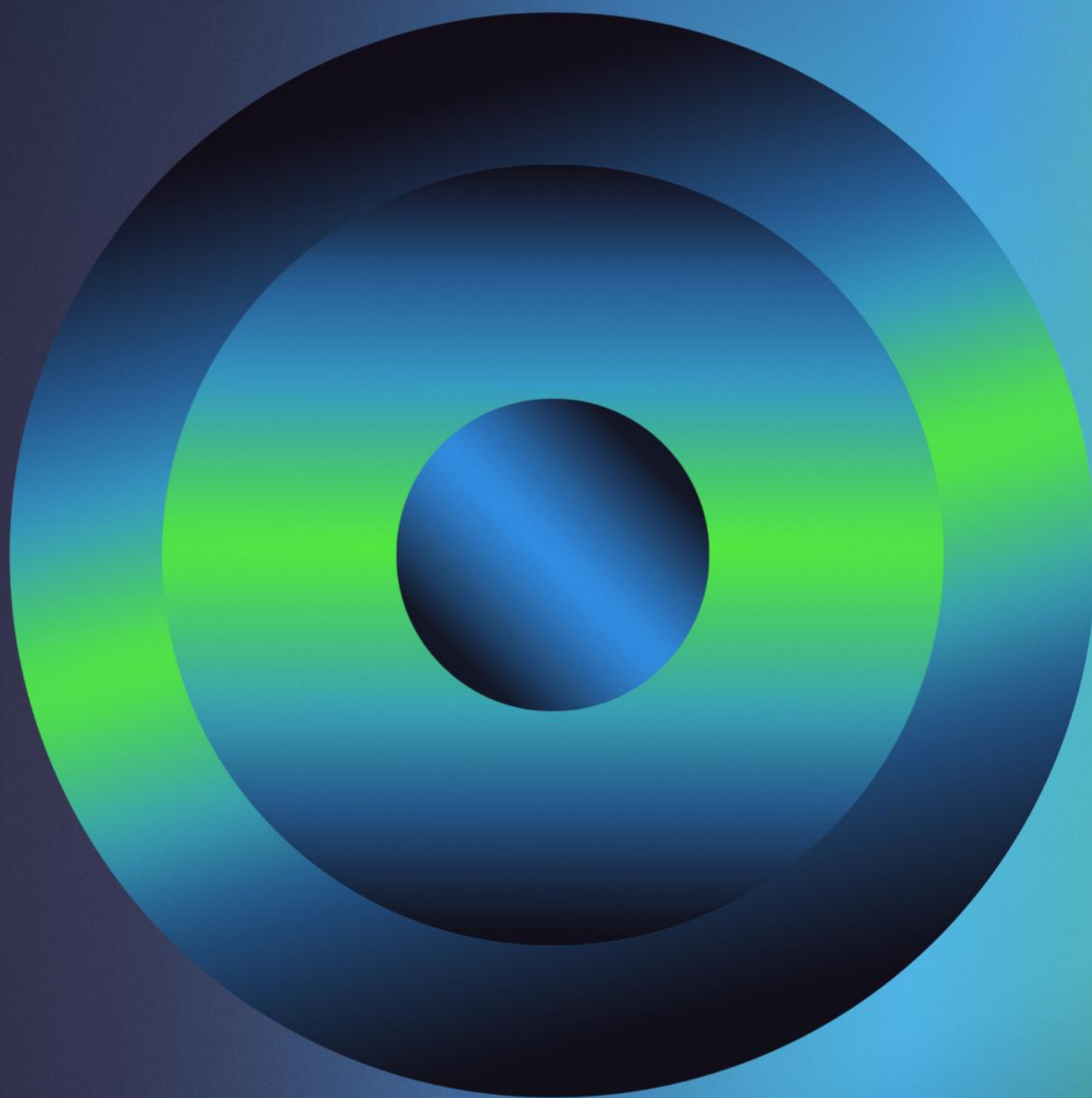


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Greece: Economic &
Investment Playbook

2026

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Foreword

Greece entered 2026 as a credible investment destination, backed by sustained economic momentum and demonstrated macroeconomic stability. Several years of consistent reform implementation have strengthened competitiveness, restored investment-grade status, stabilized public finances, and revitalized the banking sector—creating a more attractive environment for business and capital.

Economic performance remains robust. Activity expands above Euro-area average, driven by private consumption, strong tourism, export growth, and rising investment supported by the EU Recovery & Resilience Facility. Structural reforms—in taxation, regulation, digital services, education, labor markets, and public administration—have further improved the business climate.

Regional geopolitical risks present both challenge and opportunity. Middle East tensions and Iran-related developments create uncertainty around energy costs and tourism volatility, given Greece's import dependence. Conversely, elevated regional instability may strengthen Greece's appeal as a relatively stable, NATO-anchored investment hub.

Greece's strategic position is reinforcing its role as a regional nexus for energy networks, logistics, technology, and professional services—supported by ongoing improvements in infrastructure across energy, transport, and digital domains.

Structural headwinds remain. Persistent inflation, concentration in low-productivity sectors, labor skill gaps, adverse demographics, and climate risks pose medium-term competitiveness risks. Addressing these is critical to sustaining growth. The investment opportunity set is widening as Greece transitions toward a more diversified, innovation-driven economy. Success depends on continued reform momentum and proactive management of structural vulnerabilities.

Greece is positioned for sustained growth over the coming years. The convergence of macroeconomic stability, strategic geographic advantage, and accelerating structural reforms creates a compelling foundation for value creation. With continued commitment to institutional strengthening and improving productivity and targeted investment in human capital and innovation, Greece can establish itself as a dynamic, competitive economy.



Dimitris Koutsopoulos
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Deloitte Greece



Vassilis Kafatos
Partner | Growth Leader
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Drivers & Enablers

Greece offers a strategic location and an increasingly robust environment for international investment. The country's macroeconomic recovery, political stability, structural reforms and investments in infrastructure modernization have strengthened its competitiveness and improved long-term investment attractiveness for businesses.

Combined with a skilled talent pool, access to EU funding and expanding sectoral opportunities, Greece presents a balanced and credible value proposition for investors seeking stability, growth potential and regional reach.



Strategic regional hub

Located at the intersection of Europe, Middle East and Africa, Greece provides access to major markets and serves as a key gateway for trade, energy and logistics flows.



Improving macroeconomic fundamentals

Stable growth, declining public-debt ratios and consistent fiscal performance have strengthened economic resilience and improved long-term visibility for investors.



Restored investment-grade status

An upgraded sovereign rating has lowered financing costs, broadened access to international capital markets and increased institutional investor confidence.



Enhanced regulatory and digital governance

Ongoing reforms in licensing, taxation, public administration and digital services have simplified procedures and enhanced the overall ease of doing business.



Modern and expanding infrastructure

Significant investment in transport networks, telecommunications, data infrastructure and renewable-energy systems supports efficient business operations and future growth.



Highly educated and multilingual workforce

A solid talent pool —particularly in STEM fields— supports sectors such as technology, life sciences, engineering, shared services and high-value manufacturing.



Access to substantial EU funding

The Recovery & Resilience Facility and EU structural funds have supported large-scale investment in digital transformation, innovation, climate resilience and sustainability.

Greek Economy | Overview

KEY ECONOMIC INDICATORS



GDP growth

(%, YoY)

2024

2.1

2025

2.1

2026F

1.8



Inflation

(%, YoY)

2024

3.0

2025

2.9

2026F

3.7



FDI

(€ billion)

2023

4.8

2024

7.0

2025

11.4



Unemployment

(%)

2024

10.1

2025

8.9

2026F

8.3



Gross public debt

(% of GDP)

2024

154.2

2025

146.1

2026F

140.7

Over recent years, the Greek economy has transitioned from a prolonged recovery phase to a period of greater stability and normalization. Economic activity in 2025 continued to expand at a measured pace, supported by private consumption, investment, exports and higher value-added services, reflecting income improvements, employment gains and sustained consumer confidence—reinforced by targeted tax reductions aimed at increasing disposable income. Improved fiscal credibility, reduced macroeconomic imbalances and the resilient financial ecosystem have contributed to a stable environment for businesses and investors.

