

Fairness Opinion Letter

1 December 2021

Towards the Board of Directors of the
Athens Water Supply and Sewerage
Company (EYDAP S.A.)

This report has been prepared solely for
information purposes of the interested
parties and is an unofficial translation of
the original document in Greek language,
which in any case prevails over the present

**Summary evaluation report and opinion regarding the fair
and reasonable Transaction Consideration in relation to the
untreated water that EYDAP FA will supply EYDAP during
the future period 2021-2040**



Towards: The Board of Directors of the Athens Water Supply and Sewerage Company (EYDAP S.A.)
Oropou 156,
11146, Galatsi

1 December 2021

To:

Ms. Theodora Varvarigou, Chairman of the Board of Directors

Summary evaluation report and opinion regarding the fair and reasonable Transaction Consideration in relation to the untreated water that EYDAP FA will supply EYDAP during the future period 2021-2040

Dear Sirs and Madams,

1. Introduction

Since 1999, the water supply of Attica has been conducted through the parallel operation of two bodies, the "EYDAP Assets" (hereinafter "EYDAP FA"), which is a Legal Entity under Public Law and EYDAP S.A. (hereinafter "EYDAP"), which operates as a Societe Anonyme. EYDAP FA is wholly owned by the State, reports to the Ministry of Infrastructure and Transport and owns the infrastructure for the provision of untreated water until its arrival at the treatment plants. EYDAP is responsible for the treatment and distribution of water to consumers (water services) and the provision of sewerage services.

By Law 2744/1999, EYDAP was granted the exclusive right to provide water supply and sewerage services in the geographical area of Attica under a contract that was signed between the Greek State and EYDAP, valid from 25/10/1999 (hereinafter "Contract of 1999"), which stated the details for the exercise of the above exclusive right. This right was inalienable and non-transferable with its duration set at 20 years with possibility of renewal for an additional 20 years.

The Contract of 1999 expired on 30/06/2021 following successive extensions due to the ongoing negotiations between EYDAP and the Greek State regarding the EYDAP's financial obligation to the Greek State for the provision of untreated water during the period 12/10/2013 to 31/12/2020 (hereinafter "period 2013-2020"), as well as the financial obligation of the Greek State to EYDAP for the expenses incurred for the operation and maintenance of the External Water Supply System (hereinafter "EWSS") during the respective period.

According to article 114 of Law 4812/2021 issued on June 30 of 2021, a new contract must be signed between EYDAP, EYDAP FA and the Greek State for the period 2021-2040 (hereinafter "New Contract"), which includes:

- Contract of Law 4812/2021, which renews the exclusive right of EYDAP to provide water supply and sewerage services in the geographical area of Attica from 1/1/2021 to 31/12/2040 (hereinafter "period 2021-2040"), with possibility of renewal for an additional 20 years, and
- Contract regarding the Assignment of Operation and Maintenance Services of the External Water Supply System (hereinafter "SLA Contract"), according to which maintenance and operation of the External Water Supply (hereinafter "EWSS") is assigned to EYDAP for a duration of three years, from 1/1/2021 to 31/12/2023, which can be further extended for an additional six (6) month period (until 30/6/2024).

In addition to the above, according to Law 4812/2021 a joint decision, of the Ministers of Finance, Development and Investment, Environment and Energy and Infrastructure and Transport, must be issued, that will settle the mutual financial obligations between EYDAP and the Greek State for the period 2013-2020. The Joint Ministerial Decision for the settlement of the mutual financial obligations between EYDAP and the Greek State (hereinafter "JMD 2021"), concluded a net financial obligation of €157.2mn. owed by EYDAP to the Greek State for the period 2013-2020 (after offsetting EYDAP's expenses for the maintenance and operation of the EWSS).

In order for the parties to enter into a New Contract, negotiations between EYDAP and the Greek State must be concluded, regarding the precise contract terms and obligations, as well as the exact figures of the annual unit cost of untreated water that EYDAP will be required to pay the Greek State for the provision of untreated water during 2021-2040 (hereinafter "Transaction Consideration").

According to Article 101 of Law 4548/2018, the decision of the Board of Directors or the General Assembly of EYDAP regarding the acceptance or not of the Transaction Consideration should be reached following a report by a certified public accountant, audit company or another independent third party, which evaluates whether the transaction is fair and reasonable for EYDAP and its non-affiliated shareholders, including the company's minority shareholders. The report should formulate the assumptions on which it is based, as well as the methods utilized.

In this context, the management of EYDAP (hereinafter referred to as "Management" or "Customer") requested from ERNST & YOUNG, a Single Member Societe Anonyme (hereinafter "we" or "EY"), the provision of financial advisory services in order to estimate the range of a reasonable annual unit cost of untreated water that EYDAP will have to pay to EYDAP FA for the supply of untreated water during 2021-2040 (hereinafter "Consideration"), as well as the provision of opinion on the fairness and reasonableness of the Consideration reflected in the New Contract ("Transaction Consideration"), from a financial perspective for the shareholders of EYDAP.

