

REAL ESTATE - Legal Framework

**“Legal initiatives to strengthen
the Real Estate market in Greece ”**

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Public – Private Partnerships

- Stable relationship between Public Sector and Private investors Regulates financing etc
- PPP contract regulated in terms of equality and contractual efficiency
- Clear Risk allocation between the parties
- Tax incentives

Sale and Leaseback of Public Property

- Cooperation between State and Private Sector
- The lease represents a long term and stable income stream
- Tax incentives

Trade Centers and Malls

- More than 1 million square meters will be developed in Greece
- Green Malls – the new trends
- A trade centre should have at least a 4.000 square meters total superficies

REITS

- Tax incentives
- Investment in properties of high values
- Minimization of investment risk due to the spread of the portfolio
- Significant after tax revenues

Real Estate transfer procedures

- Legal due diligence
- Conclusion of the transfer agreement before a public notary
- Registration of real estate deed with the Land Registry

National Cadastre

- Precise registration of the land of the whole Country
- Safeguarding of the citizens' ownership
- Geocentric system of registration
- Reduce the bureaucracy
- Enforce the transparency

Governmental initiatives

- Stabilization of the objectives values in real estate
- Decrease of company tax rates
- Further tax reforms

Thank you for your kind attention!

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