This shift was reinforced by a banking sector that, by 2025, was better positioned to support the real economy through lending, investment financing and advisory activity. The focus moved toward funding productive investment, supporting corporate transformation and absorbing EU-backed resources. Easing inflationary pressures helped stabilize operating conditions, even as cost dynamics remained uneven across sectors.

External risks persisted throughout 2025. Heightened global uncertainty, including renewed trade tensions and increased tariff measures implemented by the United States, weighed on demand and confidence. While Greece's direct exposure remained limited, indirect effects through global value chains and partner economies continued to pose challenges.

Looking ahead into 2026, the economic landscape is increasingly shaped by structural priorities. Investment in infrastructure, the energy transition and digital transformation is reshaping the productive base, while improvements in employment and income conditions support domestic demand. Structural constraints—such as skills shortages, demographic pressures and productivity gaps—are becoming more prominent and will be crucial to sustaining competitiveness and ensuring that recent economic achievements translate into long-term growth.



Chapter

The Greek Economic Landscape

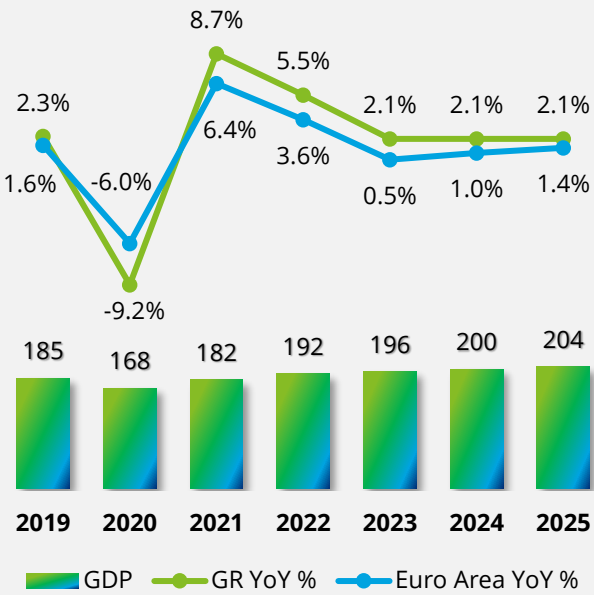
1. The Greek Economic Landscape

GDP Growth & Inflation Evolution

Greece's GDP has shifted from recovery to a more resilient growth path, currently performing above the Euro-area average. Economic growth is driven by investment, EU fund absorption (e.g. RRF, ESPA) and consumption, strengthening capital formation, export capacity and overall business confidence across key sectors.

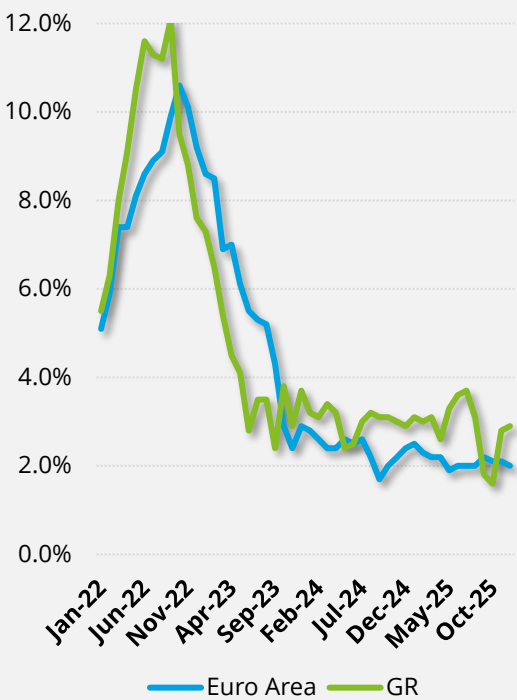
While this relative outperformance signals structural improvements, the overall level of economic activity and per-capita income remain below EU benchmarks. Bridging the gap and maintaining convergence will require a sustained shift towards higher productivity, increased private investment and broader sectoral diversification, so that the current momentum evolves into durable competitiveness, long-term alignment with European standards, solid investment positioning and high credibility.

Real GDP – 2020 base year (€ bn.)



Source: National Statistical Service of Greece, Eurostat

Inflation evolution



Source: Eurostat

Upon reaching its peak at around 12% in 2022, inflation began declining in 2023 as energy costs eased, supply conditions improved and monetary policy began influencing demand and pricing. Inflation in the EU followed a similar path during the same period, gradually reaching normalization from critical price pressures.

From late 2023 onwards, inflation in Greece moderated but, in contrast to the EU, remained volatile and above price-stability levels, weighing on real incomes and consumer confidence. Persistent price increases in the services and unprocessed food sectors were the main deterrents of the disinflation path.

As price stability supports investment activity and competitiveness, the above elevate the importance of financial resilience in navigating through a volatile environment, where purchasing power is constrained and consumers are highly sensitive to price changes.

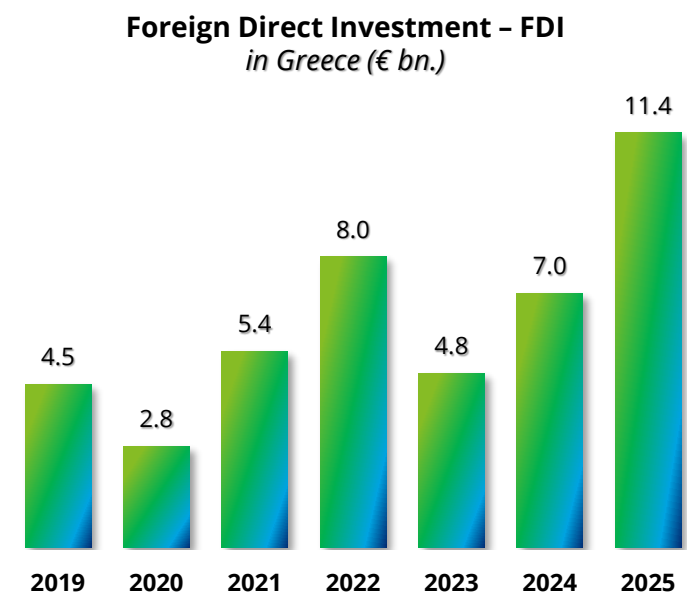
1. The Greek Economic Landscape

FDI & Unemployment Rate

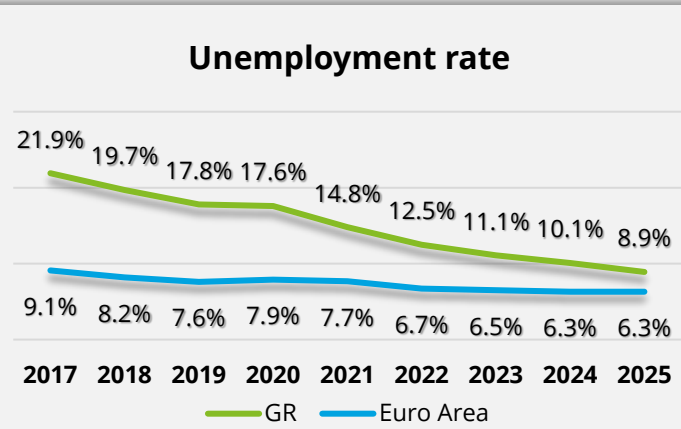
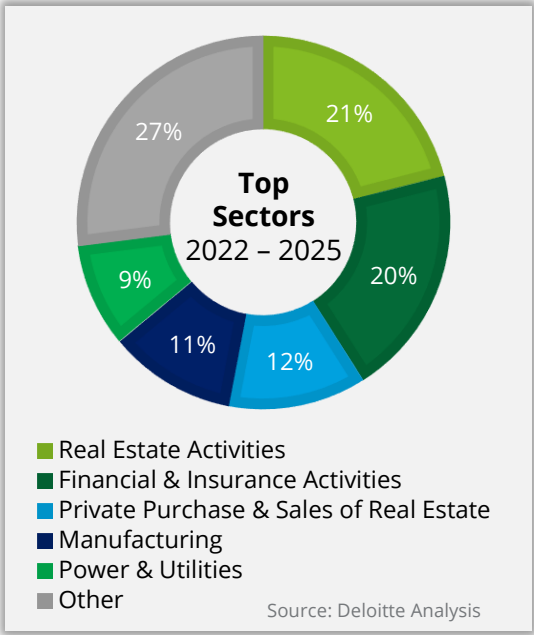
Foreign Direct Investment (FDI) in Greece has shown resilience and an overall upward trend in recent years, reflecting increasing investor confidence despite global economic uncertainties. After recovering from a pandemic-induced decline, FDI jumped to €8.0 billion in 2022. Although it declined to €4.8 billion in 2023, it rebounded strongly to €7.0 billion in 2024 and reached a historical high of €12.0 billion in 2025.