This report constitutes the deliverable of the second phase of the overall advisory support provided to the Management of EYDAP, regarding the provision of opinion on the fairness and reasonableness of the Transaction Consideration (hereinafter "Fairness Opinion Letter" or "Report"), which is based on the results and conclusions of the first phase of the overall advisory support, as presented in the respective deliverable "Advisory report for estimating the range of a reasonable Transaction Consideration in relation to the untreated water that EYDAP FA will supply EYDAP during the period 2021-2040".

2. Project Limitations

EY's work is focused exclusively on the examination of the Transaction Consideration as depicted in the New Contract for the period 2021-2040 between EYDAP, EYDAP FA and the Greek State, and on the expression of an opinion on the fairness and reasonableness of the Transaction Consideration for EYDAP and its non-affiliated shareholders, including minority shareholders

This Report does not constitute a valuation work or legal advice. The Report was prepared for EYDAP in relation to the advisory evaluation and the provision of an opinion on the fairness and reasonableness of the Transaction Consideration from a financial point of view for the shareholders of EYDAP and for the purposes of article 101 of Law 4548/2018. It is noted that we undertake responsibility and duty of care only towards our Client and according to the specific provisions of our signed contract agreement. This Report has been prepared exclusively for the Board of Directors of EYDAP and should not be used for any other purpose or by any other third party. The Report is not intended for legal use or as a basis for making claims. EY is not responsible for any damage or loss due to decisions or actions based on this Report. For any decision regarding whether EYDAP will proceed with any agreement or transaction, solely responsible is the Management.

As an exception to the above, the Report may be published in accordance with the provisions of article 101 of Law 4548/2018. Specifically, the Report can be published on the official website of the Client so that its shareholders can be duly informed. EY does not accept any responsibility to any third party who may gain access to the Report or knowledge of its contents (including the Client's shareholders). Any use of the Report is at the sole responsibility of the parties who use it.

This report has been prepared solely for information purposes of the interested parties and is an unofficial translation of the original document in Greek language, which in any case prevails over the present.

This Report is an unofficial of the original document (in Greek language) that was delivered to the Management on 24/11/2021 based on the data and information that were brought to our attention



until 17/11/2021 that are listed below. EY does not have the obligation to update the Report based on data and information that may come to our knowledge after the delivery of the final Report.

We point out that the Report should be used in its entirety and not in fragments.

We assume that all information provided to us by Management (as presented in Section 3.Sources of information) are accurate and complete. None of the information listed have been audited, verified, or confirmed by us, but EY has relied on a written statement of EYDAP that the information provided to us is accurate, complete and constitutes a reliable basis for our work.

Publication, copying or distribution of this Report in whole or in part in writing, orally, or in any other way, to any third party without the prior written consent of EY, subject to the provisions of the above, is strictly prohibited.

The Report should be considered subject to the limitations and assumptions it contains.

3. Sources of information

Our work was based primarily on the information provided to us by the Management of EYDAP, as well as on publicly available sources, including the following:

Laws and contractual documents:

- Law 2744, 23/10/1999
- Contract between EYDAP & Greek State, 9/12/1999
- Joint Ministerial Decision of the Official Government Gazette 3065/τ.Β'/3-12-2013 ("JMD 2013"), 3/12/2013
- Special Secretariat for Water (ΕΓΥ) "Opinion on the selling price of untread water to EYDAP SA", 4/8/2014
- Contract between EYDAP and EYDAP FA, 30/9/2014
- Joint Ministerial Decision 135275/19-05-2017 - of the Official Government Gazette 1751/τ.Β'/22-5-2017 ("JMD 2017"), 22/5/2017
- Law 4548/2018, 13/6/2018
- Law 4812/2021, 30/6/2021
- Final Draft Contract between EYDAP, EYDAP FA & Greek State of the Law 4812/2021, 17/11/2021
- Final Draft Contract between EYDAP, EYDAP FA & Greek State regarding the provision of services for the maintenance and operation of the external water supply system, 17/11/2021



- Final Draft of the Joint Ministerial Decision regarding the settlements of financial obligations between EYDAP and the Greek State for the period 2013-2020 ("JMD 2021"), 17/11/2021

Studies performed for EYDAP FA and the Greek State:

- NTUA 2010 "Costing of untreated water for the water supply of Athens", October 2010
- NTUA 2018 "Update on the financial cost of untreated water for the water supply of Athens", May 2018
- Kantor "Calculation of costs of untreated water, period 2013-2019", 25/3/2020

Studies performed for EYDAP:

- Jacobs "EYDAP S.A. - Review of untreated water assets", July 2019

Clarifications, opinions and interpretations of EYDAP's legal advisors:

- Correspondence of EYDAP's legal advisor to Grant Thornton, Mr. Euripides Ioannou, 24/9/2021
- Correspondence of EYDAP's legal advisor to Ernst & Young, Mr. Euripides Ioannou, 17/11/2021

The Management has assured us that all the documents and data provided to us, are accurate and complete.

