Larnaka International Airport
Cyprus

Towards the Airport City
Hermes Airports Ltd wishes the commercial exploitation and development of all available lands of Larnaka’s International Airport, under a 25 year BOT (Build-Operate-Transfer) Concession Agreement with the Republic of Cyprus.

Preamble

Danos Group Ltd—An alliance of BNP PARIBAS REAL ESTATE was selected to offer their advisory services and to join efforts with Hermes Airports Ltd. towards the successful utilization of airport’s property.
Country Overview

Official Name: Republic of Cyprus
Capital: Nicosia (Lefkosia)
Population: 1,221,549 (July 2017 est.)
European Union: Member since 1st May 2004
Location: Europe, 3rd largest island in the Mediterranean Sea

Economic Overview

GDP - real growth rate: 3.4% (2017)
GDP - composition, by sector of origin:
• agriculture: 2.3%
• industry: 11%
• services: 86.8% (2017)

Industries: tourism, financial services, real estate, cement and gypsum, ship repair and refurbishment, textiles, light chemicals, stone and clay products, food and beverage processing, wood, paper, metal products

Inflation rate (consumer prices): 0.8% (2017 est.)

Corporate Tax Rate: 12.5%

Airports

1. Larnaka International Airport – PAX traffic 2017: 7.5m
2. Pafos International Airport – PAX traffic 2017: 2.7m

Ports and terminals

Major seaport(s): Larnaca, Limassol, Vasilikos
**Hermes Airports Ltd** assumed management and control of Larnaka International Airport and Pafos International Airport on 12 May 2006, under a 25 year BOT (Build-Operate-Transfer) Concession Agreement with the Republic of Cyprus. The cost of the project was over 600 million Euros.

Hermes is a Company registered in Cyprus – an international consortium of 9 shareholders, representing a mix of Cypriot and international partners. The shareholders in Hermes Airports Ltd. are:

- **Bouygues Batiment International** (22%)
- **French infrastructure group Egis Projects** (20%)
- **Cyprus Trading Corporation** (11.34%)
- **Hellenic Mining** (11.33%)
- **Vantage Airport Group** (11%)
- **Irish airport operator Aer Rianta International** (11%)
- **Iacovou Brothers** (5.665%)
- **Charilaos Apostolides** (5.665%)
- **Aéroport Nice Côte d' Azur Chambre de Commerce et d'Industrie** (2%)
HERMES AIRPORTS
2 INTERNATIONAL AIRPORTS

10,2 million passengers in 2017 (cumulative)  
vs 2016: +14%

10,7 million passengers in 2018 (projected)  
+5.2%

Larnaka International Airport
INAUGURATED IN NOVEMBER 2009
RUNWAY DIMENSIONS: 2.994m x 45m
TAXIWAY DIMENSIONS: 23m width
PASSENGER ANNUAL CAPACITY: 7,5 million
TERMINAL AREA: 100,000m²
RETAIL AREA: 3.700m²
CHECK IN COUNTERS: 67
SELF CHECK IN KIOSKS: 8
AIR BRIDGES: 16
BOARDING GATES: 21
SECURITY SCREENING POSITION: 4
BAGGAGE RECLAIM CAROUSEL: 5

Pafos International Airport
INAUGURATED IN NOVEMBER 2008
RUNWAY DIMENSIONS: 2.994m x 45m
TAXIWAY DIMENSIONS: 23m width
PASSENGER ANNUAL CAPACITY: 2,7 million
TERMINAL AREA: 20,000m²
RETAIL AREA: 1.500m²
CHECK IN COUNTERS: 24
AIR BRIDGES: 16
BOARDING GATES: 6
SECURITY SCREENING POSITION: 4
BAGGAGE RECLAIM CAROUSELS: 3
Danos Group an alliance member of

www.danos-group.com

Services

Agency Services in all real estate sectors
Valuation Services
Market Research Studies
Due Diligence Services
Property Management
Facilities Management
Investment Advice
Market Feasibility Studies & Development
Appraisal Studies
Hospitality services

50 years in Southeast Europe

Member of the Royal Institution of Chartered Surveyors

Offices

Greece, Cyprus, Serbia

Danos Group | Costas Kouleris
Hermes Airports is interested to facilitate the commercial development of a number of vacant plots and buildings which are not currently in use for aeronautical activities at Larnaka International Airport.

Danos Group – An alliance member of BNP PARIBAS REAL ESTATE was awarded the right to act as the exclusive advisor for the development of all available plots listed below, seeking cooperation opportunities with local and international Investors, Developers and Occupiers.

The available lands will be awarded to potential investors/developers through tender process and the relevant airport right(s) will be granted to successful participants under a Concession Agreement of 25+ years.