The sectoral composition of FDI reflects Greece’s increasingly diversified investment landscape. Between 2022 and 2024, financial and insurance activities captured the largest share of inflows, while real estate remained a key area of interest. Supported by Greece’s strategic location, an improved regulatory framework, and ongoing business reforms, this investment flow reinforces competitiveness and job creation.

Looking ahead, prioritizing high-productivity FDI can further strengthen long-term, sustainable development and enhance value creation for investors.



Source: Bank of Greece



Sources: National Statistical Service of Greece, Eurostat

The unemployment rate has steadily declined, reaching a new low of 8.9% in 2025. This reflects significant improvements in the labor market even if remains above the Euro-area average.

A persistent challenge remains the shortage of skilled labor, as key sectors such as construction, agriculture, professional services, and retail continue to face capacity constraints.



Chapter

Investment Drivers

2. Investment Drivers

Strategic Gateway Role

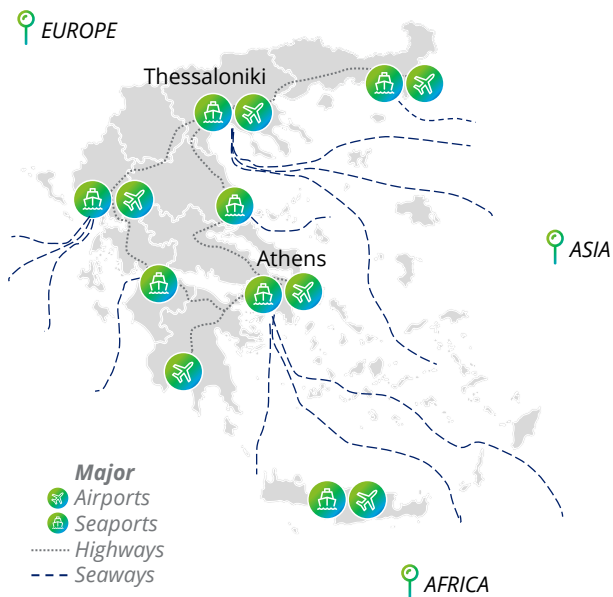
GREECE'S LOCATION

Due to its strategic location, Greece emerges as an appealing destination for global investment.

At the crossroads of Europe, Asia and Africa, the country offers significant logistical and energy-transit advantages for accessing multiple markets.

Greece is also a key player in global maritime trade, controlling a substantial share of the commercial fleet, with major ports serving as critical hubs in international shipping routes.

As an EU member, the country provides a stable business environment supported by extensive funding opportunities.



INFRASTRUCTURE DEVELOPMENT



ROAD NETWORK

Greece has one of the most developed road networks in Southeast Europe, consisting of more than 2,000 km of highways.



AIRPORTS

Greece has a total of 45 airports: 15 serve international traffic, 26 are domestic and 4 are smaller municipal airports.



PORTS

More than 25 important commercial seaports are currently operating in Greece, 5 of which have been identified by the EU as ports of strategic interest.



MARITIME TRANSPORT

Greece's shipping lanes efficiently transport large volumes of passengers and cargo annually, while new high-speed catamarans have significantly reduced travel times.



RAILWAY

Greece's railway system is prioritizing infrastructure upgrades, including new tracks, electrification, and safety systems, to reduce travel times and ensure safety.



POWER & ENERGY

Greece is rapidly developing RES and new technologies. Additionally, cross-border electricity interconnectors are being planned.



TELECOMMUNICATIONS

The liberalization of telecoms market has led to numerous providers across landline, mobile and internet services, creating a highly competitive market with consistently high service standards.



WATER & SEWAGE SYSTEMS

Aging water infrastructure has intensified scarcity risks, driving investments in upgrades and resilience projects. Urban centers face growing infrastructure modernization needs, while RES-powered desalination is being deployed in the islands.

Source: Deloitte Analysis

2. Investment Drivers

Investment Grade & Banking System

INVESTMENT GRADE

All major rating agencies assigned Greece an investment-grade sovereign rating. Since 2015, Greece's ratings have followed a steady upward path, leading to the recovery of investment grade in 2023. Prudent fiscal policy and solid economic growth have supported a steady decline in public debt, which in turn has been a key driver of the rating upgrades.

Greece is currently rated BBB by S&P, DBRS and Scope Ratings, and BBB-/Baa3 by Fitch and Moody's. Further upgrades could stem from sustained economic performance, continued fiscal discipline, ongoing structural reforms that enhance competitiveness, and additional reductions in banks' non-performing loans (NPL) levels toward the EU average.

- Reclaim Benefits
- ✓ Lower borrowing costs
 - ✓ Broader access to global capital
 - ✓ Index inclusion
 - ✓ Increased foreign investment
 - ✓ Strengthened banking system
 - ✓ Improved market liquidity
 - ✓ Enhanced ECB eligibility
 - ✓ Economic resilience

Sources: Bank of Greece, Deloitte Analysis

BANKING SYSTEM

	2023	2024	2025
 Total Assets	€317 b.	€321 b.	€330 b.
 NPL Ratio <i>(June 2025)</i>	6.7%	3.8%	3.6%
 Public Debt <i>(% GDP)</i>	164.3%	154.2%	146.1%
 Spreads <i>(bps)</i>	156	100	76
<i>Note: The data correspond to the Greek vs German average 10 years bond spread.</i>			
 Weighted Average Rate on New Loans	6.1%	5.2%	4.6%

Sources: Bank of Greece, Deloitte Analysis

The Greek banking system entered 2025 supported by extensive balance-sheet repair, steady profitability, and the resumption of dividend payments by banks. By mid-2025, the non-performing loan (NPL) ratio had declined to 3.6% —the lowest level since Euro area accession— reflecting continued improvements in asset quality.

Greece's declining debt-to-GDP ratio reflects strengthening fiscal credibility and reduced sovereign risk, improving financing conditions and reinforcing a stable environment for long-term business and investment planning.

The narrowing of sovereign spreads, alongside the restoration of investment-grade status, confirms rising market confidence, lowers funding costs, and supports more efficient allocation of long-term capital.

The easing of bank lending rates improves access to finance for businesses, reduces the cost of capital, and facilitates investment and expansion, underpinning a more supportive environment for sustainable growth.

2. Investment Drivers

Euronext Athens

EURONEXT ATHENS

The ex-Athens Stock Exchange (ATHEX) maintained upward momentum in 2025, supported by improving market fundamentals and increased investor confidence. The acquisition of a majority stake in ATHEX by Euronext in November 2025 is expected to provide a major boost to ATHEX's international profile and market depth.

The ATHEX Composite Index extended its rally, up to 44% in 2025, outperforming global and regional benchmarks and marking five consecutive years of gains.

The banking sector led this performance, with its index rising 77.5% to its highest level in over a decade, while activity in the corporate bond market also expanded, reinforcing capital-market financing options.

	2023	2024	2025
Composite Index	930	1,469	2,095
Market Capitalization	€65 b.	€103 b.	€137 b.
Corporate Bonds	€600 m.	€330 m.	€1.39 b.
IPOs	€232 m.	€838 m.	€242 m.
Share Capital Increase	€135 m.	€938 m.	€797 m.

Foreign Investors Play a Key Role in Market Activity

Breakdown of Market Liquidity in 2025 (% of total trading activity)



Market Valuation: Foreign ownership reached a record-high 69.3% of total market capitalization in 2025, equivalent to €82.8 b.