In addition to the above, during our work, EY obtained data from available sources, which are mentioned in the report "Advisory report for estimating the range of a reasonable Transaction Consideration in relation to the untreated water that EYDAP FA will supply EYDAP during the period 2021-2040". The information of the applicable regulatory framework for selected European markets has been based on the international literature, and a series of studies of recognizable organizations that specialize in monitoring the regulatory environment of water, energy and gas activities. EY assumes the validity of all available data from publicly available and credible sources.

4. Approach for estimating the range of a reasonable Transaction Consideration

Our work, relied on the sources and information provided to us by the Management, on the current national legislative and regulatory framework, as well as on the examination of the prevailing best practices in the utility sectors (energy, gas and water) in Greece and Europe.

The methodology for estimating the Consideration that EYDAP should pay to any infrastructure provider, is based on the prevailing best practices, on the notion that the provider recovers the total



cost for the provision of untreated water, as specified by individual cost parameters (i.e. the Regulated Asset Base (hereinafter referred to as "RAB"), the recovery of the invested capital through depreciation, the rate of return and the operating expenses).

Given this approach, we developed alternative scenarios (based on different sizes of the RAB), estimated the annual Consideration that EYDAP would potentially be required to pay EYDAP FA and the Greek State during the period 2021-2040 per scenario. Based on our results we determined the range of a reasonable Consideration (see "Advisory report for estimating the range of a reasonable Transaction Consideration in relation to the untreated water that EYDAP FA will supply EYDAP during the period 2021-2040").

Finally, comparing the Transaction Consideration, as presented in the New Contract with the range of a reasonable Consideration, as estimated by our analysis, while also considering the clarifications, opinions and interpretations of EYDAP's legal advisors, we provided an opinion on the fairness and reasonableness of said Transaction Consideration.

5. Alternative scenarios and Consideration estimation methodology

The estimation of the annual unit cost of untreated water for the period 2021-2040, was based on the interpretation of the directions and methods concerning the cost recovery of water services presented in the Joint Ministerial Decision 135275/19-05-2017 - Government Gazette 1751/τ.Β '1/22-5-2017 (hereinafter "JMD 2017"), in combination with our findings on the prevailing international best practices with respect to the methodology, as well as the individual parameters, for the estimation of any infrastructure provider's allowed revenue, in the water sector, as well as other utility sectors, such as energy and gas.

In particular, we applied the RAB methodology, which seems to be in line with the directions and methods presented in the JMD 2017, while it has also been approved and applied in the vast majority of markets in the water, energy and gas sectors in Europe, as well as in the energy and gas sectors in Greece.

During our research on international best practices, it was observed that the majority of national regulators in the energy and gas sectors that apply the RAB methodology for the determination of allowed revenue, exclude the operator's assets that have been funded by third parties, including state and European grants as well as consumers' contributions (this practice is also followed by RAE, in the energy and gas sector). Similarly, in the water sector, countries that apply the RAB methodology generally exclude assets financed by state and European grants, without being clear though whether consumer financed assets are also excluded.

Hence, as the sample of water international markets in Europe was not deemed sufficient in order to reach a safe conclusion regarding the exclusion or not of the consumer financed assets, and given that the exclusion or not of EYDAP FA's consumer financed assets (i.e. 75% of the Mornos dam) was a major contention point during the negotiations between EYDAP and the Greek State, two alternative scenarios were developed regarding the size of EYDAP FA's RAB:

- **Scenario 1 - RAB with partial exclusion (€486mn.):** under which only assets financed by European funds have been excluded, resulting in a RAB size of €486mn. (excluding 25% of Mornos and 86% of Evinos)
- **Scenario 2 - RAB with total exclusion (€158mn.):** under which all assets financed by European and consumer funds have been excluded, resulting in a RAB size of €158mn. (excluding also the 75% of Mornos).

6. Assumptions, limitations and hypotheses of our analysis

In the context of our work, we requested from EYDAP's Management the necessary information, regarding the key parameters for the Consideration estimation via the application of RAB methodology under prevailing best practices.

We understand that the Management requested from EYDAP FA a series of data, regarding the size of its RAB, its 2021-2040 investment plan, as well as the estimated costs for the operation and maintenance of EWSS, some of which were not submitted by EYDAP FA to EYDAP and consequently to us. The occasional lack of specific data on the above parameters, designated the specific limitations of our work, the necessary assumptions, as well as the rest hypotheses of our analysis, as described in the following subsections.

