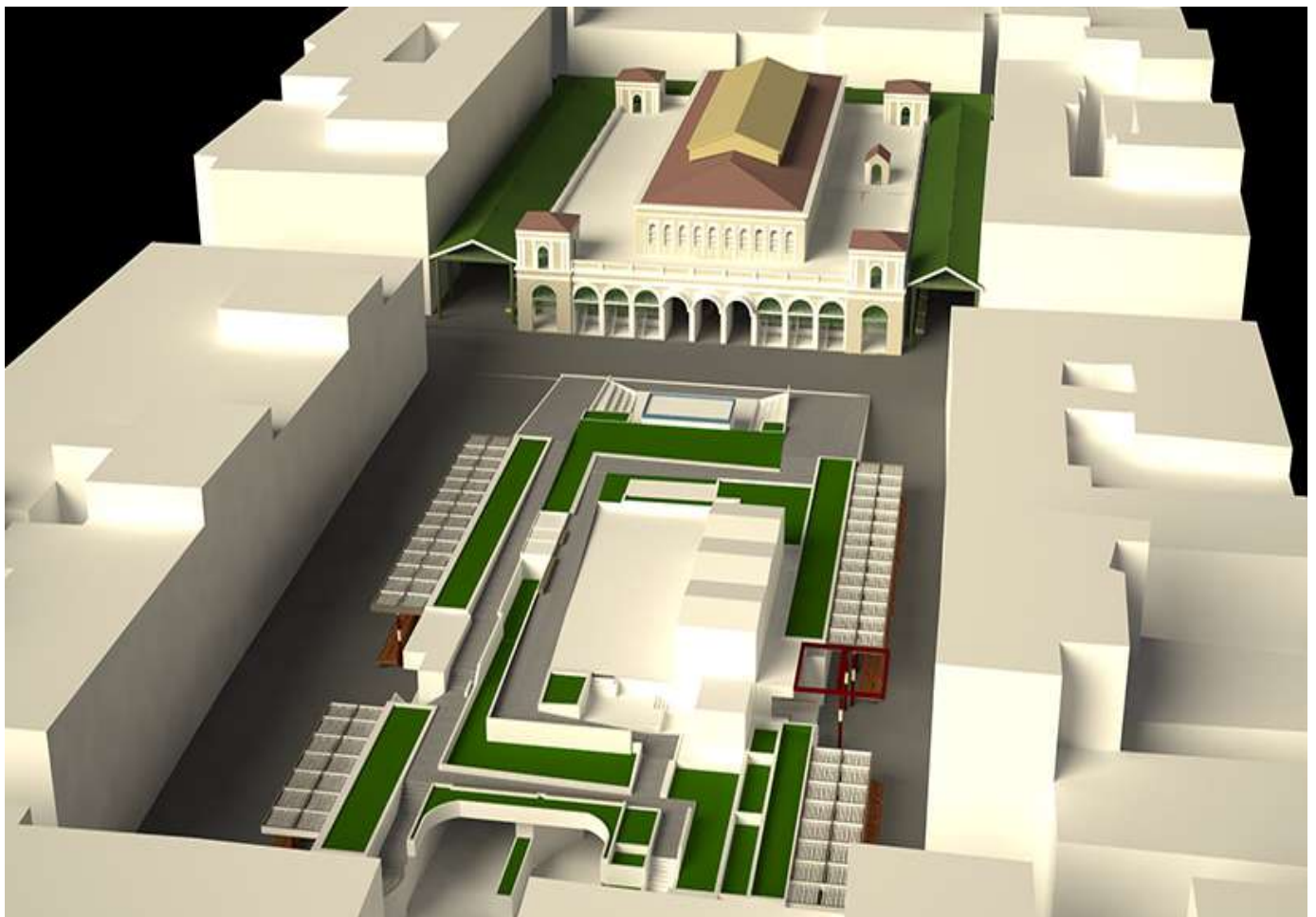


CENTRAL MARKETS

AMBIO S.A.



