

**DECLARATION OF PROPERTY SALE**  
**BY PUBLIC VOLUNTARY AUCTION SALE**  
**(According to article 148 paragraph 3 of 3588/2007 Law)**

Public auction sale is being opened for the sale of the following land properties, including their building installations, which are in fact combined and for that reason must be liquidized as a total, and which belong to the bankrupt limited company called "PHILKERAM-JOHNSON S.A. CERAMIC TILES MANUFACTURERS", following the publication of the 2951/2020 judgement of the Multimember Trial Court of Thessaloniki (Voluntary Jurisdiction) and the 296/2020 legal document of Mrs. Dimitra Olympiou who is the Bankruptcy referee of the Trial Court of Thessaloniki.

For this purpose, offers will be accepted from whoever is interested, according to the following terms:

- 1) The offers for the purchase of the real estate must be submitted on the day of the auction, Thursday 17-9-2020, between 12:00-13:00 hours at the Bankruptcy Office (268) of the Trial Court of Thessaloniki. In case during the pre-given date bidders do not show up, or the offers are found non-profitable, the contest will be repeated for three more times (once per week) at the Bankruptcy Office (268) of the Trial Court of Thessaloniki.

If the auction sale is unsuccessful, it will be postponed once more and take place on Thursday 5-11-2020, between 12:00-13:00 hours at the Bankruptcy Office (268) of the Trial Court of Thessaloniki. At the same day those interested will be able to submit their counter-proposals.

- 2) The submission of the offers must be done in person. It can also be done by a representative, provided he/she is legally authorized by notarial deed. Also, one interested can participate in the auction on behalf of others, provided the person or legal entity under whose name he wishes the real estate to be transferred in case he is declared bidder, is stated before the beginning of the procedure.

- 3) The offers for the price concerning the purchase of the real estate, require payment in cash or settlement of the price and must be accompanied with guarantee (as determined below), otherwise they will not be accepted.
- 4) The Multimember Trial Court of Thessaloniki sets a first offer price which is also binding. No offer under the price of the first one will be taken under consideration and the interested party will be barred from the competition process.
- 5) The first offer price for the above mentioned real estate is set at the amount of fifteen point four million euros (11,250,000 €), given with settlement, meaning 40% as down payment and the rest in two equal three-month dosages, the first of which after three months of the knock-down, provided the transfer expenses weigh the buyer.

The metallic warehouse of ready product of the first part of buildings VII at no. 72 and 73 plots, can be distracted and auctioned individually at minimum cost of 250,000 euros, under the condition the transfer expenses weigh the buyer.

- 6) Full payment of the price will be done in cash or by settlement as mentioned above.
- 7) The purchase offer must be accompanied with bank check, payable to order of the buyer, issued by a bank that operates legally in a European Union country. Any other form of guarantee is excluded.
- 8) The amount of the check concerning the pre-mentioned real estate including the buildings (that are in fact united), constitutes bid bond and must be the 40% of the first offer price. The checks that will accompany the offer for the participation in the competition, will be returned to the rest of the participants, after the Bankruptcy referee has come to a decision, following the declaration of the Bankruptcy liquidator for the knock-down of the real estate. For the bidder at whom the real estate will be knocked-down, the check amount will be counterbalanced in the achieved price and will be considered as a down payment.

For the metallic warehouse the check amount should be the 1/3 of the first offer price and full payment of the rest of the price should be done with knock-down

- 9) The bidder at whom the auctioned real estate will be knocked down is obligated to endorse the bank check mentioned above to the name of the Bankruptcy liquidator and she is obliged to deposit the relevant amount into the Bankruptcy account.
- 10) In case the bidder defaults on the obligations which follow from the referee's report, which will be composed after the real estate's knock-down or the present declaration, then depression occurs, at the form of a fine, equal to the amount of the bank check in favor of the Bankruptcy creditors.
- 11) The transfer expenses (taxes, tax stamps, lawyers and notary fees, land registry rights, expenses for the legalization of illegal buildings and for the foundation of vertical property, etc.) but also the drafting of site plan and engineer's fee, according to the Law 651/1977 weight the bidder.
- 12) The present letter does not represent a proposal for contract drafting, but an invitation to offer submission.
- 13) Those who will participate in the competition do not obtain any demand against the Bankruptcy liquidator from the present invitation and their participation to the competition.
- 14) The Bankruptcy liquidator has neither responsibility nor obligation against whomever, that comes from the present declaration and the knock-down. The Bankruptcy liquidator has no responsibility against the bidder for any kind of real or legal defaults, neither for any probable secrets of the real estate and for lack of any kind of property.
- 15) So that the offer is valid, it must be explicitly mentioned that the interested person took knowledge of the present declaration terms and also of the above relevant to the real and legal situation of the auctioned real estate.

Thessaloniki, June 10<sup>th</sup> 2020  
The Bankruptcy liquidator  
Anastasia Semertzidou .  
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