6.1 Limitations and assumptions

The limitations as well as the necessary assumptions of our work are presented in the following table.

Limitations	Assumptions
We were not provided with information regarding the size of EYDAP FA's regulated asset base for 2020, which is required in conjunction with its investment plan for the calculation of the annual RAB during the period 2021-2040	In the absence of information from EYDAP FA concerning the size of its RAB in 2020, we utilized the latest available estimate regarding the value of the regulated asset base, amounting to €887mn. (based on a study for 2017 by the technical advisor Jacobs)

We were not provided with EYDAP FA's 2021-2040 investment plan, which is a parameter for the calculation of the annual RAB for the period in question	EYDAP FA's Regulated Asset Base was held fixed during 2021-2040, under the assumption that the annual investments in assets will be equal to the annual depreciation of assets
We were not provided with EYDAP FA's estimated operating costs for the projection period, which are necessary to determine the total recoverable cost	EYDAP FA's operating expenses (incl. Maintenance and operating expenses for the EWSS), were held fixed during the period 2021-2040, based on the Management's estimates for 2020 (amounting to €28.1mn.)
The overcapacity of the water supply system (highlighted in the study of NTUA 2018) has not been incorporated, which could lead to a reduction of the annual unit cost of untreated water, by the corresponding percentage of the estimated overcapacity affecting the rate of recovery of EYDAP FA's total costs	As there is a discrepancy in the interpretation of the concept of overcapacity and given the purely technical nature of the exercise, we did not assess the rationality of the NTUA's calculations, nor did we estimate this parameter in the context of Consideration estimation due to lack of relevant information
Environmental and resource costs have not been included in determining the cost of untreated water	We have not taken into account in our analysis the environmental and resource costs, as they are considered negligible (according to Management's calculations they are estimated at a total of approximately € 0.0001/m ³), while also they are not included in the New Contract, nor are they mentioned in JMD 2021.

We draw attention to the above limitations and assumptions, since, if data emerged that would result in a significant discrepancy to the above assumptions, the estimated results and conclusions presented in the Report could be affected.

6.2 Other hypotheses

In addition to the above assumptions, the estimation of the Consideration was based on a series of financial, macroeconomic, and other hypotheses, based on information provided to us by the Management and information obtained from credible sources, which were communicated and agreed upon with the Management of EYDAP. Specifically:

1. For the estimation of the opportunity cost (in order to calculate the rate of return), the yield of the 10-year Greek Government bond was used, based on forecasts from Oxford Economics¹ for the period 2021-2040, as adjusted by the annual estimated inflation (based on forecasts of the

¹ Oxford Economics' database if available upon subscription

International Monetary Fund - IMF), in order to estimate the real borrowing costs. Regarding the inflation rate, the IMF's estimation covered the period 2021-2026, reaching approximately 1,9% in 2026, while for the rest of the period (i.e. 2027-2040) the estimated inflation was set at 2.0% in accordance with the medium-term target of the European Central Bank for the annual inflation rate in the Eurozone.

2. For the estimation of annual depreciation, a useful life of 50 years has been adopted for dams, which is in line with the Greek State's assumptions, and in agreement with respective data presented by Ofwat (UK water regulator), as well as a useful life of 10-year for Electrical/Mechanical Equipment and 50 years for other assets.
3. The estimation of the total annual unit cost of untreated water was based on the Management's estimates regarding the total quantities of water that EYDAP FA is expected to supply EYDAP during the period 2021-2040, i.e., approximately 410mn. m³ per year (based on historical data from the period 2013-2020).
4. According to the Management and the clarifications, opinions and interpretations of EYDAP's legal advisors, operation and maintenance of EWSS during the period 1/1/2021-30/6/2024, i.e., the first 3.5 years, has been assigned to EYDAP, for which the company will not receive compensation (a total of € 87.5mn.). By the end of the first 3.5 years, and in case the provision of these services has not yet been assigned to a third party, EYDAP may continue to provide operation and maintenance services for the EWSS, only upon reaching a new agreement with EYDAP FA and the Greek State.

