Minos Tower - Preliminary Data 2015

Owners & Developers Chr. Georgiades Ltd
2nd Lift to be installed

Alternative Use
Ground Level
Corporate Office

Net Area 363m²
Currently
Department Store
Alternative Use
Corporate Office

Minos Tower - Preliminary Data 2015
CORPORATE OFFICE BUILDING

2nd COMMERCIAL FLOOR
DEPARTMENT STORE
OR
INDEPENDENT OFFICE FLOOR

LEVEL 4

Net Area 399m²
Net Area 288m²

Total Covered Verandas 81m²

Uncovered Veranda 47m²
Net Area 288m²

Total Covered Verandas 81m²
Net Area 288m²
Total Covered Verandas 81m²
Net Area 288m²

Total Covered Verandas
81m²
CORPORATE OFFICE BUILDING

TYPICAL LAY-OUT
OFFICE FLOOR PLAN

Minos Tower - Preliminary Data 2015
<table>
<thead>
<tr>
<th>Floor</th>
<th>Office Areas (M2)</th>
<th>Covered Verandas (M2)</th>
<th>Uncovered Verandas (M2)</th>
<th>Total Useful Areas (M2)</th>
<th>Internal Staircase (M2)</th>
<th>Main Staircase (M2)</th>
<th>All Floors</th>
<th>Other Areas (M2)</th>
<th>Aras Mz - All Floors</th>
<th>Other Areas Mz - Aras Mz</th>
<th>Total M2</th>
</tr>
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<tbody>
<tr>
<td>G/F</td>
<td>415.00</td>
<td>6.88</td>
<td>368.12</td>
<td>783.00</td>
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<td>3/F</td>
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<td>4/F</td>
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<td>6.88</td>
<td>783.00</td>
</tr>
</tbody>
</table>

**Scenario 1.**

Total M2: 7799.25

**Scenario 2.**

Total M2: 7799.25

Office Areas M2 - Usable Space

Common Use Areas M2

TOTAL

Common Use Areas M2 - Aras Mz

Total Aras Mz

The basement area M2 (7799.25 - Store 6892) is not accounted for as common areas of the properties on sale.
<table>
<thead>
<tr>
<th>Level</th>
<th>Office Areas M2</th>
<th>Covered Verandas M2</th>
<th>Uncovered Verandas M2</th>
<th>Total Useful Areas M2</th>
<th>Main Staircase M2</th>
<th>All Floors Staircase M2</th>
<th>Ground Floor Areas M2</th>
<th>Common Areas M2</th>
<th>Used Areas M2</th>
<th>Total Common Areas M2</th>
<th>用途面积 M2</th>
<th>总建筑面积 M2</th>
<th>总建筑面积 M2</th>
<th>总建筑面积 M2</th>
<th>总建筑面积 M2</th>
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</tbody>
</table>

The basement area M2 (779M2 - Store 68M2) although part of the built area, is not accounted for as common areas of the properties on sale.

**Sub-Total**
- Office Floor 1: 2236.00 M2
- Office Floor 2: 404.65 M2
- Office Floor 3: 46.67 M2
- Office Floor 4: 737.32 M2
- Office Floor 5: 80.93 M2
- Office Floor 6: 80.93 M2
- Office Floor 7: 404.65 M2
- Office Floor 8: 46.67 M2
- Office Floor 9: 737.32 M2

**Grand Total**
- Total Built M2: 2911.00 M2
- Office Floor Areas: 2489.25 M2

**Scenario 2**: Total office areas M2 Minos Tower 2 level Department Store (Alternatively Corporate Office Centre) & 7 Office Floors
## Office Floor Description At Minos Tower

### Minos Tower General Building Specifications

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Free Maintenance Building</strong></td>
<td>Minos Tower is designed and built for maintenance free use. All external wall surfaces are finished in granite and mosaic tiles. Paint-free building.</td>
</tr>
<tr>
<td><strong>Building Independence</strong></td>
<td>The 4 Level Retail Store / Corporate Office Centre is functionally independent from the 5 Office Floors above.</td>
</tr>
<tr>
<td><strong>Walk – In Side Pathway</strong></td>
<td>Walk-in pathway with anti-slip granite flooring and built planters.</td>
</tr>
<tr>
<td><strong>Access To Office Floors</strong></td>
<td>From the Main Entrance of Minos Tower.</td>
</tr>
<tr>
<td><strong>Main Entrance Control</strong></td>
<td>Main entrance audio-visual control system for visitors.</td>
</tr>
<tr>
<td><strong>Lifts</strong></td>
<td>Two KONE high speed Lifts. One existing - Second under installation. Both lifts have access to basement. Capacity 8 persons each. In case of power failure, battery drive back-up allows lift to land at lower level and open doors.</td>
</tr>
<tr>
<td><strong>Emergency Staircases</strong></td>
<td>Two staircases, one main staircase - one emergency at back of building.</td>
</tr>
<tr>
<td><strong>Gate Control</strong></td>
<td>Controlled gate access at street level.</td>
</tr>
<tr>
<td><strong>Fire Alarm</strong></td>
<td>Fire alarm system in building common areas.</td>
</tr>
<tr>
<td><strong>Main Building Water Supply</strong></td>
<td>A central water tank is located at the basement for the total needs of the building. Water is automatically pumped to the individual water tanks of each Owner, on the roof. Separate individual water consumption meters.</td>
</tr>
<tr>
<td><strong>Water Sprinkler System</strong></td>
<td>Four level Department Store / Corporate Office Centre is equipped with automatic firefighting water sprinkler system.</td>
</tr>
<tr>
<td><strong>EAC Sub-Station</strong></td>
<td>At the basement, there is a Sub-Station of the Electricity Authority of Cyprus.</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>Parking facilities at basement.</td>
</tr>
</tbody>
</table>

