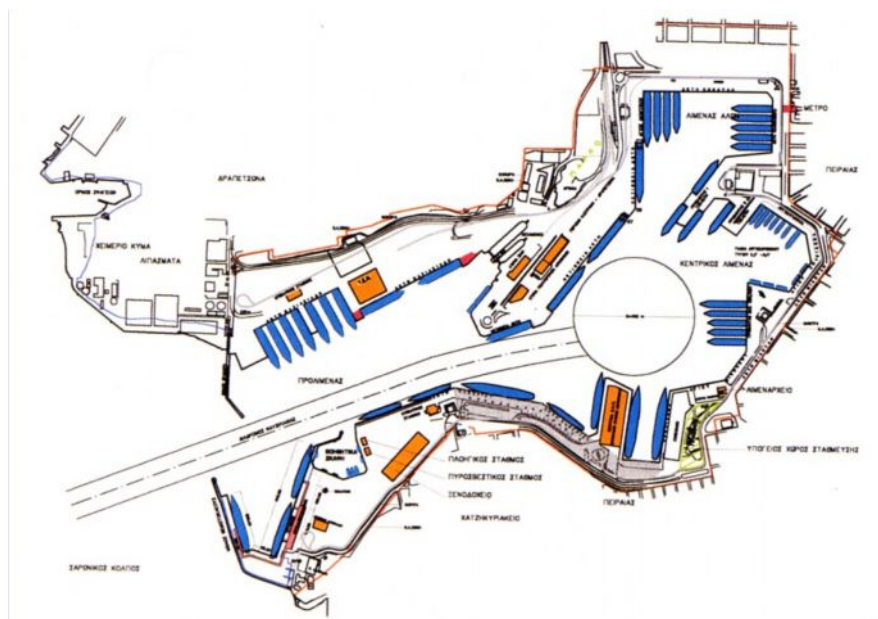


# PIRAEUS PORT AUTHORITY SA

## REVISION OF P.P.A. SA INVESTMENT PLAN 2010-2014

**Proposal of the President and Managing Director Mr. Yiorgos  
Anomeritis to the Board of Directors**



**PIRAEUS  
21 December 2009**

PPA is for the city of Piraeus and the broader area the most important public interest development organization, the decisions of PPA affect business and social wise thousand of citizens as well as the development of the country regarding the areas of shipping and sea transport. The city of Piraeus with the occasion of Olympic Games 2004 watched its port developing into a modern service and hospitable port. Unfortunately many of the then programmed projects were not materialized with the exception of the container terminal works that were conceded to a foreign company.

The port of Piraeus must be a big and competitive port. Within the spectrum of international sea transport and tourism and within the new international and peripheral framework, port policies beyond the aim of competitiveness must contribute to the social cohesion and the viable and integrated development of the country. **In the cruise area**, PPA must become the most important port in the eastern Mediterranean. **In the coastal transport area** PPA must become a port with modern services for passengers, tourists and coastal shipping lines. **In the container handling** PPA must operate in the new designated terminal area competitively. All business activities, within a social orientation must become profitable and service provision must be of a high standard. The shipping and business community, the citizens, the inhabitants of the city must lean towards the port. All the new big projects will be discussed with the local municipal and other interested parties so as to coincide with the other projects for the reformation of the city of Piraeus and lead to the city and the port of Piraeus of the 21<sup>st</sup> century.

The aim of the revision of the investment plan of PPA SA is:

- 1. The strengthening of its terminal handling activity.** Following the concession of Pier II of the container terminal to PCT SA, container handling will take place only at the Pier I container terminal under construction. As it is known this project is currently executed and the terminal will be delivered ready for operations on 1/6/2010. Without the operation of this project, PPA is deprived of its most profitable activity. The investment amount for the construction of Pier I is already double the one originally estimated.
- 2. The strengthening of its activity in the cruise sector.** It is proposed the expansion of the south port for the creation of new port facilities for cruise ships, a project that will gradually place Piraeus as the most important cruise port. At the same time (a) new passenger areas will be created at the ground floor of the old exhibition center (“Pagoda”), (b) the “Kanelos” passenger terminal will be expanded and (c) a new quay wall will be build in the area in front of the coast guard building.
- 3. The construction of the new exhibition center** at the “Palataki” area will go forward as planed based on the agreements that have been signed.
- 4. The construction of an elevated monorail at the perimeter of the port.** It is a project necessary for the transport of the millions of coastal and cruise passengers as well as the citizens of the city of Piraeus. The works will take place in parallel to the fencing of the port; it is environmentally compatible and will upgrade the quality of the service provided by PPA.
- 5. The creation of a “Thematic Park” for the history of Piraeus and shipping** at the “Kastraki” area.
- 6. The reconstruction of the Warehouses and grain Silo.** Projects (5) and (6) in cooperation with the Prefecture, the Municipality and other interested parties will become a subject of discussion in order the

“Ietionian coast” to become the “Cultural Coast” of the city of Piraeus and the Port. To this aim, following a special meeting scheduled for within the first 10 days of January 2010, the projects will be itemized and will be included within our investment plan 2010-2014.