Trading Activity: Foreign participation in turnover climbed to 63.0% in 2025.

Capital Flows: Net foreign inflows totaled €1.3 b. over the 2021–2025 period.

Impact of Euronext Acquisition

- Euronext's 74.2% acquisition integrates ATHEX into Europe's largest capital-markets network.
- Greek issuers gain access to enhanced trading, clearing and post-trade services, easing cross-border activity.
- Inclusion in the Euronext platform boosts visibility among international investors and supports future listings.
- The deal signals long-term confidence in Greece's market framework and investment outlook.

Bond Market Development

- The ATHEX Bonds Market is expanding, with rising issuance from energy, real estate and infrastructure firms.
- Corporate bonds are a key alternative financing channel for growth, ESG upgrades and refinancing.
- Green, sustainability-linked and project bonds align Greece with EU market trends and investor interest.
- Better liquidity and credit conditions attract a broader investor base, including retail investors.

Source: Athens Exchange Group (ATHEX), Deloitte Analysis

2. Investment Drivers

M&A Landscape

M&A LANDSCAPE

In 2025, Greece's M&A market maintained steady transaction volumes, while total disclosed value has increased, reflecting a shift toward larger and more complex deals. This growth is driven by activity in sectors undergoing structural change, consolidation and investment linked to modernization, decarbonization and operational scale gains.

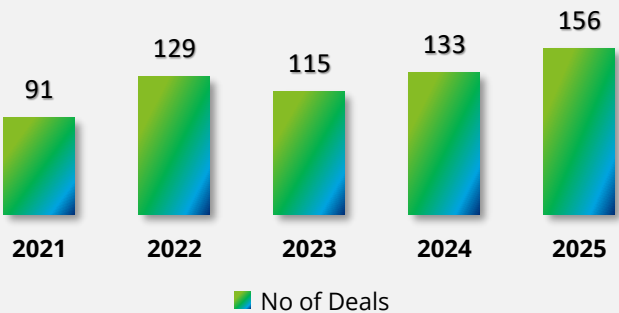
Investor participation remains broad, with both strategic buyers and institutional investors targeting assets with long-term growth prospects, efficiency improvements or access to expanding domestic markets.

Cross-border involvement continues to play a central role, supported by improved corporate fundamentals, streamlined regulatory procedures and a growing pipeline of opportunities.

Overall, M&A activity in Greece is increasingly shaped by corporate transformation initiatives, portfolio realignment and focused expansion strategies.

Evolution of M&A Transactions in Greece

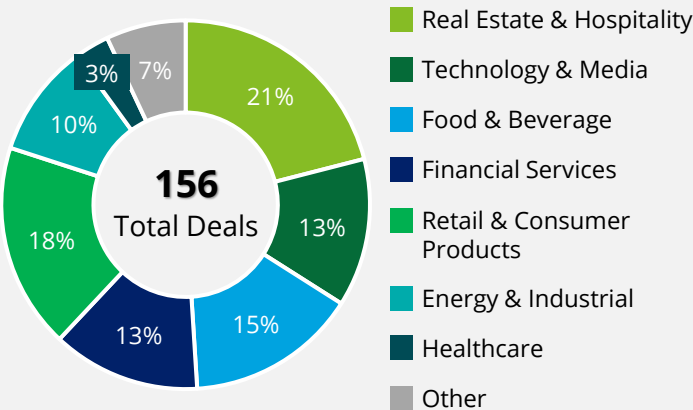
(based on unique disclosed transactions; includes share and asset deals)



Sources: Refinitiv, Mergermarket, Deloitte Analysis

Deals breakdown in Greece

(per industry – 2025)



Key Sectors to Watch – based on number of deals

Insurance

M&A activity in the insurance sector has doubled compared to 2024, with Eurobank and Piraeus Bank acquiring insurance companies during the year, highlighting the growing importance of bancassurance as a strategic growth driver.

Hospitality & Real Estate

Accounting for 22% of M&A activity, this sector remains a key pillar of Greece's economy. Both Greek and foreign investors are fueling expansion, highlighting long-term confidence in the country's global tourism appeal.

Power & Renewables

The Greek energy sector is expected to undergo consolidation, particularly in the retail electricity market. At the same time, strategic collaborations are emerging, between major market players with key partnership in production and potential retail ventures. Demand for renewable energy sources (RES) is rising, with Greek energy firms pursuing RES acquisitions.



Chapter

Select Industries of Focus

3. Select Industries of Focus

Overview

Greece has several prominent investment sectors that present significant opportunities for growth and development.

With a dynamic economy driven among others by tourism, real estate, energy, ICT, global business services, life sciences, defense & security, culture & creative industries, and agriculture, the country continues to attract both domestic and international investors.

Each sector's strengths, trends, and potential for development are summarized to provide insights into Greece's evolving economic landscape.



TOURISM



REAL ESTATE



ENERGY



ICT



GLOBAL BUSINESS SERVICES



LIFE SCIENCES & PHARMA



DEFENSE & SECURITY



CULTURE & CREATIVE INDUSTRIES



AGRICULTURE

3. Select Industries of Focus

Tourism



TOURISM

Tourism is Greece's leading export-driven industry and a strategic pillar of the national economy. The sector continues to outperform European benchmarks, supported by growing long-haul demand, higher per-visitor spending and improving off-season performance—strengthening year-round revenues and investment fundamentals.

As travel demand shifts toward premium, sustainable and experience-led offerings, Greece is well positioned to capture high-value growth. Ongoing upgrades across airports, ports and mobility infrastructure further enhance connectivity and competitiveness, reinforcing the investment case across hospitality and tourism-related assets.

Investment Opportunities

- **Upscale & luxury resorts**
New-build or repositioning of premium resort assets, supported by high-spend demand and longer seasons. Premiumization drives ADR uplift, margins and year-round utilization.
- **Mixed-use resort real estate**
Branded residences, villas and serviced apartments within resorts attract international lifestyle buyers and investors. They accelerate cash flows and diversify revenues, improving overall project viability.
- **Marinas, yachting & home-porting**
Growing yachting and cruise flows require new marinas, port upgrades and home-porting capacity across the islands. Infrastructure enables higher value-added spend and scalable long-term growth.
- **Sustainability & climate resilience**
Energy efficiency, renewables, water management and climate-resilience upgrades reduce operating costs and protect asset value. Strong alignment with EU sustainability requirements supports financing and compliance.
- **Thematic & experiential tourism**
Wellness, gastronomy, culture and nature-based concepts capture premium niche demand and strengthen differentiation. These offerings support season extension and improve shoulder-season occupancy.
- **MICE & city-break assets**
Urban hotels and conference/event venues in Athens and Thessaloniki benefit from rising corporate travel and city-break demand. Improved connectivity and cultural ecosystems support resilient, repeatable demand.

Source: Deloitte Analysis

Value Proposition

- **Global tourism brand**
Greece is a globally recognized destination with strong positioning across leisure, culture and premium travel. This sustained international appeal supports high demand, pricing power and differentiated visitor experiences.
- **Diversified tourism proposition**
A broad and evolving tourism mix—city breaks, wellness, nature, gastronomy and cultural routes—supports resilience and enables growth beyond the peak summer season. This diversification strengthens year-round performance and reduces seasonal concentration.
- **Expanding connectivity & accessibility**
Rising direct air connections from Europe, North America and the Middle East improve accessibility and unlock higher-value source markets. Enhanced connectivity supports longer seasons and strengthens investment fundamentals across destinations.
- **Clear investment pathways**
Privatizations, concessions and large-scale redevelopment initiatives create a structured pipeline of opportunities with defined processes. This enables transparent entry routes and participation in transformational projects.
- **Supportive investment framework**
Improved permitting procedures, regulatory stability and targeted incentives increase project certainty and support long-term investment planning. The environment is increasingly aligned with institutional-grade requirements and scalable investment models.

3. Select Industries of Focus

Real Estate



REAL ESTATE

Real estate investment in Greece continues to expand, supported by tourism, urban redevelopment and rising demand for modern logistics and office space. Large-scale regeneration projects in Athens and Thessaloniki are reshaping urban districts and improving infrastructure, while sustainability-driven renovation and energy-efficient upgrades are becoming central to asset repositioning.