### Office Floor - Technical Installations / Facilities Provided By The Vendor

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Status Of Office Floor</strong></td>
<td>Readily available. Open –Plan without internal wall partitions.</td>
</tr>
<tr>
<td><strong>Office Floor Lay-Out</strong></td>
<td>Column free lay-out. Total flexibility for interior sub-divisions / partitions.</td>
</tr>
<tr>
<td><strong>Floor Lift Lobby Area</strong></td>
<td>Floor &amp; Wall marble finishes – Paint applied where necessary.</td>
</tr>
<tr>
<td><strong>Floor Staircase Door</strong></td>
<td>Fire resistant door to marble main staircase.</td>
</tr>
<tr>
<td><strong>Office Flooring</strong></td>
<td>Finished screed includes installed multiple electrical points and water supply / drainage to cover needs throughout the Office. Screed can accept any type of flooring including low raised floor.</td>
</tr>
<tr>
<td><strong>Water Supply</strong></td>
<td>Individual water tanks at roof for each Office.</td>
</tr>
<tr>
<td><strong>Aluminium Sliding Doors &amp; Windows</strong></td>
<td>Double glazed thermally insulated high quality aluminium sections (MU 3000) in anodised silver finish.</td>
</tr>
</tbody>
</table>
### Office Floor Description At Minos Tower

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Solar – Hot Water</strong></td>
<td>• Independent solar panel / cylinder for each Office Floor for hot water installed on roof.</td>
</tr>
</tbody>
</table>
| **Electrical Installations**                | • Installed electrical conduits throughout the floor in existing screed.  
  • All electrical conduits meet at central point.  
  • Provision for installation of server and central control panel. |
| **Central Air-Conditioning System**         | • Installed independent central air-conditioning VRV Mitsubishi system (hot and cold air supply). Compressor installed on roof.  
  • Diffuser grills, to be installed in suspended ceiling by Purchaser.  
  • If system needs expansion or fan coils relocation or other adjustments are required, this will be the responsibility of the Purchaser. |
| **Ceiling Veranda Floor**                   | • Ceiling slab ready to receive suspended ceiling.  
  • Floor finished in ceramic tiles 60cm X 60cm. |
| **Electricity KVA**                         | • Purchaser to apply to EAC for required KVA. |
| **Developer’s Disclaimer**                  | • The Developer does not include or undertake to perform or complete any other works, other than those specifically stated above. |
| **Office Floor – Technical Installations To Be Undertaken By The Purchaser** | |
| **Floor Finish**                            | • To be provided - installed by the Purchaser.  
  • Raised floor (low height) may be installed.  
  • To be provided - installed by the Purchaser. |
| **Suspended Ceiling**                       | • Electrical Installations, Communication Systems & Internal Office Security  
  • Other electrical installations not included in the screed to be provided - installed by the Purchaser.  
  • All other security and safety systems to be provided - installed by the Purchaser. |
| **Lighting**                                | • Lighting to be provided - installed by the Purchaser.  
  • If existing central air-conditioning system needs redesign, expansion or fan coils need relocation or other adjustments are required, this will be the responsibility of the Purchaser. |
| **Central Air-Conditioning System Improvement** | • Internal Walls & Partitions  
  • Office Main Entrance  
  • Door & Carpentry Wall Finishes  
  • Sanitary Facilities  
  • Kitchenette  
  • Office Floor – Execution Of Interior Technical Works Undertaken By Purchaser  
  • Execution Of Works |
| **Internal Walls & Partitions**             | • To be provided - installed by the Purchaser.  
  • Partitions / doors for toilets.  
  • Office Main Entrance to be provided - installed by the Purchaser.  
  • Internal Doors & Other carpentry works to be provided by Purchaser.  
  • Purchaser to complete wall surfaces. |
| **Sanitary Facilities**                     | • Multiple locations with supply / drainage points for men’s and ladies toilets are available. Sanitary fittings and installations by the Purchaser. |
| **Kitchenette**                             | • Existing Kitchenette, to be finished and equipped by the Purchaser. |
| **Office Floor – Execution Of Interior Technical Works Undertaken By Purchaser** | • The Purchaser will strictly comply with the “Minos Tower Regulations For Execution Of Works” for the works to be carried out in an Office. |
## Office Floor Description at Minos Tower

