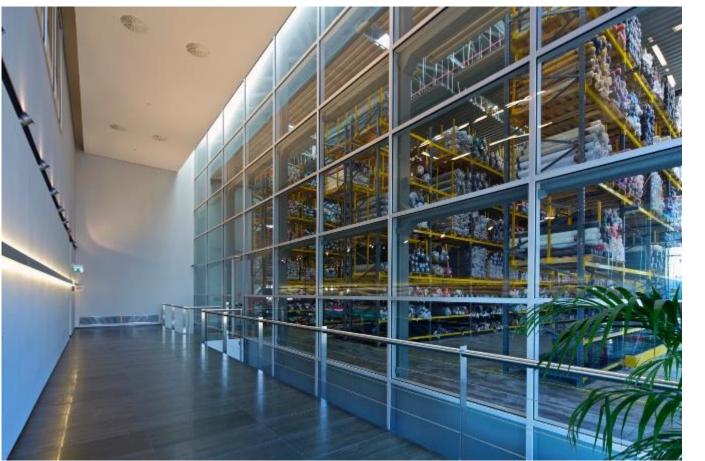
## ERMITEX S.A. - IOAKIMIDIS. S.A.

DIMAND managed the full development of the new building offices of ERMITEX logistics centre at Koropi, including the Design Management, Concession and Construction Management. The buildings host the offices and storage areas for the storing, handling and repackaging of fabrics as well as a new 1,850 sq.m. building part of an extension programme that includes a two-storey office area and a logistics and storage area with basement.









#### SCOPE

Full Project Management

#### DEVELOPER

Ermitex - G. loakimidis

#### LOCATION

Koropi, Attica

#### STATUS





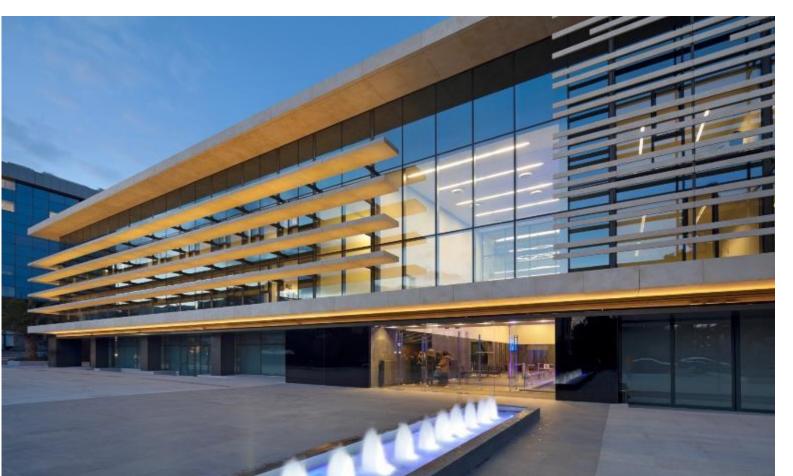
# DELOITTE HEADQUARTERS

Redevelopment of the former Village Roadshow cinema complex.

The new building of 6,000 sq.m. includes office space, underground car park area and complementary facilities, as well as retail area on the ground floor.