Logistics assets remain in limited supply across major regions, while hospitality properties continue to benefit from strong tourism performance and growing demand for higher-quality, year-round offerings.

Investment Opportunities

- **Hospitality & resort developments**
High-quality hotels and resort assets aligned with diverse tourism segments—premium leisure, lifestyle, family and experiential travel—offering stable revenue potential and opportunities for brand partnerships.
- **Urban regeneration & mixed-use projects**
Redevelopment of outdated buildings into modern mixed-use environments combining residential, office and retail components, often enabled through structured urban-regeneration frameworks.
- **Grade-A office developments**
Contemporary office assets addressing corporate demand for efficient layouts, ESG compliance, wellness standards and hybrid-work capabilities.
- **Logistics & industrial properties**
Modern, high-spec warehouses and distribution facilities that address structural undersupply and meet the requirements of e-commerce, pharmaceuticals, FMCG and industrial supply chains.
- **Alternative living formats**
Purpose-built student accommodation, senior living and healthcare-related residential assets that respond to demographic shifts and long-term service gaps.

Value Proposition

- **Competitive return prospects**
Attractive yields and sustained investor demand position Greece favorably, relative to more mature EU markets.
- **Resilient demand drivers**
Tourism strength, corporate expansion and logistics growth underpin broad-based real-estate demand.
- **Supportive redevelopment policies**
Incentives for energy upgrades and redevelopment enhance project returns and reduce upfront cost burdens.
- **Improved regulatory clarity**
Revisions to planning and licensing frameworks enable more predictable project timelines.
- **Long-term urban transformation**
Regeneration projects increase investment visibility and contribute to citywide value uplift.

3. Select Industries of Focus

Energy



ENERGY

Greece is advancing swiftly towards establishing a resilient and sustainable energy system, underpinned by a diversified energy portfolio.

Significant commercial agreements within the hydrocarbons and gas sectors are reinforcing Greece's position as a strategic energy hub, thereby enhancing stability and security of supply throughout Southeast Europe.

The development of energy infrastructure—including Floating Storage Regasification Units (FSRUs), pipelines, grids, and Battery Energy Storage Systems (BESS)—alongside imminent reforms in water management, is creating new long-term opportunities across the entire energy value chain.

Investment Opportunities

- **LNG & gas infrastructure**
Including FSRUs and pipeline capacity, reinforce Greece's strategic role in regional energy flows and enhance supply security across Southeast Europe.
- **Battery storage**
Battery storage alleviates grid congestion and reduces renewable energy curtailment, thereby increasing revenue potential for renewable energy plants. Additionally, new priority grid connection regulations make early investment in storage assets particularly attractive.
- **Grid modernization & interconnectors**
Transmission upgrades, digitalization initiatives, and new cross-border interconnectors enhance system flexibility, reduce congestion, and support regional market integration.
- **Water management reform**
The upcoming water management reform is expected to modernize infrastructure for potable water, irrigation, and wastewater treatment, facilitating the launch of new projects aimed at safeguarding the country against the threat of drought.

Value Proposition

- **Strong renewable resource base**
Exceptional solar and wind potential enables highly competitive project financials and supports large-scale deployment across multiple technologies.
- **Strategic regional positioning**
Greece serves as a critical transit and interconnection hub linking European, Middle Eastern, and North African energy systems, enhancing its role in regional supply and market integration.
- **Access to significant public financing**
EU funding tools like Island Decarbonization Fund, Modernization Fund, Recovery & Resilience Fund, Just Transition, and cohesion funds reduce capital costs and mitigate investment risk, accelerating the deployment of green energy infrastructure.

3. Select Industries of Focus

ICT



ICT

The ICT sector is a strategic growth pillar for Greece, driven by large-scale digital transformation across public administration, critical infrastructure, and the private sector. Sustained investment in cloud infrastructure, data centers, cybersecurity, and advanced connectivity is strengthening Greece's position as a regional digital hub for Southeast Europe and the Eastern Mediterranean.

Multinational technology firms are expanding their footprint through hyperscale and colocation data centers, software engineering hubs, and R&D centers, while domestic enterprises accelerate digital adoption supported by EU and national funding programs.

Investment Opportunities

- **Cloud & data centers**
Rapid expansion in hyperscale and colocation capacity, driven by global cloud providers, regional demand growth, and Greece's role as a digital gateway between Europe, Asia, and Africa.
- **GovTech & digital public services**
Large-scale modernization of public administration (tax, justice, health, social security, land registry), creating sustained demand for system integrators, SaaS vendors, cloud platforms, and cybersecurity solutions.
- **AI, data & advanced analytics**
Growing adoption of AI and data platforms in finance, utilities, logistics, tourism, and smart cities, supported by expanding cloud capacity and EU-funded innovation programs.
- **Industry 4.0 & SME digitalization**
Increasing demand for automation, ERP, robotics, and cloud-based solutions across manufacturing, agri-food, and logistics, driven by productivity and export competitiveness goals.
- **Startup & scale-up ecosystem**
Rising activity in fintech, govtech, deep tech, and enterprise software, supported by EU funds, venture capital, and growing corporate demand for innovation partnerships.

Value Proposition

- **Strong & competitive talent base**
Large pool of highly skilled engineers and ICT professionals and increasing specialization in software engineering, data, cloud, AI and cybersecurity. Numerous reskilling & upskilling programs.
- **Stable and EU-aligned regulatory framework**
Full alignment with EU digital and data regulations ensures regulatory certainty, cross-border operability, and protection for long-term technology investments.
- **Attractive investment incentives**
R&D super-deductions, innovation grants, wage and training subsidies, and targeted support for data centers, R&D hubs, and high-value digital activities.
- **Rapidly expanding digital infrastructure**
Nationwide fiber and 5G rollout, new cloud regions and data centers, and strong international connectivity positioning Greece as a regional digital backbone.

3. Select Industries of Focus

Global Business Services



GLOBAL BUSINESS SERVICES

Greece is strengthening its position as a competitive hub for professional services, customer engagement operations and centers of excellence. Multinational organizations continue expanding IT, HR, analytics and customer-experience functions due to deep talent availability, favorable operating costs and improvements in the business environment.

Enhanced connectivity, time-zone alignment, modern office infrastructure and attractive living conditions further support Greece's role as a nearshore service platform for Europe and the wider region.

Investment Opportunities

- **Software development, data & innovation**
Hubs for software developers and IT (e.g., application development, platform engineering, cloud/infra operations), combined with capabilities for data engineering, BI and analytics/AI enablement (pipelines, dashboards, models) and applied R&D and innovation. Together, these enable secure, resilient and scalable regional/global technology delivery, embed insight generation into business functions, and accelerate value realization through faster, action-oriented decisions, automation and continuous improvement.
- **Customer operations**
Multilingual customer service and customer experience (CX) delivery for end users/clients (e.g., contact center, customer success, complaints handling), focused on customer outcomes, service quality and service levels across markets.
- **Enterprise support services**
Standardized back-office operations outside Finance and IT (e.g., master data, document/process administration, selected procurement operations support), scaling shared services across units.
- **Specialized maritime & logistics Services**
Outsourcing opportunities leveraging Greece's position as a global shipping leader and Mediterranean gateway, spanning maritime-specific IT and operations, development of supply chain management software and fleet monitoring tools, and centralization of logistics and trade operations supporting EU connectivity with Asia and Africa.

Value Proposition

- **Talent pipeline and capability**
Greece offers a solid base of university graduates and experienced professionals, supporting both business operations and technology-enabled service delivery across multiple functions.
- **Language coverage for European delivery**
Availability of foreign-language skills enables the setup of customer-facing and back-office teams supporting multiple European markets, depending on role requirements and location.
- **Geographic position, time-zone alignment and connectivity**
Greece's location and time-zone alignment with Europe enhance collaboration with headquarters and key markets, supported by improving transport connectivity.
- **Brain regain incentives**
Addressed to employees who wish to relocate and work in Greece with a benefit of a 50% income tax break on their annual Greek source salary, or business income over a period of 7 years.
- **Quality of life**
Mild climate, cultural attractions, lifestyle & environment, safety & stability and competitive cost of living provide an attractive destination for professionals.