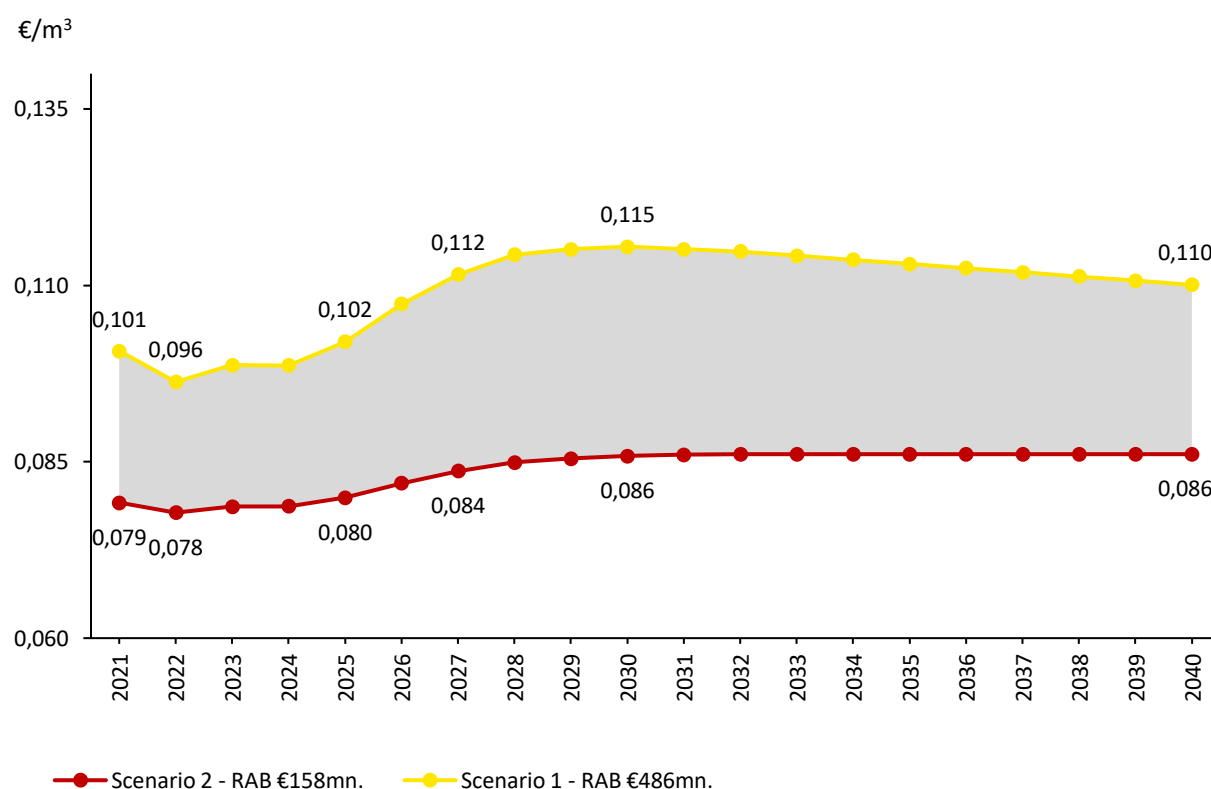
It is noted that we have not confirmed, or audited the information and data provided to us by the Management, nor those obtained from the aforementioned sources. Any substantial future change in the information or data on which the above assumptions depend may affect the estimated results and conclusions presented in the Report.

7. Proposed range of a fair and reasonable Consideration

During the first phase of our overall advisory support ("Advisory report for estimating the range of a reasonable Transaction Consideration in relation to the untreated water that EYDAP FA will supply EYDAP during the period 2021-2040"), we distinguished the possible alternative scenarios, based on the current legal framework, as well as the prevailing international best practices, and proceeded to estimate the annual unit cost (see Table 10-1) as well as the total annual cost of untreated water for the period 2021-2040 (see Table 10-2), under the Management's assumptions for the supply of 410mn. m³ of untreated water per year (based on historical data for the period 2013-2020).

Based on the results of our analysis, the proposed range of a reasonable Consideration for the period 2021-2040 is delimited by the resulting curves regarding the estimated annual price under the two scenarios (see 5. Alternative scenarios and Consideration estimation methodology), as indicated by the highlighted area in the below graph (Graph 7-1).

Graph 7-1: Proposed range of a reasonable Consideration



According to this, a reasonable Consideration for 2021 is estimated to range between €0.079/m³ and €0.101/m³, and between €0.086/m³ and €0.122/m³ for 2040.

8. Transaction Consideration

The Transaction Consideration refers to the agreed upon annual unit cost that EYDAP will have to pay EYDAP FA for the provision of untreated water during 2021-2040, as detailed in the New Contract, i.e. by the Contract of Law 4812/2021 in conjunction with the SLA Contract.

Specifically, according to article 10.1 of the Contract of Law 4812/2021, the annual unit cost for untreated water is calculated by the unit cost of EYDAP FA's assets and operating expenses, as estimated by the NTUA (2018) at €0.102/m³, and adjusted by a recovery factor that ranges from 70% to 87% during 2021-2040 (see Table 8-1, "Transaction Consideration based on article 10.1 of the Contract of Law 4812/2021"), resulting in:

- A constant €0.0714/m³ unit cost of untreated water during the first 3 years (with the recovery factor at 70%) and
- A steadily increasing unit cost of untreated water during the period 2024-2040, from €0.0724/m³ in 2024 to €0.0887/m³ in 2040 (by a recovery factor that increases annually by 1% during 2024-2040).