Interested Companies may participate in more than one tender processes for different plots.
Hermes Airports wishes to:

- **develop** all available lands and buildings within the airport premises, offering **high quality**, non-aviation services and products at **competitive prices**

- **safeguard** the **high quality standards** characterizing the offer of services and products in the Airport facilities

**The Objectives**

- ensure that the **design, development and operation** of the concessed plots and buildings will be of highest aesthetics and quality standards, **consistent** with its **commercial viability** and in compliance with Airport’s terms and standards

- ensure that the operation of the concessed plots and buildings will be performed in a **professional manner** without any interference to the operation and **security** of the Airport and to the **safety** of the airport users (passengers, concessionaires, etc.)

- receive appropriate **compensation** for the provision of the lands, the infrastructure and rights to the preferred bidders
Larnaka city & The Airport

Distance: 6.5 km
Time: 11’
More than 390,000 sq. m. of land available for development

- Hotel
- Office Complexes
- Retail boxes
- Outlets
- Shopping Malls
- Warehouses

- Cargo facilities
- Logistics Park
- Free Zone
- Freeport
- Exhibition Center / Conference Centre
- Industrial Park

- Theme Parks
- Gas Station
- Entertainment (i.e. leisure, sports & touristic facilities)
- Aviation Academy campus / Educational Facilities
Plot #3

Plot Information

• 17,000 sq.m.
• Location: North of the new Terminal, close to main road access to the airport
• Current use: Greenfield

Pure landside plot of land at the entrance of the airport, close to the new Terminal building with good visibility.

Potential Use(s)
Related to Passenger and Business activities

- Hotel
- Offices complex
- Exhibition Center
- Conference Centre
- Other
Plot #5

Plot Information

- 15,500 sq.m.
- Location: North of the new Terminal, close to main road access to the airport
- Current use: Greenfield

Advantageous, pure landside plot of land at the entrance of the airport, close to the new Terminal building with good visibility.

Potential Use(s)
Related to Passenger and Business activities

- Hotel
- Offices complex
- Exhibition Center
- Conference Centre
- Other
Larnaka International Airport
Cyprus
Towards the Airport City

Plot #4

Plot Information

• 13,000 sq.m.
• Location: North of the new Terminal, close to main road access to the airport
• Current use: Greenfield

Very attractive pure landside plot of land at the entrance of the airport, close to the new Terminal building with good visibility.

Potential Use(s)
Related to Passenger and Business activities

Hotel
Offices complex
Exhibition Center
Conference Centre
Other
Plot #8

Plot Information

- 8,000 sq.m.
- Location: North of the new Terminal, close to main road access to the airport
- Current use: Greenfield

Very attractive pure landside plot of land at the entrance of the airport, close to the new Terminal building with good visibility.

Potential Use(s)
Related to Passenger and Business activities

- Hotel
- Offices complex
- Exhibition Center
- Conference Centre
- Other
Plot #9

Plot Information

- 40,000 sq.m.
- Location: Between the new Terminal and the airport salt lake
- Current use: Greenfield and general aviation

Close location to the new Terminal, cross position between airside/landside parts of the airport with optimal connections to main roads.

Potential Use

Related to cargo activities
Plot #10

Plot Information

• 33,000 sq.m.
• Location: Between the future extension of passenger terminal and civil aviation
• Current use: Greenfield

Close location to the new Terminal, cross position between airside/landside parts of the airport, with optimal connections to main roads. Visible from runways and passenger terminal.

Potential Use(s)
Related to logistics, cargo and warehousing activities

- Warehouses
- Cargo facilities
- Logistics Park
- Free Zone
- Freeport
Plot #11

Plot Information

• 35,000 sq.m.
• Location: At the entrance of the central support area, close to new Terminal
• Current use: Greenfield

Close location to the new Terminal, cross position between airside/landside parts of the airport, with optimal connections to main roads.

Potential Use(s)
Related to logistics, cargo and warehousing activities

- Warehouses
- Cargo facilities
- Logistics Park
- Free Zone
- Freeport
**Plot Information**

- 230,000 sq.m.
- Location: Is situated at North-Eastern part of the airport. In this area, until 2009 operated the old Terminal (*red cycle area*).

This plot is consisted of unused buildings (including old terminal), unused car parking areas, greenfield areas, warehouses, etc.

Advantageous location between Larnaka city centre and the new Terminal. Good road access and excellent visibility from main road and Terminal (specific areas).

Some areas of the plot are adjacent to airside/landside areas, suitable for multipurpose commercial developments.

Suitable to develop large scale projects with homogeneous concepts or individual ones related to the offer of shopping and leisure services.

**Potential Uses**

Related to shopping, leisure and commercial activities

- Retail boxes, Outlets, Shopping Malls,
- Exhibition Center, Conference Centre,
- Industrial Park, Theme Parks,
- Aviation Academy campus / Educational Facilities,
- Entertainment (i.e. casino, sports & touristic facilities)
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