Varvakeios Agora, Athens Greece



we help you leverage the
power of knowledge



HISTORY & CULTURE

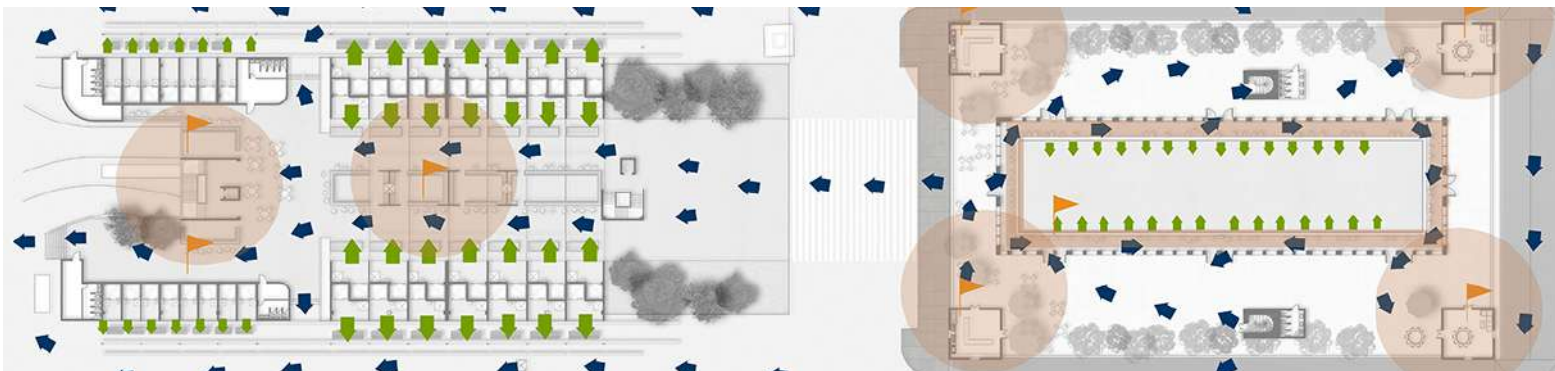
AMBIO S.A. was founded in 2005, to provide consultancy services focusing on the Primary Sector & Food Industry, the Environment, Energy and Tourism.

Through its accumulated experience and in-house generated know-how, the company boasts excellent knowledge of the needs and particularities of private and public entities. Its success lies on entrepreneurial spirit, fuelled by dynamic teamwork and collaboration, founded on trust and respect.

The Company's goal is to assist its clients in achieving their stated development objectives on time, within budget and with the agreed level of quality. AMBIO identifies and develops unique and innovative concepts, which are market driven, and based on cutting edge design and planning principles and techniques.

AMBIO's diverse operations allow the company to maintain a broad base of experienced professionals in many consulting disciplines and specializations. The Company is strongly committed to the continuous development of its people, celebrating individual and collective growth and achievements.

These qualities enable the company to provide integrated and comprehensive business development services and solutions.



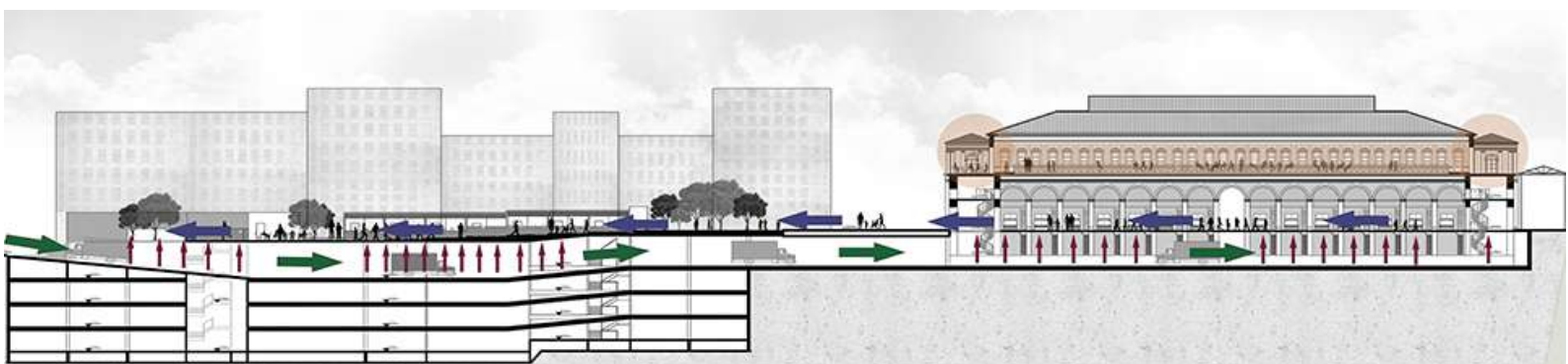
VISION

Our vision is to become an internationally respected consulting firm in our fields of expertise. We pursue our vision trying to reshape the way our clients view "consultancy services", by introducing extraordinary experience, where knowledge, integrity and professionalism are at the forefront of who we are.

MISSION

AMBIO identifies business opportunities, develops highly profitable business models and designs projects with high added value. Our main mission is to improve the competitive position of our clients, ensuring their rational and sustainable growth, by assisting them in achieving their stated development goals on time, within budget and with the agreed level of quality.

AMBIO's employees work towards the Company's vision by providing advice, information and solutions that make a positive difference for our clients. As a result, AMBIO partners with its clients to solve their most important and complex problems, making their mission our mission, and delivering lasting results.