According to the SLA Contract, specifically articles 9.1, 9.2 and 11, and taking into account the clarifications, opinions and interpretations on those by EYDAP's legal advisors, which were provided to us by the Management, the maintenance and operation of EWSS has been assigned to EYDAP for 3 years, from 1/1/2021 to 31/12/2023. After the first 3 years, and in the event that the above services have not yet been assigned to a third party via a Public-private partnership (PPP), EYDAP FA can unilaterally decide to extend EYDAP's assignment over the EWSS by an additional six (6) months (until 30/6/2024). For the duration of the 3-year SLA Contract, and in the event of an extension of it by six (6) months, EYDAP FA will not compensate EYDAP for the maintenance and operation of the EWSS by the agreed upon annual fee of €25mn., as the compensation has already been considered in the calculation of the unit cost of untreated water presented in article 10.1 of the Contract of Law 4812/2021.

In the above context, we adopted the Management's hypothesis, which considers as the most probable scenario, that the SLA Contract will have a duration of 3.5 years (from 1/1/2021 to 30/6/2024), during which EYDAP will not receive the annual fee of €25mn. (i.e. € 87.5mn. in total).

Based on the above, EYDAP is indirectly charged by an additional cost of €0.061/m³ (for a provision of 410mn. cubic meters of untreated water per year), ultimately leading to a total annual unit cost of €0.132/m³ for the provision of untreated water during 1/1/2021-31/12/2023 and of €0.133/m³ during 1/1/2024-30/6/2024 (see Table 8-1, "Transaction Consideration taking also into account the SLA Contract").

After the lapse of the first 3.5 years, and in the event that the operation and maintenance of EWSS has not been assigned through a PPP to a third party, the SLA Contract may be further extended following a mutual agreement between EYDAP, EPYDAP and the Greek State. In this case, according to the Management, EYDAP will be entitled to an annual fee for the provision of these services.

According to the Management and its legal advisors, the New Contract leads to an additional indirect cost that burdens EYDAP during the period 1/1/2021-30/6/2024, amounting to €87.5mn. in total (based on Management estimates), ensuring however a lower annual unit cost throughout the 20-year period of the New Contract.

Given these, by integrating the total cost to the Transaction Consideration and for comparability purposes with the corresponding proposed range of annual unit costs that resulted from our advisory

report, we adjusted the Transaction Consideration by an equidistant distribution of the additional indirect cost (€87.5mn.), which corresponds to the provision of maintenance and operation services for the EWSS during the first 3.5 years, over the entire 20-year period (hereinafter "Adjusted Transaction Consideration") (see Table 8-1, "Adjusted Transaction Consideration").