#### SCOPE

Project Management

#### DEVELOPER

Maroussi Plaza

#### LOCATION

Maroussi, Attica

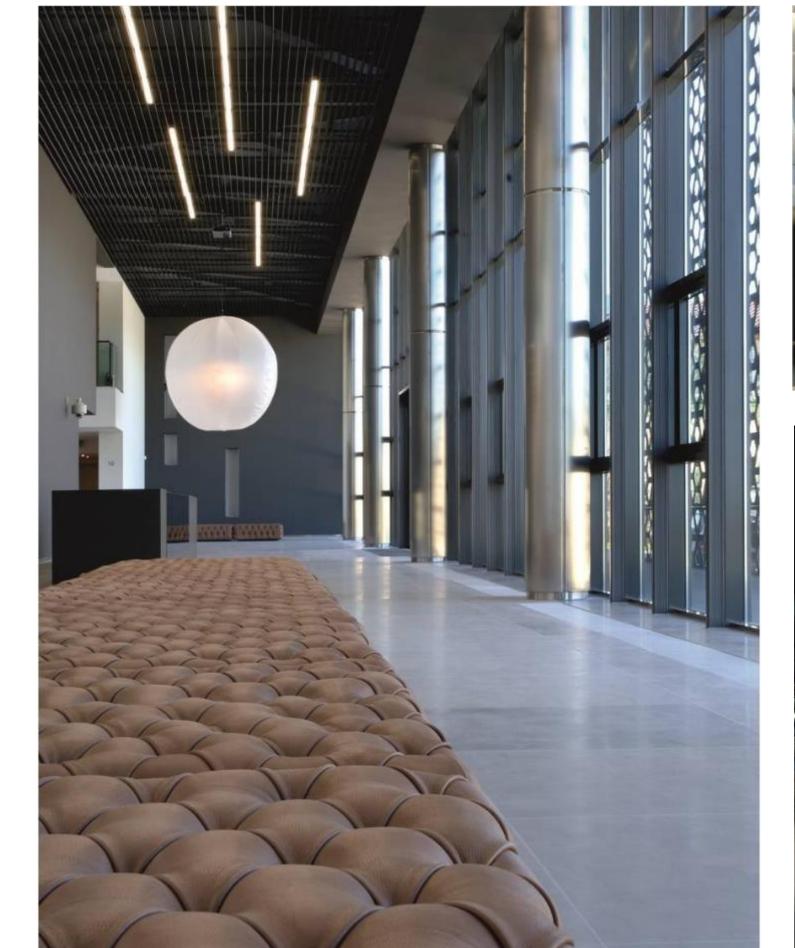
#### STATUS



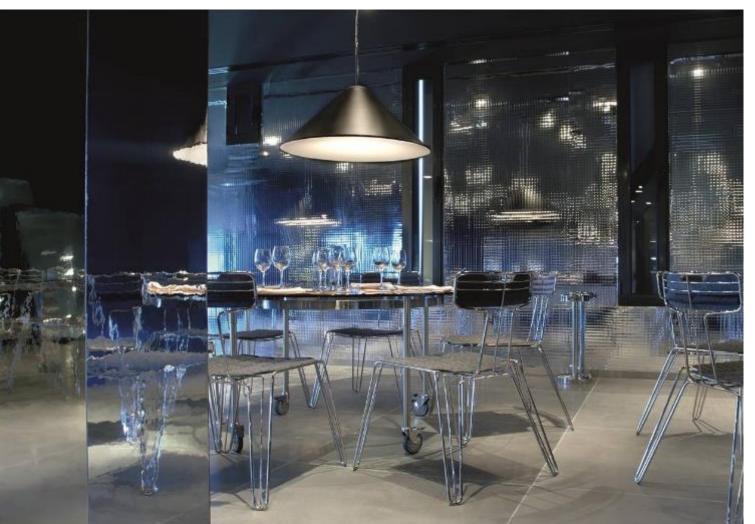


# LAKIS GAVALAS HQs

The development comprise of 8,000 sq.m. building, including offices, warehouse, showrooms and complementary facilities.







#### SCOPE

Project Management

#### DEVELOPER

Lakis Gavalas

#### LOCATION

Paeania, Attica

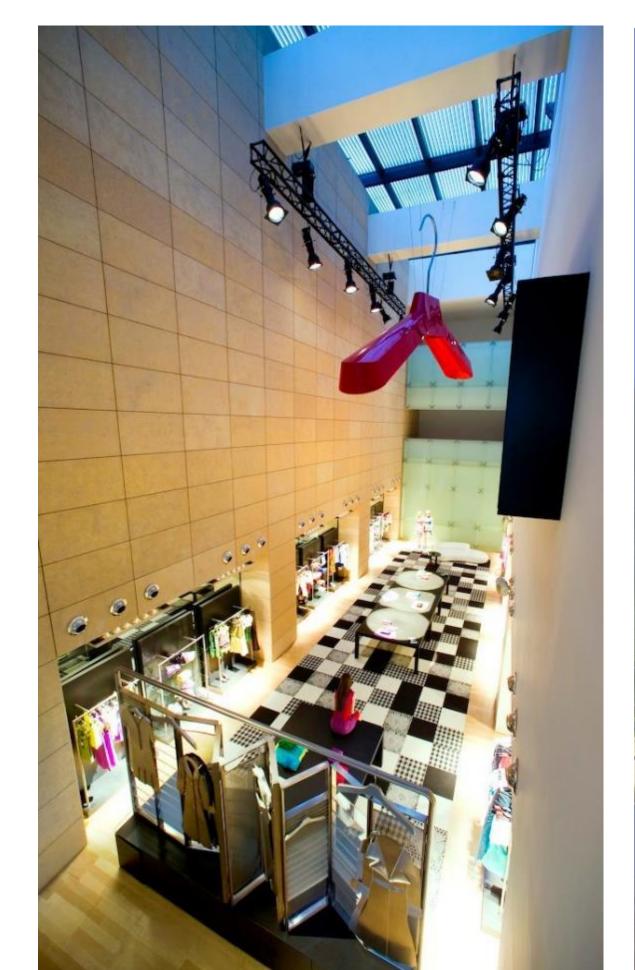
#### STATUS





## TOI & MOI OFFICE COMPLEX

A 10,700 sq.m. new office complex, that includes offices, design, production and exhibition areas, as well as warehouse amenities and a 500 sq.m. fancy showroom as well as an internal atrium.





SCOPE

Project Management

DEVELOPER

TOI & MOI

LOCATION

Nea Filadelfia, Attica

STATUS





### YARA HELLAS VOLOS TERMINAL

The storage and bagging terminal has been completed and includes an industrial storage building with 14 concrete bins and adjacent bagging area.

A separate building houses the offices, social areas and changing rooms for the personnel.

The exterior areas of the plot have been designed to provide outdoor storage space and product placement areas.









#### SCOPE

Design, Engineering, Procurement and Construction Management

#### DEVELOPER

YARA Hellas

#### LOCATION

Volos 2<sup>nd</sup> Industrial Area

#### STATUS





### **ALDI HELLAS**

The design is open space oriented in order to provide fast and effective distribution. The logistics centres consist of storage areas in different temperatures suitable for Aldi's full product line. Each logistics centre is accompanied by administrational and social areas, whereas an additional administrations building is located in the Sindos logistics centre, hosting the company's headquarters. The ALDI logistics hub in Sindos was awarded a BREEAM outstanding certificate.







#### SCOPE

Full project management services (including subsidization)

#### DEVELOPER

ALDI Hellas

#### LOCATION

Thessaloniki & Patras

#### STATUS







In DIMAND, we are devoted runners, participating in marathons, long distance and trail runs and this reflects in our business. The demands of long-distance training and the innate characteristics of long-distance running are also crucial in the way we run our business.

Passion, endurance, discipline, hard work, setting the highest goals, achieving our potential, fulfilling our dreams, high motivation... are the insights we put in our projects and this can be seen in nearly everything we do!



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