



KRAMA PROPERTY

ENGINEERING, CONSTRUCTION, PROPERTY & REAL ESTATE MANAGEMENT FIRM

Company Profile

MISSION STATEMENT

The key mission of KRAMA PROPERTY engineering-technical property management office is the constant creation of higher added value on the property, construction, infrastructure investment and projects of our clients. Our philosophy is to provide integrated quality services and solutions for engineering, construction, real estate or consulting projects and premium results, reliability, speed and competitive cost.

For this we are constantly cooperating with our customers in all phases of projects and property cases, offering full support and effective solutions. We believe firmly that team effort, strong capabilities and clear scope are the keys for success. We have executed successfully more than 800 projects the last 13 years.

Looking forward hearing from you regarding any information or action concerning our services and projects.

Kind Regards,

Manos Kranidis

CEO, Civil Engineer, MSc





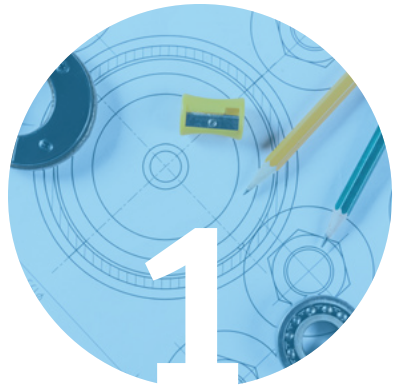
TOP MANAGEMENT PROFILE (CEO)

Manos Kranidis is a civil engineer, project and property manager. In 2003 he received his Masters degree in Public Policy and Management from Heinz School at Carnegie Mellon University in Pittsburgh, US, with a major in international economics and finance, receiving the honor of highest distinction. During his graduate studies he received scholarships from the Onassis Foundation and Carnegie Mellon. Currently he is the Founder and CEO of Krama Property technical, construction, engineering and property services office. The main services include project and construction management, engineering building permits, designs and consulting, real estate consulting, property management and investment portfolio management. He has lead Krama Property to successfully complete more than 800 projects and cases. He is serving as a Council Member and has been a former Vice Mayor on Environment at the Municipality of Halandri (2013-2014), one of the largest in size and population in Attica Greece. He is an active board member in multiple key organizations such as the National Federation of Property Owners (www.pomida.gr), and member of the Onassis Scholars Association, the Technical Chamber of Greece, and Athens Chamber of Tradesmen. He has been an active columnist writer, for the last 10 years, in nationwide newspapers, portals and magazines issued in Greece such as Real News www.real.gr, Deal News, and currently serves as an analyst in multiple TV channels and portals for real estate, property, construction and engineering.

Our firm has a team of 50 specialists in engineering, property, construction and real estate.

A strong team with high credentials, real experience and proven results.

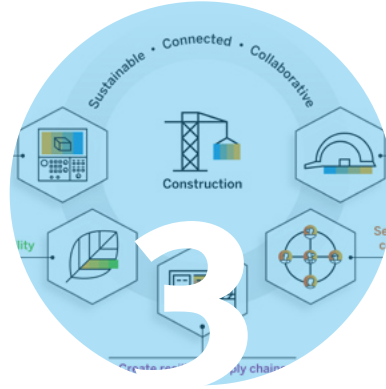
CORE SERVICES



1
Engineering Designs
(Architectural, Static,
Topographic plots,
Electromechanical, etc.)/
Supervision



2
Health Regulated Stores
permits, design and
supervision



3
Project management-
construction



4
Building Permits
/ Urban Planning
Projects



5
Renovation -
Reconstruction
- Building energy
upgrading



6
Property
Development Plans
and Valuations



7
Real Estate
Brokerage –
Management –
Advisory



8
Certificates-
Technical Checks -
Safety Engineer



9
Engineering and
Property Consulting



10
Energy Saving and
upgrading Services



11
On line Services

→ 1. ENGINEERING DESIGNS

Our firm has undertaken the Engineering Designs (Architectural, Static, Topographic plots, Electromechanological, etc.), supervision and management of multiple projects.