3. Select Industries of Focus

Life Sciences & Pharmaceuticals



LIFE SCIENCES & PHARMACEUTICALS

Greece's life sciences sector benefits from a well-established manufacturing base, competitive operating costs and a solid community of scientific professionals. Modern GMP –Good Manufacturing Practice– certified facilities enable the production of generics, biosimilars and selected specialty medicines for EU and global markets.

Clinical research activity is increasing, supported by improvements in regulatory processes, while innovation in biotechnology, digital health and diagnostics is gaining momentum through university partnerships and EU-funded initiatives.

Investment Opportunities

- **CMO/CDMO operations**
Contract manufacturing and development services providing EU-standard quality and competitive cost structures. Greece's industrial base supports efficient formulation, packaging and specialized production for international clients.
- **Clinical trials & research centers**
Growing opportunities for Phase II–IV trials, enabled by solid hospital networks, experienced clinical researchers and improving regulatory timelines. Investors can leverage available research capacity and targeted policy support.
- **Biotech & MedTech innovation**
Development of diagnostics, medical devices, digital-health tools and AI-driven analytics supported by academic research institutions and a growing innovation ecosystem.
- **Knowledge-intensive service hubs**
Centers for product safety oversight, medical affairs, regulatory operations and analytics integrated into regional and global workflows, drawing on Greece's scientific workforce and increasing multinational activity.
- **Pharmaceutical manufacturing**
Expansion of production capacity for generics, biosimilars and specialized formulations, supported by modern GMP facilities, skilled technical staff and established export channels to Europe and global markets.

Value Proposition

- **Depth of scientific talent**
A large pool of scientists, clinicians and researchers capable of supporting R&D, regulatory and production functions.
- **Cost-effective EU manufacturing base**
Competitive operational costs within a fully compliant EU regulatory environment.
- **Attractive incentives for research and investment**
Generous tax credits, grant schemes and innovation funding support R&D and capital expansion.
- **Robust export orientation**
Pharmaceutical goods constitute a consistently growing share of Greek exports, reflecting competitive positioning.
- **Strengthening innovation ecosystem**
Collaborative networks between academia, industry and start-ups drive new product and technology development.

3. Select Industries of Focus

Defense & Security



DEFENSE & SECURITY

Defense and security have become priority sectors in Greece due to evolving geopolitical conditions, NATO and EU initiatives and national modernization programs. Investments span naval, air, land and cyber capabilities, while the domestic defense industry gains momentum through technology partnerships, co-production agreements and dual-use innovation.

Rapid advancements in cybersecurity, aerospace and autonomous systems are creating wider opportunities for technologies with both defense and civilian applications, supporting innovation, export potential and cross-sector collaboration.

Investment Opportunities

- **Defense manufacturing & co-production**
Aerospace components, naval systems, armored platforms and UAV technologies produced through industrial partnerships, technology-transfer schemes and participation in European defense programs.
- **UAVs and advanced defense technologies**
Unmanned systems, sensing solutions, robotics and advanced materials that enhance operational capability and create opportunities for export-oriented, dual-use innovation.
- **Advanced threat detection and AI – driven security analytics**
Supporting the needs of government entities, Security Operations Centers (SOCs) and Managed Security Services (MSS), security communications and encryption technologies, digital forensics and cyber threat intelligence platforms.
- **Maritime security systems**
Surveillance, monitoring and situational-awareness technologies that protect Greece's extensive maritime domain, key shipping routes and strategic coastal infrastructure.
- **Homeland security & infrastructure protection**
Biometrics, border-management systems and integrated surveillance platforms that secure transport hubs, energy networks and other critical infrastructure against physical and cyber threats.

Source: Deloitte Analysis

Value Proposition

- **Strategic geopolitical position**
Greece's crossroads location between Europe, the Middle East, and North Africa strengthens its role in regional security, border control, and maritime stability.
- **Consistent defense investment commitments**
Stable defense budget allocations, representing one of the largest shares in terms of GDP among NATO countries, support multi-year procurement and industrial-participation programs.
- **Growing defense-industrial ecosystem**
Growing community of skilled professionals, researchers, and innovative startups, supported by universities and specialized training centers, enabling access to high-quality human capital.
- **Dual-use innovation potential**
Cyber, aerospace, AI and robotics applications offer scalable opportunities beyond defense markets.
- **Active participation in NATO, national and EU funding programs**
Joint projects, funding, and training enhance interoperability and enable industrial collaboration.

3. Select Industries of Focus

Culture & Creative Industries



CULTURE & CREATIVE INDUSTRIES

Cultural and creative industries are expanding, supported by a robust cultural heritage, competitive audiovisual incentives and a steadily growing creative workforce. Demand for digital content, cultural experiences and creative services is rising, while new clusters in design, gaming, audiovisual production and digital arts are emerging in major cities.

Cultural infrastructure investments and the integration of culture into tourism and urban regeneration strategies further strengthen the sector's long-term outlook.

Investment Opportunities

- **Film, audiovisual & digital production**
Projects supported by stable incentive schemes, diverse filming locations and expanding production facilities. These investments tap into growing demand from international studios, streaming platforms and digital-content producers seeking cost-efficient, high-quality environments.
- **Cultural infrastructure & heritage upgrades**
Upgrades of museums, cultural districts and performance venues that enable year-round programming and richer visitor engagement. Such projects also strengthen the local creative ecosystem and support urban revitalization.
- **Creative clusters & studios**
Opportunities in gaming, animation, design and digital arts within expanding creative hubs supported by skilled talent, shared workspaces and growing collaboration across creators, technology firms and academic institutions.
- **Cultural tourism experiences**
Development of curated routes, festivals, workshops and immersive activities that broaden tourism offerings and extend the season. These initiatives also support regional branding and help differentiate destinations.
- **Digital cultural platforms**
Virtual exhibitions, streaming content and immersive digital formats that expand access to Greek culture and support new monetization models for reaching wider audiences.

Value Proposition

- **Globally recognized cultural identity**
Greece's heritage, art and narratives provide a solid foundation for content creation and cultural experiences that resonate with international audiences.
- **Reliable audiovisual incentives**
Predictable rebate and tax-credit schemes create a favorable environment for long-term planning and attract continuous interest from international production companies.
- **Growing creative workforce**
A steadily expanding pool of professionals in film, gaming, animation, design and digital arts supports industry growth and strengthens production capabilities.
- **Access to EU cultural networks**
Participation in European cultural and creative programs enables collaboration, co-financing and broader market access for local and international partners.

Source: Deloitte Analysis

3. Select Industries of Focus

Agriculture



AGRICULTURE

Greece's agri-food sector is moving toward higher-value, branded and sustainably produced goods in response to consumer preferences and environmental requirements. Modernization efforts focus on processing capacity, product standardization and digital tools that enhance quality, traceability and resource efficiency.

Export potential remains robust as global demand for authentic Mediterranean products continues to rise, reinforcing Greece's competitive position in premium international markets.

Investment Opportunities

- **Value-added processing & packaging**
Upgrading facilities for olive oil, wine, dairy and fresh produce to improve quality, standardization and shelf life, enabling access to premium export markets and meeting international standards.
- **Organic & sustainable farming**
Projects aligned with EU environmental requirements, focusing on organic certification, efficient resource use and climate-resilient practices that support long-term productivity.
- **Agri-tech & precision agriculture**
Digital monitoring, data analytics, automation and smart platforms that increase yields, reduce input costs and enable end-to-end traceability, supporting both productivity gains and compliance with export and ESG requirements.
- **Temperature-controlled supply chain & export logistics**
Temperature-controlled storage, packing and distribution assets that protect product quality, reduce waste and support entry into high-value markets.
- **Agritourism & rural experiences**
Integrated rural offerings combining accommodation, gastronomy and local cultural activities to diversify farm income and strengthen regional tourism appeal.
- **Sector consolidation & professionalization**
Opportunities to consolidate fragmented producer bases through processing-led platforms, cooperatives or contract-farming models, improving scale, bargaining power, quality consistency and export readiness.