| Main Building Intervention Restrictions | • No intervention on the existing structural building, external walls, and external facades are permitted.  
|                                         | • No mechanical / electrical or other installations are permitted externally or on balconies or in places that are visible. |
| Roof Installations                    | • Mechanical installations on the roof exist for each Office Floor. This includes air-conditioning installations and solar water tank.  
|                                         | • No additions or changes are permitted unless agreed upon with the Developer’s Architect / Consultants and subject to available space. |
| Minos Tower Architect & Consultants    | • The Purchaser may appoint the existing Architect and Consultants for additional services related to the design of the Office Floor.  
|                                         | • Any professional services provided by the Architect and Consultants to the Purchaser will be payable by the Purchaser. |
| Interior Architect – Designer          | • The Purchaser has the right to appoint a qualified Interior Architect / Designer for the design and execution of all internal general works, interiors, etc. provided that he obtains the approval of the Developer’s Architect / Consultants:  
|                                         | • Obtains where applicable, all relevant permits.  
|                                         | • The Purchaser is responsible to submit for approval to the Developer’s Architect / Consultants, all interior architectural plans that are required for the issuing of a building permit and Final Certificate of Approval. |
| General Works                          | • The Purchaser has the right to appoint a qualified contractor to perform all internal general works and installations, provided that he obtains the approval of the Developer’s Architect / Consultants.  
|                                         | • The Purchaser is responsible to submit for approval to the Developer’s Architect / Consultants, all architectural plans that are required for the issuing of a building permit and Final Certificate of Approval.  
|                                         | • Complies with best practice construction quality standards. |
| Electrical Works                       | • The Purchaser has the right to appoint a qualified electrical contractor to perform all internal electrical installations, provided that he obtains the approval of the Developer’s Architect / Consultants:  
|                                         | • The Purchaser is responsible to submit for approval to the Developer’s Architect / Consultants and relevant authorities all electrical plans that are required for the issuing of a building permit and Final Certificate of Approval and complies with all EAC regulations. |
| Mechanical Works                       | • The Purchaser has the right to appoint a qualified mechanical contractor to perform all internal mechanical installations, provided that he obtains the approval of the Developer’s Architect / Consultants.  
|                                         | • The Purchaser is responsible to submit for approval to the Developer’s Architect / Consultants, and relevant authorities all mechanical plans that are required for the issuing of a building permit and Final Certificate of Approval and complies with all Water Board regulations. |
### Minos Tower Development Team

#### Owners & Developers
**Chr. Georgiades Ltd**  
POB: 54751 – 3727 Limassol, Cy.  
Tel: +35725581922 - Fax: +35725581949  
Email gmg_cons@spidernet.com.cy  
Office Address : Omirou/Nikis street, Pakova Centre A’Office 201 - 3096 Limassol  
Company Registration No. 234  
VAT Registration No. 10000234P  
**Contact Person - George M Georgiades**  
Managing Director, Chr. Georgiades Ltd  
Tel: (mobile) +35799649131

#### Minos Tower Data
**Land Data - Land Registry Dept**  
Land Registration No. 1/1639  
Parish: Tripiotis – Nicosia  
Sheet No. 21  
Land Registry Plan 460512 – Part 1  
Plot Of Land 95  
Plot Area 1,026m²  
Address: Evagoras avenue, No 22, 1065 Nicosia

#### Minos Tower Permits
**Municipality Of Nicosia**  
**Πολεοδομική Αδεία**  
Αρ. Αίτησης ΠΠΑ 348/06  
Αρ. Αδείας 4975 – ΠΑ 348/06  
**Άδεια Οικοδομής**  
Αρ. Αίτησης Α 119/07  
Αρ. Αδείας 119/57  
Ημερ. Έκδοσης 12/08/2008  
**Τροποποίηση - Πολεοδομική Αδείας**  
Αρ. Αίτησης ΠΠΑ 210/08  
Αρ. Αδείας 5660 – ΠΑ 210/08  
Ημερ. Έκδοσης 16/04/2009  
Πολεοδομική Αδεία  
Αρ. Αίτησης ΠΑ 112/13  
Αρ. Αδείας 6968 – ΠΑ/112/13  
Ημερ. Έκδοσης 27/09/2013

#### Architects & Engineers
**Demetrios Constantinou & Associates**  
Architects – Engineers  
POB: 23851 - 1687 Nicosia, Cyprus  
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Email: info@demcon-cy.com  
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Plati Aglantzia – Nicosia

#### Mechanical & Electrical Engineers
**DDA Consulting Engineers**  
Mechanical & Electrical Consulting Engineers  
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Email: ddemtris@cytanet.com.cy  
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#### Main Contractor
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#### Interior Designers
**Chris Alexandrou & Associates**  
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#### Quantity Surveyors
**Nicolaou & Konnides**  
Chartered Quantity Surveyors  
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Email: nicolaoun@cytanet.com.cy  
Office: Victor Plaza, 131 Kerynias Ave. Office 203, 2113 Aglantzia, Nicosia