Most recent ones involve the designs for development-reconstruction-upgrading projects of:

1. A four-floor office building in Metamorphosis, Attica
2. A three-floor store building in Halandri, Attica
3. A two- floor logistics and office building in Pallini, Attica.
4. A three-floor residential building in Halandri, Attica
5. A greenfield new hotel project of 5000 m² in a plot 45.000m², Argolida.
6. A six floor residential building in Athens





→ 2. HEALTH REGULATED STORE OPERATING PERMITS, DESIGNS AND SUPERVISION

Our firm specializes in building operating and health regulated operating permits, has undertaken and completed the permit procedure, design, supervision and construction of multiple, above 60, food and beverage stores (cafes, bars, restaurants, etc.), medical clinics, beauty workshops, greengroceries, logistics, Kidnergardens in various areas of Attica. Indicatively the latest relevant projects are:

1. Restaurant Permits in Athens and Nea Ionia
2. Building Permit change of use and coffee shop operating permit in Vrilissia
3. Pastry shop in Agia Paraskevi Attica
4. Operating permit in 7 coffee shops and 3 Restaurants in Halandri
5. Operating permit of a Beauty Lab in Marousi
6. Building Permit change of use and Operating permit Licensing and fast food operation in New Eritrea
7. Operating permit of Medical Polyclinic in Psychiko
8. Operating permit and fire certificates in a private recreation area in Halandri
9. Operating permit in a fast food place in Nea Ionia
10. Operating permit in multiple medical offices in Athens

3. PROJECT MANAGEMENT - CONSTRUCTION

Our office undertook the construction project management and configuration of new stores 300-600sqm surface, of leading retail companies in The Mall Athens, McArthur Glenn Spata, Glyka Nera Pallini, Lykovrisi, in Attica, Greece. The projects involved the architectural phase – electromechanical studies with work authorization and construction phase. The new stores building requirements included new landscaping, painting, new flooring, new electromechanical installations, arrangement of furniture and equipment and creating a new frontage, etc. The project office organized us, supervised and coordinated all the necessary procedures and actions between the competent bodies of the owners, developers, technical crews and contractors.



4. BUILDING PERMITS – URBAN PLANNING PROJECTS

Our office has completed multiple, urban planning projects office throughout the country such as building permits and small-scale permits in properties of all categories (residential, commercial, office). Also our office has the expertise and has assumed successfully the preparation and completion of more than 200 files, studies and certificates for the declaration and legalization of illegal without building permit, buildings and buildings' parts, structures or uses under the current Greek Law N.4495/2017 and previous Greek Law N.4178/2013, N.3843/2010. Our office has prepared and completed more than 50 files of building permits for multiple projects in buildings such as change of use, adding building area, new construction, etc.



5. RENOVATIONS - RECONSTRUCTIONS

Our office undertook the organization and supervision of multiple projects of housing, office and store renovation in areas of Attica. Within the projects executed new interior and exterior painting, replacement of windows and doors, new floors, new electromechanical and plumbing infrastructure and equipment, new kitchen furniture, lighting, new electrical table, etc.



6. PROPERTY DEVELOPMENT PLANS – VALUATIONS

Our firm has prepared multiple real estate studies and plans, for different properties such as land, residential or commercial properties (office, industrial, logistics, retail stores, etc.) in Attica and the rest of Greece. The real estate development studies include full commercial, urban planning, feasibility analysis by finding the critical property utilization and best development scenario.

These studies included the following steps:

1. DESCRIPTION OF PROPERTY AND COMMERCIAL ANALYSIS
2. PROPERTY DATA GATHERING (DOCUMENTATION, STUDIES, PLANS, VALUATIONS, ETC.)
3. URBAN PLANNING LAND USE ANALYSIS
4. DEVELOPMENT SCENARIOS ANALYSIS
5. COMMERCIAL VALUE VALUATION
6. PROPERTY NEGOTIATION STRATEGY
7. MASTER DEVELOPMENT OF THE OPTIMAL SCENARIO DEVELOPMENT. (LOCATION OF USE, TYPE-OPERATION OF BUILDINGS AND FACILITIES, BUILDING DEVELOPMENT PROGRAM)

Also, our office has compiled 200 property valuation reports in Attica and in the rest of Greece for various purposes such as private sector, banking, etc.



7. REAL ESTATE BROKERAGE - MANAGEMENT - ADVISORY

1. Our office undertakes the real estate and property brokerage with a focus on commercial properties, land and luxurious residences. Our property portfolio is presented on the website of our office: www.kramaproperties.gr. At the same time, our agency is specialized in real estate management and advisory with main services the following:

- PROPERTY APPRAISAL
- PROPERTY BROKERAGE & NEGOTIATION
- ENGINEERING-TECHNICAL CONTROLS
- PROPERTY LAYOUTS AND DESIGNS
- PROPERTY MAINTENANCE, RENOVATION OR CONSTRUCTION

2. Our office works as an investment advisor in investment and property development projects with main services are the following:

- MARKET RESEARCH
- FEASIBILITY STUDY
- INVESTMENT DEVELOPMENT PLAN
- TECHNICAL, LEGAL, TAX, NEGOTIATION SUPPORT
- BUILDING AND OPERATING PERMITS
- TECHNICAL DESIGN, LAYOUTS, ENGINEERING DESIGNS
- SUPERVISION-PROJECT MANAGEMENT

3. Our office assumes, in cooperation with specialized consulting firms and advisory groups, we search the possibility of financing, either through the private market (banks, investment funds) or through the Greek Investment and Development Law and other European funding programs in the Greek National Strategic Reference Framework.