Source: Deloitte Analysis

Value Proposition

- **Well-established global reputation for Greek products**
International recognition for authenticity and quality supports premium positioning in competitive markets.
- **Favorable growing conditions**
Diverse microclimates and natural characteristics enable the production of distinctive, high-quality agricultural goods.
- **Significant EU funding support**
Common Agriculture Policy (CAP) and national funding schemes reduce investment risk and support modernization, sustainability improvements and value-added processing.
- **Growing export demand**
Rising global interest in Mediterranean diet products continues to drive export expansion opportunities.
- **Improving supply-chain infrastructure**
Advances in logistics, certification and traceability systems enhance competitiveness, particularly for high-value product categories.

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Chapter

Investment Incentives

4. Investment Incentives

Tax Incentives

TAX INCENTIVES

Greece offers a range of investment-friendly policies. The country has a flat corporate tax rate of 22%. Greece also offers a range of tax incentives and exemptions for foreign investors, making it an attractive destination for businesses looking to expand into new markets.



R&D Tax – Super deduction

According to Article 22A of L.4172/2013, most operating expenses incurred in R&D activities undertaken in Greece qualify for a 100% tax super-deduction. Capital expenditure related to R&D (R&D equipment, instruments & software) is subject to a three-year accelerated depreciation equal to 40% per year, which also is eligible for the 100% tax super-deduction. If the company cannot utilize the tax benefit in the current year, it may be carried forward for 5 years. According to recent change of the legislation (Law 5162/2024) an increase of tax super-deduction from 100% to 150% is applied for R&D expenses paid to startups and universities/research centers, provided they are not affiliated with the beneficiary. Furthermore, an increase of tax super-deduction to 200% is applied for small and medium-sized enterprises (SMEs), provided the R&D expenses correspond to at least 20% of the company's total annual expenditures. An additional 15% deduction increase may be granted if R&D expenses for the year exceed the average of the corresponding R&D expenses for the two previous years. The above amendments apply from tax year 2025 and onwards.



Green Economy & Digital Transformation of SMEs – Super deduction

According to Article 22E of L.4172/2013, costs related to the green economy, energy and digital transformation are deducted from the gross income of SMEs, excluding those active in the primary agricultural and fishing sectors, at the time of their implementation, increased by 100%. This also applies to the depreciation expense of the assets of SMEs that are acquired for the purpose of strengthening the green economy, energy and digitization.



New Hires – Super deduction

Article 71D of tax law 4172/2013, provides for a 150% super deduction of young or long-term unemployed employers' social security contributions for the creation of new full-time jobs.



Patent Box

According to Article 71A of L.4172/2013 as amended by Article 89 of L.4864/2021, the profits from the sales of products that were manufactured using an internationally recognized patent, will be exempt from income tax for 3 consecutive years as from the first income-generating year. According to the new Law 5162/2024 for the following seven years, the incentive provides a 10% exemption from the income tax payable on the company's profits from the exploitation of the patent.



Energy Efficiency & Water Saving – Super depreciation

CAPEX tax incentives for sustainability investments, energy efficiency and water saving: According to the 1st case of par.10 of Article 24 of Law 4172/2013, assets related to energy efficiency, water saving, or investments characterized as contributing substantially to climate change mitigation can be super-depreciated by 100%.

4. Investment Incentives

Legal Entities Establishment

LEGAL ENTITIES ESTABLISHMENT

Greece offers a range of legal entity structures that support different investment and market-entry strategies. Foreign investors can choose between flexible company forms, capital-intensive structures or branch operations, depending on the scale, sector and objectives of their activities.



SOCIÉTÉ ANONYMES (S.A.)

Greek large businesses usually operate as a S.A., the shareholders of which have limited liability up to the amount of their contribution. S.A. may accommodate all sizes of businesses and can be either private or public. The minimum share capital for a S.A. is €25,000. The main tax advantage offered to a S.A. compared to other corporate forms is that it can issue bonds. Bond loans issued by a S.A. are exempt from stamp duty, otherwise levied at 2.4% both on the principal amount and on interest payments as well as from a special levy provided in Law 128/1975 (in case the bondholder is a credit institution). As a final remark, it should be noted that bonds issued by Greek S.A.s do not need to be listed and they can be held by a single bondholder.



LIMITED LIABILITY COMPANIES (E.P.E.)

E.P.E. have a minimum share capital of €1 for which the partners have limited liability up to their capital contribution. The capital of the company is determined by its partners without restrictions and may consist of cash payments or payments in kind. E.P.E. may be formed by one or more natural persons and/or legal entities, but a natural person or legal entity, may not be a single-partner of more than one E.P.E. However, the legal form of E.P.E. constitutes a rather inflexible and anachronistic legal form because it requires a notarial deed for many corporate acts, including the sale of shares, which is time-consuming and costly.



PRIVATE COMPANIES (I.K.E.)

Private Companies (I.K.E.) are the newest corporate form and are becoming popular due to their significant flexibility. I.K.E. have no minimum share capital requirement and can be also established through non-capital and/or guarantee contributions. Further and similar to E.P.E., an I.K.E. is eligible for election for US check-the-box purposes. It is of paramount importance that no notarial deed is required for many corporate acts such as the transfer of its shares or its incorporation / AoAs* etc.

**AoA = Articles of Association*



GENERAL & LIMITED PARTNERSHIPS (O.E. & E.E.)

The general and limited partnerships are mostly used for small, family businesses (with revenues of less than €1.5 million) due to the fact that their general partners have unlimited liability (even for their personal heritage) whilst the liability of their limited partners is capped to the amount of their contribution to the share capital of the legal person. The tax advantage of using a partnership in Greece is that taxation is levied only at the partnership level (under certain conditions) and any dividends distributed to the partners are not subject to personal income tax.

4. Investment Incentives

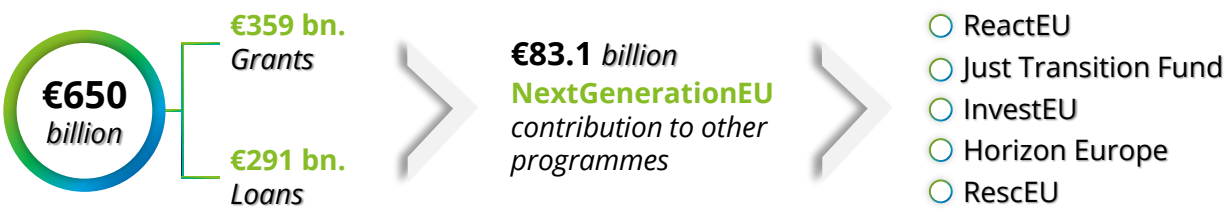
Funding Tools & Frameworks

FUNDING TOOLS & FRAMEWORKS

In January 2020, the COVID-19 pandemic arrived in Europe, leading to a health crisis with major socio-economic consequences. The EU's response was immediate, putting in place — among others — a temporary recovery instrument, **NextGenerationEU**, designed to raise funds on the capital markets and make them then available to its Member States, to implement ambitious reforms and investments.

Recovery & Resilience Facility – RRF

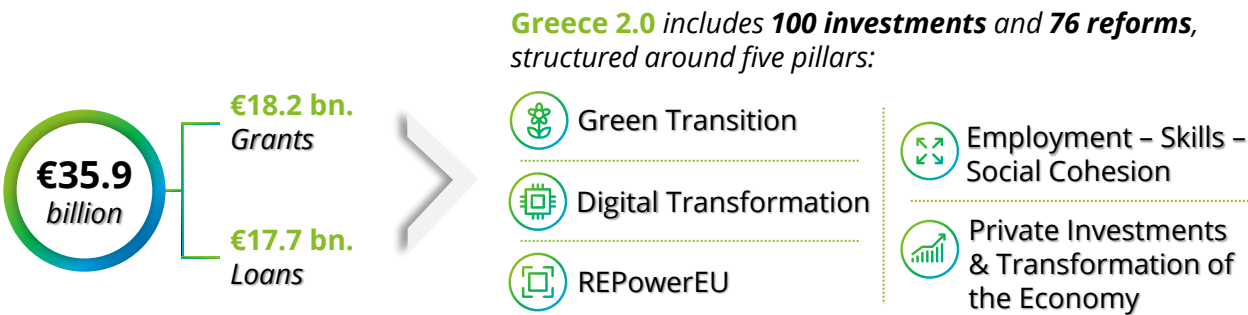
The core of NextGenerationEU is the Recovery & Resilience Facility (RRF), projected to disburse up to €650 billion in grants and loans to Member States. The RRF Regulation entered into force in February 2021, stipulating that each Member State will submit a National Recovery and Resilience Plan (NRRP) identifying the reforms and investments that the Member State commits to implement.