Table 8-1: Adjusted Transaction Consideration

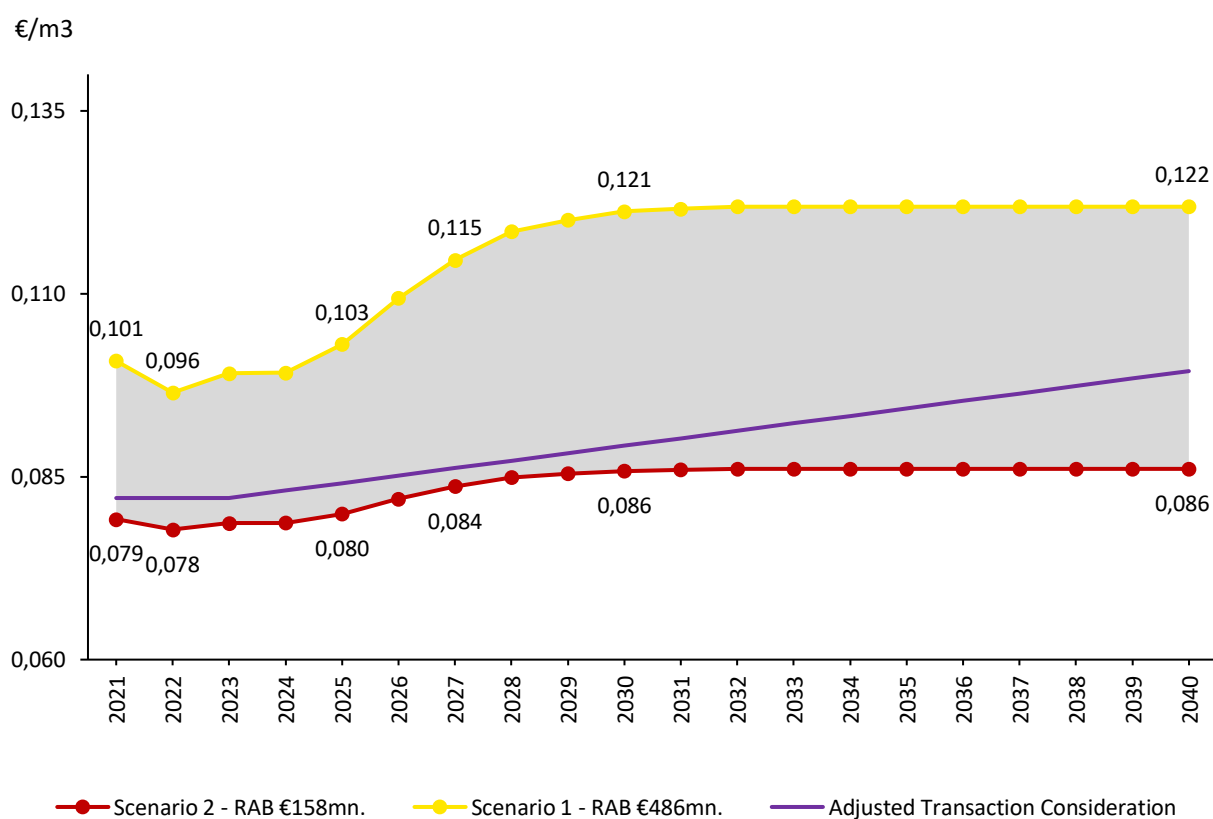
Year	Transaction Consideration based on article 10.1 of the Contract of Law 4812/2021 (€/m ³)	Transaction Consideration taking also into account the SLA Contract (€/m ³)	Adjusted Transaction Consideration (€/m ³)
2021	0.071	0.132	0.082
2022	0.071	0.132	0.082
2023	0.071	0.132	0.082
2024A6M	0.072	0.133	0.083
2024B6M	0.072	0.072	0.083
2025	0.073	0.073	0.084
2026	0.075	0.074	0.085
2027	0.076	0.075	0.086
2028	0.077	0.077	0.087
2029	0.078	0.078	0.088
2030	0.079	0.079	0.089
2031	0.080	0.080	0.090
2032	0.081	0.081	0.091
2033	0.082	0.082	0.092
2034	0.083	0.083	0.093
2035	0.084	0.084	0.094
2036	0.085	0.085	0.095
2037	0.086	0.086	0.096
2038	0.087	0.087	0.097
2039	0.088	0.088	0.098
2040	0.089	0.089	0.099
mean	0.079	0.090	0.090

Based on the above, the Adjusted Transaction Consideration ranges from €0.082/m³ in 2021 to €0.099/m³ in 2040 (see Table 8-1).

9. Conclusions

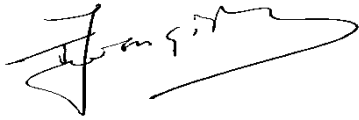
Based on our analysis, subject to the limitations and assumptions of our work as reflected in the above paragraphs (see Section 6. Assumptions, limitations and hypotheses of our analysis), it appears that the Adjusted Transaction Consideration (see Table 8-1, "Adjusted Transaction Consideration"), regarding the annual unit cost that EYDAP is required to pay EYDAP FA for the provision of untreated water during 2021-2040, falls within the proposed range of a reasonable Consideration (see Graph 9-1). On this basis, we consider that the Transaction Consideration is fair and reasonable for EYDAP's shareholders, from a financial perspective.

Graph 9-1 Annual comparison of the Adjusted Transaction Consideration with the proposed range of reasonable Consideration for the period 2021-2040





Respectfully,

A handwritten signature in black ink, appearing to read 'Tassos Iossiphides', is located below the word 'Respectfully,'.

Tassos Iossiphides

Legal Representative

10. Appendix - Detailed tables and calculations

Table 10-1: Estimated annual unit cost of untreated water per scenario for the period 2021-2040