4. Also our office undertakes the branch network development and relocation of offices with main services the following:

- LOCATING AND SURVEYING PROPERTIES
- NEGOTIATING RENT AND LEASE TERMS
- PROVIDING ENGINEERING-TECHNICAL-LEGAL SUPPORT
- EXECUTING ENGINEERING DESIGNS LAYOUTS
- DELIVERING BUILDING AND OPERATING PERMITS
- OFFERING PROJECT AND CONSTRUCTION MANAGEMENT

8. CERTIFICATES - TECHNICAL CHECKS - SAFETY ENGINEER

Our office, throughout the country, prepares, provides and completes the issuance of obligatory certificates, licenses and property inspections such as:

- CERTIFICATE OF BUILDING LEGALITY
- CERTIFICATION OF BUILDING MAIN USE
- ENERGY PERFORMANCE CERTIFICATES (EPC)
- TECHNICAL SECURITY-CONTROLS-BUILDINGS FACILITIES
- STATIC ADEQUACY REPORTS
- PROPERTY VALUE APPRAISALS

Our office conducts technical checks and inspections of buildings, properties and technical projects of every size and difficulty, in cooperation, when needed, with leading companies in the area. In particular, our agency operates as a safety engineer, a compulsory service for a wide range of enterprises, providing effective controls for the proper management and operation of building facilities (stores, offices, etc.), such as:

- EXISTING STATIC CONTROL
- CONTROL OF BUILDING STRUCTURE (WINDOWS, INSULATION, ROOF, WALLS, ETC.)
- CONTROL HEALTH AND SAFETY CONDITIONS IN BUSINESS FACILITIES
- CONTROL ELECTROMECHANOLOGICAL SYSTEMS (LIFTS, HEATING SYSTEMS, SECURITY SYSTEMS, LIGHTING SYSTEM, AIR VENTILATION SYSTEMS)
- WRITTEN RISK ASSESSMENT-PROGRESS REPORTS



9. ENGINEERING AND PROPERTY CONSULTING

Our firm offers a wide range of consulting services.

We offer our full 24hour online support regarding property, construction and engineering issues and projects through our credible, experienced and effective team of 15 engineers and specialists of all fields and backgrounds.

In short our consulting services include advice, reports and consulting on:

1. GENERAL ENGINEERING CONSULTING
2. ENGINEERING, OPERATIONAL PERMITS
3. CONSTRUCTION AND RENOVATION
4. ENGINEERING DESIGNS
5. PROPERTY EVALUATIONS
6. PROPERTY SALES AND LEASES
7. PROPERTY NEGOTIATIONS
8. PROPERTY AND PROJECT MANAGEMENT
9. PROPERTY DEVELOPMENT PLANS
10. REAL ESTATE MARKET RESEARCH
11. SAFETY AND HEALTH OF WORK IN BUILDINGS



OUR FIRM OFFERS A 24HOUR/12 MONTH ENGINEERING AND PROPERTY SUPPORT WITH A UNIQUE VALUE PROPOSAL FOR MEMBERSHIP IN KRAMA PROPERTY VIP PROGRAM. VISIT OUR WEBSITE WWW.KRAMAPROPERTY.COM AND CHECK IT OUT.

OR CONTACT AT

kramaproperty@gmail.com
/ info@kramaproperty.com

10. ENERGY SAVING AND UPGRADING SERVICES

Our company has a wide range of services related to energy, energy upgrading and saving real estate and infrastructure. Projects and analytical designs of energy upgrading and energy saving such as insulation, replacement of frames, new heating-cooling-hot water systems, replacement of lamps and general renovation of properties, in cooperation with certified suppliers and by searching for all the possible finance solutions (EU programs, specific loans, etc.). In this service we deliver an Energy Performance Study and Real Estate Energy Upgrade Scenarios. All the above projects and services are complete, in the one stop shop logic, and include organization, coordination, project supervision, materials and labor and appropriate permits.