**7. The development of the real estate of PPA in cooperation with the other land owners (mainly NBG), the Prefecture and other authorities and interested parties of Piraeus for the development and exploitation of Drapetsona area.**

PPA’s interest focuses on the coastal zone of the area for the creation of passenger and tourist marinas.

**8. The construction of a 5 star hotel in the area of the old exhibition center and coast guard administration building.** Piraeus is lacking a high quality hotel. The only available space is the area of the old exhibition center and the adjacent coast guard administration building that can be transformed and reconstructed since the exhibition center is transferred to the “Palataki” area. It goes without saying that the chosen solutions will transform the “Pagoda” exhibition center whereas its architecture must remain unchanged as it has become a landmark of the city of Piraeus. It is proposed to restructure and support the roof with new materials and the placement of solar panels.

**9. The construction of a new quay wall at the Kalimassiotis coast.** The expansion is necessary due to the construction of the “metro station – Piraeus expansion” project. In any case the expansion must take place because the area is rendered insufficient for the load – unloading and boarding of ships.

**10. Construction of a new grain Silo at the Keratsini area.**

Today the need to transport grains is minimized. The current grain silo will be embedded within the “Cultural coast” as was planned in the context of the Olympic perspective projects in 2002. The new silo will be build and become operational within 2010.

**11. Transformation of the stone warehouse into a passenger terminal.**

The stone warehouse is a preservable building with an interest. It must be maintained and expanded and because of the development of passenger volumes it can at this particular moment be transformed into a passenger terminal.

**12. Operation of the helipad of the port.**

One of the pre Olympic projects was the construction and operation of a helipad within the cruise area of the port. The project with minimum cost is ready for operation. It is unthinkable for a modern port to lack a helipad.

**13. New integrated Customs building at the Keratsini - ODDY area..**

According to EU Directives all Customs must occupy a unified area outside the port. PPA proposes this particular area to the Ministry of Economy and undertakes to construct a new modern building.

**14. Construction of slops facilities etc at the passenger port.**

Prior to the Olympic Games, there were facilities constructed at the cruise port (Electric power, fiber optics, slops). PPA for service upgrade reasons as well as for environmental responsibility reasons must expand those networks to other areas of the port.

**15. Creation of an organized and monitored truck parking area adjacent to the A. Papandreou highway.**

Within this context an area of the port is utilized.

**16. Maintenance works and small construction works at the port.**

(road connection, demolitions, sound barriers etc)

- 17. Dredging works of the central port**
- 18. Procurement of machinery and equipment for the Pier I container terminal.**
- 19. Area improvement works for the car terminal.**
- 20. Procurement and installations for the upgrade of information technology support.**
  
- 21. Procurement of loading – unloading equipment.**  
(fenders, cars, ladders etc)
- 22. Ship Repair Zone infrastructure improvement**
- 23. Works for the rail connection of Thriassion and Ikonion**  
These works are responsibility of the Hellenic Railway Company, started under a contractual agreement in 2001 and have not been concluded yet. It is estimated that within 2010 the works for the rail port terminal will be concluded. The rail connection of the commercial port with the Thriassion Pedio is one of the most important for the development of our activities.
- 24. Environmental projects in the broader port area.**  
These include green works at the piers and building roofs, works for mild electricity power, monitoring of the sea environment etc.
- 25. Relocation of the oil pier** from the area to be constructed Pier III container terminal. It is an obligation under the concession contract.
- 26. Installation of a new dock for ship drydocking and gradual abandonment for the old stone drydocks** that will be used within the “Cultural Coast”
- 27. Construction of a new Main Terminal at “Lemonadika” area.**
- 28. Contribution to the reformation of traffic inflows at the port bordering municipalities and the Piraeus Municipality.**
- 29. Kynosoura**  
Provided certain terms are agreed for the reformation of the existing zones, the exploitation, with respect to the environment and the cultural heritage, of the areas belonging to PPA to the benefit of the ship repair industry

## **Financing**

The materialization of the projects of the investment plan of the Port of Piraeus depending on the nature of the project will be divided between:

- a. Self financed
- b. EIB loans
- c. NSRF 2007-2013 programme for development
- d. PPP, concession etc and
- e. Financial leasing

For the years 2010 – 2014 fund distribution is foreseen as in the attached table.