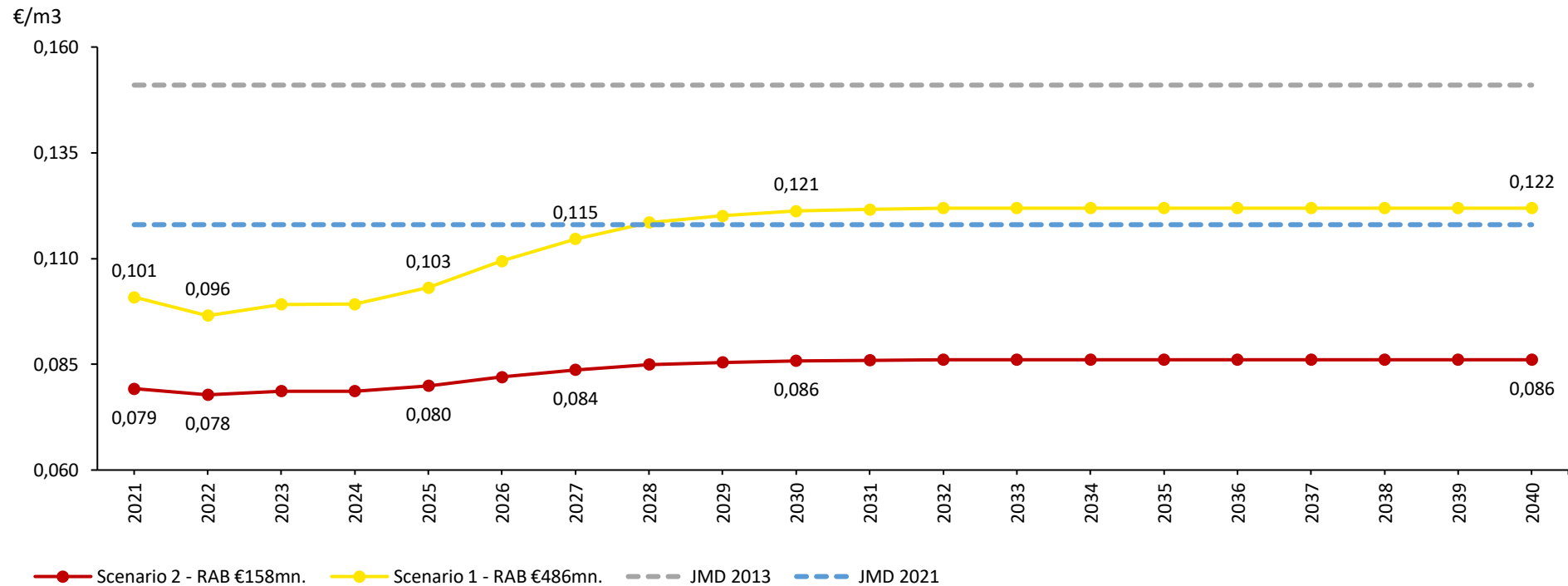
 Annual unit cost of untreated water (€/m ³)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Scenario 1 - RAB with partial exclusion (€486mn.)	0.101	0.096	0.099	0.099	0.103	0.109	0.115	0.119	0.120	0.121	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122
Scenario 2 - RAB with total exclusion (€158mn.)	0.079	0.078	0.079	0.079	0.080	0.082	0.084	0.085	0.085	0.086	0.086	0.086	0.086	0.086	0.086	0.086	0.086	0.086	0.086	0.086

Table 10-2: Estimated annual total cost for the provision of untreated water per scenario for the period 2021-2040

 Annual cost for the provision of untreated water (€ mn.)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Scenario 1 - RAB with partial exclusion (€486mn.)	41.3	39.6	40.6	40.7	42.3	44.9	47.0	48.6	49.2	49.7	49.9	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0
Scenario 2 - RAB with total exclusion (€158mn.)	32.5	31.9	32.2	32.3	32.8	33.6	34.3	34.8	35.0	35.2	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3

The annual total cost for the provision of untreated water results from the product of the annual unit cost (see Table 10-1) and the estimated annual quantity of untreated water (410mn. m³ according the Management) that EYDAP FA is expected to provide EYDAP during 2021-2040.

Graph 10-1: Comparison of the estimated annual unit cost of untreated water for the period 2021-2040 with the previous transactions between EYDAP and the Greek State



JMD 2013: refers to the Joint Ministerial Decision for the settlement of mutual financial obligations between EYDAP and the Greek State for the period 2004-2013. According to JMD 2013, the annual unit cost of untread water for the period 2004-2013, was set at €0.151/m³.

H JMD 2021: refers to the Joint Ministerial Decision for the settlement of mutual financial obligations between EYDAP and the Greek State for the period 2013-2020. According to JMD 2021, the annual unit cost of untread water for the period 2013-2021, was set at €0.118/m³ (using a recovery factor of 75%).

Table 10-3: Total annual cost for the provision of untreated water based on the estimated Consideration per scenario (€ mn.)

 Annual cost for the provision of untreated water (€ mn.)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	mean	Cumulative
Scenario 1 - RAB with partial exclusion (€486mn.)	41.3	39.6	40.6	40.7	42.3	44.9	47.0	48.6	49.2	49.7	49.9	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	47.2	943.8
Scenario 2 - RAB with total exclusion (€158mn.)	32.5	31.9	32.2	32.3	32.8	33.6	34.3	34.8	35	35.2	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3	35.3	34.4	687.6
Transaction Consideration	54.3	54.3	54.3	42.2	30.1	30.5	31.0	31.4	31.8	32.2	32.6	33.0	33.5	33.9	34.3	34.7	35.1	35.6	36.0	36.4	36.9	737.1
Adjusted Transaction Consideration	33.7	33.7	33.7	34.1	34.5	34.9	35.3	35.7	36.2	36.6	37.0	37.4	37.8	38.3	38.7	39.1	39.5	39.9	40.3	40.8	36.9	737.1

End of fairness opinion letter