

PRESS RELEASE

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The iconic FIX brewery in Thessaloniki is being reborn

In a special event, the CEO of DIMAND presented the monumental project that will significantly contribute to the regeneration of the Western Entrance of the city.

DIMAND presented its investment plan for Thessaloniki in a spectacular event that was held on Wednesday, October 4th, at the former premises of the FIX brewery. The company is currently implementing its development plan with multiple investments across Greece and a total gross value of approximately four hundred million euros (€400,000,000), among which the major urban regeneration of the FIX brewery complex, located on the 26th October Street.

The emblematic brewery is part of the country's industrial heritage and its reconstruction belongs to the wider urban regeneration plan that DIMAND has designed and implements in Northern Greece. The FIX investment has an estimated value of one hundred and eighty million euros (€180,000,000) and the ELVIAL company participates as a co-investor.

The development includes both the restoration and reuse of the three preserved complexes of the former FIX brewery as well as the construction of two new buildings with two common underground parking spaces. The new building additions will be in full alignment with the internationally recognized sustainable development system LEED and will have GOLD level certification. The maturation of the construction procedures is currently underway in the 46,500 sq.m. property area that will host residences, hotels, catering and culture areas, commercial activities and office spaces.

In the revival of the industrial monument, an important role for its restoration is the strict preservation of its form, its architecture, and its complex voluminosity. All the interventions, both on the facades and inside the buildings, will be carried out with absolute respect for the historicity of the area, as the greater part and the technological equipment of the complex has been designated as a preserved monument of industrial heritage (Government Gazette 479/B/24.6.1994). The property's initial construction that began in the 1880s and was gradually completed at the end of 1980, is set to be brought back to life by Q2 2027.

DIMAND's investment scheme in Thessaloniki, includes the development – at the same time – of the first, large-scale, bioclimatic business park in Northern Greece, that is carried out in a joint venture with PRODEA Investment company. HUB26 is located opposite the FIX industrial property and will establish itself as an innovative business space for national and multinational companies. The new office complex that will be consisted of four buildings, have a total superstructure of 20,200 sq.m. with basements of 10,800 sq.m., that span across an area of 7,700 sq.m. With the addition of the CITRUS building, the construction expands to four thousand six hundred square meters (4,600 sq.m.), in a total area of 9 acres.

The construction of HUB 26 and CITRUS will be completed in phases from Autumn 2023 onwards. Both developments are expected to have LEED Gold level certification and will contribute significantly to the upgrade of the western entrance of Thessaloniki as well as enhance further its position and importance internationally. These construction projects are part of the wider redevelopment program for the Western Gate that includes new areas for public use, such as pedestrian and cycle paths that will connect the area with the city center. In that context, the company has undertaken the initiative to donate a bicycle lane study and the reconstruction of the 26th October Street, in collaboration with the Municipality and the Regional governance.

DIMAND continues to invest in Northern Greece with the creation of the largest logistics center, located in the former property of BALKAN EXPORT, in Agios Athanasios. In a privileged location, only 23 km from the city center and 16 km from the city's port, it will develop large-scale exurban Logistics infrastructure of high added value. The investment is expected to create 200 new jobs during the construction period and 150 permanent jobs during the operation of the facilities.

Additionally, there is the “Project Skyline”, the largest real estate portfolio transfer agreement that has taken place in Greece over the recent years. DIMAND along with Premia Properties participate in Alpha Bank's investment plan that includes 573 properties of various uses throughout the country, with approximately 50 of them located in Thessaloniki.

At the event, held under the auspices of the Municipality of Thessaloniki, the audience was addressed from the Prime Minister Kyriakos Mitsotakis, the Regional Governor of Central Macedonia Apostolos Tzitzikostas, the Mayor of Thessaloniki Konstantinos Zervas and Bishop Varnavas of Neapolis and Stavroupolis. Cynthia Sapika, an esteemed journalist of the Greek Broadcasting Corporation, presented the event that was highly attended by government

Ministers, MPs and representatives of the business community of city, as well as media representatives from Thessaloniki and Athens.

In his personal address to the audience, the Greek Prime Minister, Kyriakos Mitsotakis, underlined that *"this project (FIX Brewery) will absorb hundreds of millions in investments, along with the highly visionary project of HUB 26, the first bioclimatic business park. It will create many new jobs by providing a professional resource and will be established as a new lung of culture and entertainment for the city of Thessaloniki"*.

"We feel proud of the redevelopment of this great property, which is one of the most important industrial monuments of Greece and part of the history of the city. We hope that its transformation will contribute to the revitalization of the wider area and the overall regeneration of the Western Entrance of Thessaloniki", said DIMAND's Vice President and CEO, Mr. Dimitrios Andriopoulos. He underlined that *"for DIMAND, the acquisition and regeneration of buildings of historical importance is a strategic choice, as this is the way we participate in the modern history of cities, by upgrading entire neighborhoods. We systematically invest in the reuse of buildings in central areas of Greece and contribute to the regeneration and economic reactivation of the local market."*

The Regional Governor of Central Macedonia, Apostolos Tzitzikostas expressed his warm congratulations to the CEO of DIMAND for *"both the great and important projects that upgrade western Thessaloniki, but also for the fact that over time the company perceives its role, not narrowly, simply as a business, but as an important cell of the society in which it operates. DIMAND's example is very important, it is a guide for entrepreneurship, a guide for a truly modern society"*.

The Mayor of Thessaloniki, Konstantinos Zervas, emphasized that *"the redevelopment of FIX by DIMAND marks a turning of the page"*. He noted that *"It gives new dynamics to Thessaloniki, new breath, beauty and at the same time it is connected to the tradition of the city. At the same time, it is an occasion for a total remake of the wider area. I see it as a call to the business world of Greece, Europe and the world to come and invest in Thessaloniki. For us, the western side of Thessaloniki is the next big thing"*.

Bishop Varnavas of Neapolis and Stavroupolis , stated that *"in the west side of the city, at the western entrance, the only land entrance by which the city communicates with the rest of the world, we welcome DIMAND whose name is reminiscent of a precious stone, to overturn the current status by placing its development diamond in this area. An area with carcasses of old factories like FIX, DIMAND comes to resurrect the place. Life from the grave begins."*

DIMAND, through the implementation of its investments, wishes to participate in the transformation of the entire Western Gate of Thessaloniki, by turning it into tomorrow's gate. The company's urban revival project wishes to act as a model for the development of the local society and at the same time to highlight the architectural and sustainable elements that will establish its projects as points of reference, visitation and value for the city and the society. With respect to history, DIMAND's vision for Thessaloniki incorporates all those elements that will transform the city into a Metropolis of the future.

A few words about DIMAND

DIMAND SA is one of the leading real estate development companies in Greece, listed on the Athens Stock Exchange (ATHEX).

Since its inception in 2005, it has incorporated the philosophy of sustainability into the core of its business, creating a new market in Real Estate which has now become a global model. Its business activity focuses on the implementation of large-scale urban renovations, modern bioclimatic office buildings, complex mixed-use projects, as well as private sports facilities.

The company has developed 43% of the 'green' buildings in Greece, which are certified with LEED BD + C (Leadership in Energy & Environmental Design). Dimand is included in the leadership team of "The Most Sustainable Companies in Greece", the highest distinction for sustainable development by the Quality Net Foundation and was awarded the LEED® Proven Provider™ distinction by the Green Building Certification Institute of which it is also a silver member. Moreover, It is a member of GRESB, but also Credentialed Project Developer and Credentialed Quality Assurance Provider of the Investor Confidence Project (ICP) Europe.

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