RRF loans are offered to Member States on favorable terms, including below-market interest rates and long maturities.

"Greece 2.0"

The National Recovery and Resilience Plan "Greece 2.0" was adopted on July 13, 2021, by the Economic and Financial Affairs Council of the European Union (Ecofin), amounting €30.5 billion. During December 2023, its revision was approved, concerning mainly new investments and reforms under REPowerEU as well as expanding the existing loan program, thus increasing its budget to €35.95 billion.



The NextGenerationEU programme is set to **conclude in August 2026**, with all reforms and investments **required to be completed by that date** to remain eligible for funding. Projects not delivered on time **risk losing RRF support** and **may need to be transferred** to alternative national or EU financing mechanisms.

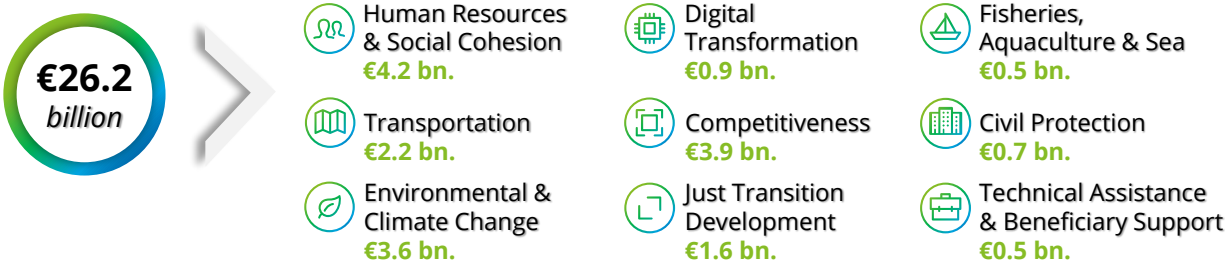
4. Investment Incentives

Funding Tools & Frameworks

Partnership Agreement – ESPA

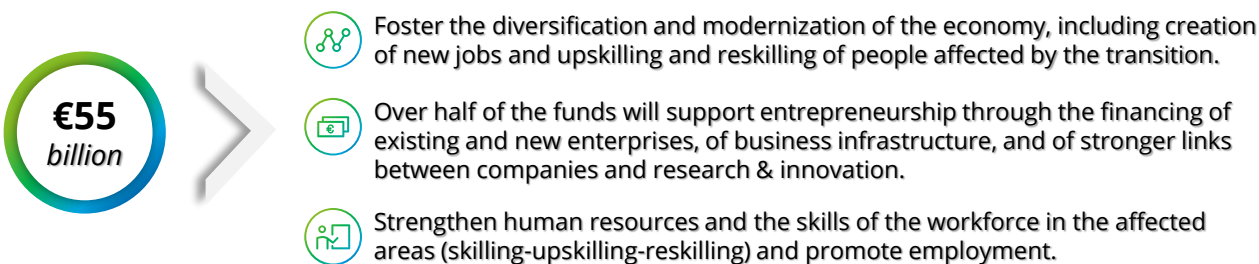
The Partnership Agreement for the Development Framework (ESPA) 2021 – 2027 serves as the primary strategic blueprint for fostering growth in Greece, leveraging substantial resources from a diverse array of EU Funds.

Partnership Agreement comprises of **9 Sectoral** and **13 Regional** Programs:



Just Transition Fund – JTF

Just Transition Fund (JTF) 2021 – 2027 will mobilize in Greece a total investment of €1.63 billion to alleviate the impact of the energy and climate transition on the local economy and society. The Greek plan will benefit from grants amounting to €1.38 billion.



Strategic Investments Law 4864/2021

Strategic Investments in Greece are large-scale productive projects deemed crucial for the national and local economy due to their potential to deliver significant employment, competitiveness, innovation and sustainability outcomes. These investments target sectors such as manufacturing, tourism, energy, high-end technology, and other internationally-competitive activities.

Projects designated as **Strategic Investments** benefit from a supportive regime, including:

- Fast-track licensing and one-stop-shop procedures to accelerate approvals.
- Tax incentives and stability provisions, such as accelerated depreciation and potential tax exemptions.
- Cash grants and other state aid components that help co-finance part of eligible costs, especially for emblematic projects of significant scale.
- Spatial planning incentives for large projects, allowing for streamlined development through special plans (ESCHASE).

Source: European Commission

4. Investment Incentives

Funding Tools & Frameworks

Development Law 4887/2022

The purpose of the Development Law, is to promote the digital and technological transformation of companies, the green transition, the creation of economies of scale, the support of innovative investments, and the introduction of new technologies of "Industry 4.0", robotics and artificial intelligence.

€150 million
Per scheme

Under the amended legislation L.5203/2025 of the **Development Law 4887/2022**, twelve (12) state aid schemes would be available for submission of investment projects, every **Q1 and Q3 each year** and which fall into the following categories:

Incentives (benefits):

- Cash Grants
- Tax Exemptions
- Employment Subsidies
- Strategic Priority Support (e.g. innovation)



Modern technologies



Green transition – Environmental upgrading of businesses



Social entrepreneurship and handicrafts



Agri-food – primary production and processing of agricultural products – Fisheries & aquaculture



Business Extroversion



Boosting Tourism Investments



Alternative forms of tourism



European Value Chains



Large Investments (> €15 mn.)



Special aid areas



Manufacturing – Supply Chain



360° Entrepreneurship

Regional Investment Aid Scheme for Defense, Vehicle & Aircraft Manufacturing under Article 13 of the Tax Reform Act

The purpose of the regime is to support investment projects involving initial investment in the strategic sectors of defense and vehicle and aircraft manufacturing, with the aim of enhancing the competitiveness and technological development of Greek defense companies.

€150 million

Business plans may receive aid for the following **eligible regional expenditure** related to an initial investment:

The aid scheme provides the following **types of aid**:



Tangible assets:

- Facilities & Buildings
- Production Assets
- New Machinery
- Specialized Installations



Intangible assets:

- Intellectual Property
- Digital & Quality Systems

- Super-deduction of expenses
- Fast-track authorization

Abbreviations

ADR	Average Daily Rate
AI	Artificial Intelligence
bps	Basis Points
CAPEX	Capital Expenditure
CDMO	Contract Development & Manufacturing Organization
CMO	Contract Manufacturing Organization
CX	Customer Experience
DBRS	Dominion Bond Rating Service
ECB	European Central Bank
EMEA	Europe, the Middle East, and Africa
EPC	Engineering, Procurement & Construction
ESCHASE	Special Spatial Development Plans of Strategic Investments
ESG	Environmental, Social & Governance
ESPA	Partnership Agreement for the Development Framework
FDI	Foreign Direct Investment
FMCG	Fast-Moving Consumer Goods
FSRU	Floating Storage and Regasification Unit
GDP	Gross Domestic Product
GMP	Good Manufacturing Practices
GovTech	Government Technology
ICT	Information & Communications Technology
IoT	Internet of Things
IPOs	Initial Public Offering
LNG	Liquefied Natural Gas
M&A	Mergers and Acquisitions
MICE	Meetings, Incentives, Conferences, and Exhibitions
PPA	Power Purchase Agreement
R&D	Research and Development
RES	Renewable Energy Sources
RRF	Recovery & Resilience Facility
S&P	Standard & Poor's
SME	Small and Medium-sized Enterprise
STEM	Science, Technology, Engineering and Mathematics
UAV	Unmanned Aerial Vehicle
YoY	Year-over-Year
YTD	Year-to-Date

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