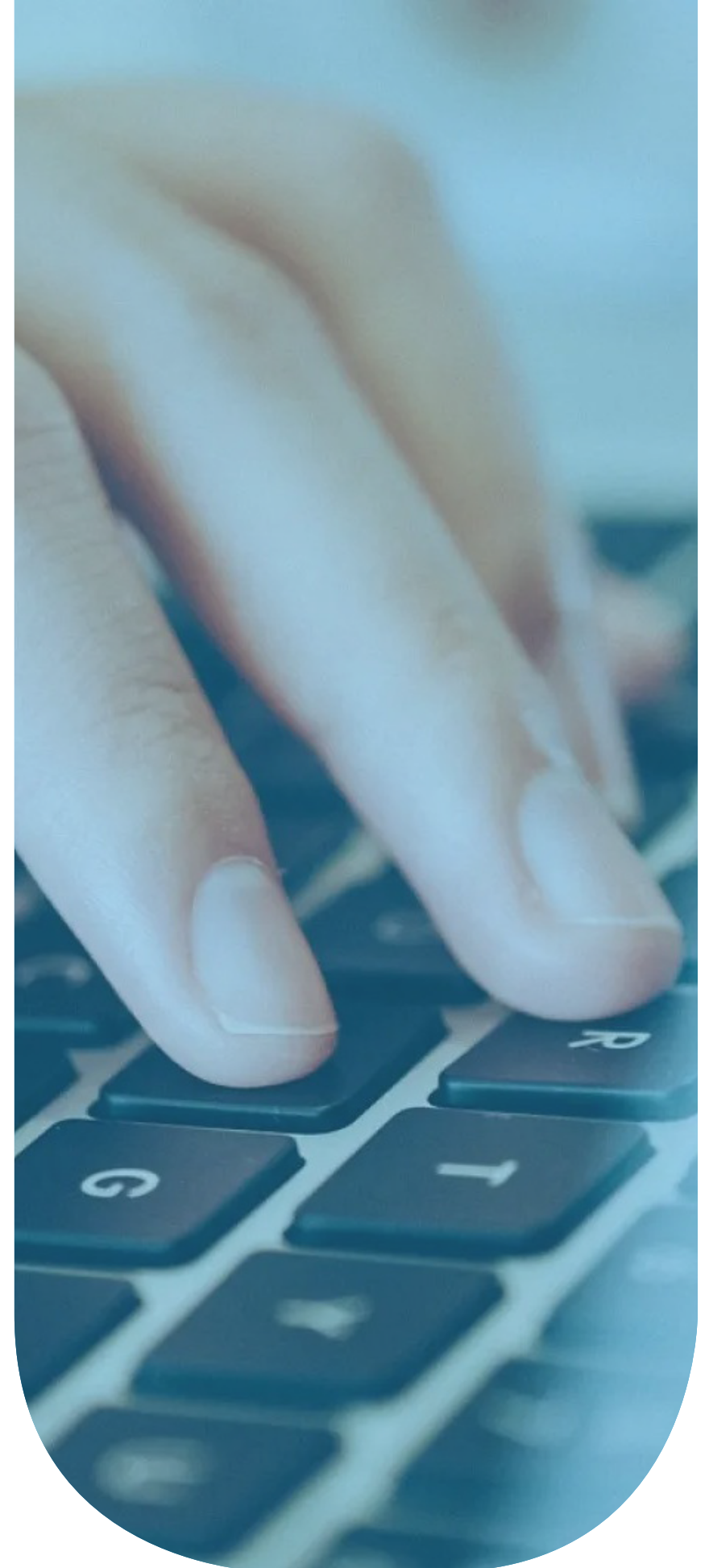
ON LINE SPECIFIC SERVICES - PROJECTS

Our firm's team offers a wide range of engineering and property services that are executed mostly online or via electronic procedures or systems, paid and delivered online or through email kramaproperty@gmail.com

In short these are:

1. FINDING BUILDING TERMS AND LAND USES
2. ENGINEERING DESIGNS CONSULTING
3. ESTIMATING CONSTRUCTION RENOVATION BUDGET
4. PROPERTY EVALUATION-REAL ESTATE BROKERAGE
5. LAND REGISTRY APPLICATION
6. ENERGY SAVING CONSULTING AND ENERGY PERFORMANCE CERTIFICATE
7. PROPERTY LEGALITY CERTIFICATE
8. FINDING AND INTERPRETATING AERIAL PHOTOGRAPHS

BY ASSIGNING ONE OF THE ABOVE ONLINE SERVICES AND PROJECTS
OUR FIRM OFFERS FREE OF CHARGE
OUR ENGINEERING AND PROPERTY CONSULTING QUARTERLY REPORT.
VISIT OUR WEBSITE WWW.KRAMAPROPERTY.COM AND CHECK IT OUT!





GENERAL CONTACT INFO

HEAD OFFICES: 71 Thiseos, Chalandri, PO Box 152 34, Attiki, Greece

CALL US: TEL. 210 – 6892955

E-MAIL US: info@kramaproperty.com, kramaproperty@gmail.com

OUR WEBSITE: www.kramaproperty.com



SOCIAL MEDIA PRESENCE



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