MEMBERSHIPS - CERTIFICATIONS AWARDS

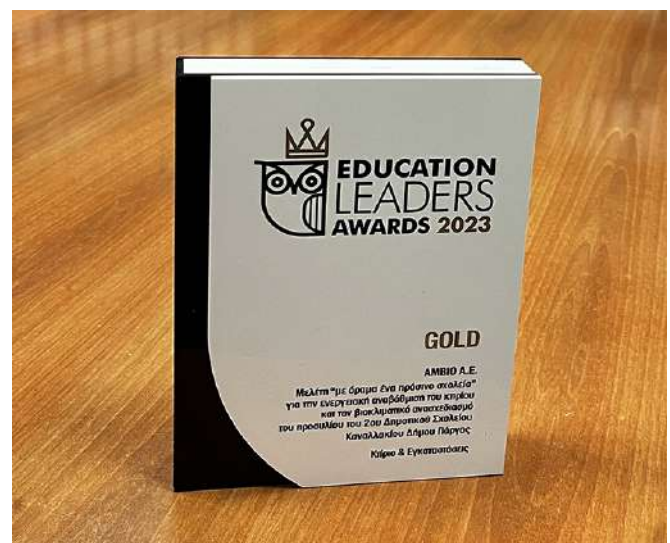
AMBIO is registered with several important organizations, such as the Athens Chamber of Commerce & Industry (ACCI) and the Technical Chamber of Greece (TCG). Furthermore, most of its executives are registered in the Greek Consultancy Register (GEM/MEPPPW - Categories: Planning, Mechanical Engineering, Forest, Fisheries and Environment).

AMBIO operates under a certified Quality Assurance Management System according to ISO 9001, which ensures that its clients' needs are met to the highest standards of professionalism and integrity.

In 2016 AMBIO was registered as an Energy Service Company (ESCO) under the Registry of the Greek Ministry of Environment and Energy.

Finally, AMBIO is a privately-owned and fully independent company.

AMBIO has once again received recognition for its expertise in integrated building and infrastructure design, particularly in the field of educational services. After being awarded the Best City Silver Award on January 2023, we have been honored with the prestigious Gold Award at the Education Leaders Awards on July 2023. Our commitment to providing innovative and sustainable design solutions has been acknowledged, highlighting our ability to create functional and inspiring learning environments. We are immensely proud of our team's hard work and relentless efforts in creating a greener and more inclusive future for the students.



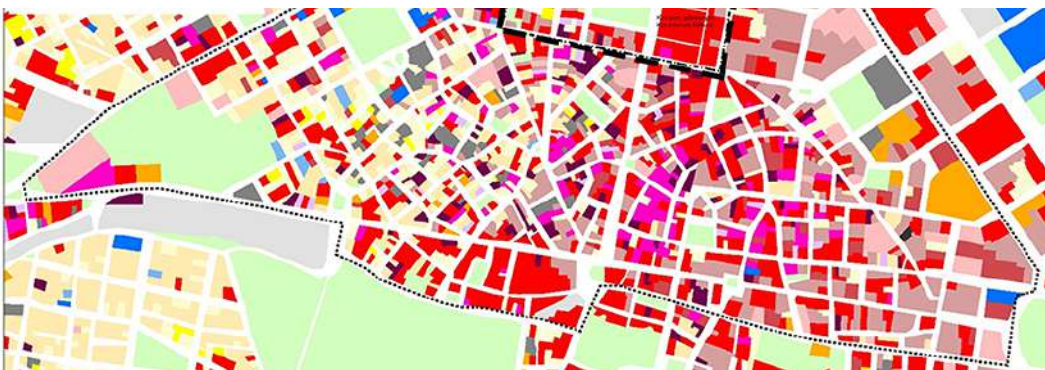
**KNOWLEDGE
SHARE
RESPONSIBILITY
CONTROL
EXPERIENCE
FEASIBILITY
ACCOUNTABILITY**

HOW WE WORK

The consulting and advisory industry is at a serious turning point in its evolution. Customer needs and demands have changed drastically in recent years. For clients, it is becoming increasingly important that the consultants have a comprehensive understanding of their business. In order to be relevant and useful to their clients, consultants have to keep abreast of economic, technological and social trends, anticipate changes that may affect their clients' businesses and offer advice that helps clients achieve and maintain high performance in an increasingly complex, competitive and difficult environment.

Industry-specific customer preferences and goals are the drivers of the new era of "vertical approach". For consulting companies, this means a new orientation in the way they offer their services. To adopt a vertical focus in its offerings, consulting companies need to invest significantly in talent and technology. Clients will want to see a high level of domain knowledge and expertise in the consulting team in order to gain confidence and enter in to partnership.

At AMBIO, we combine the "vertical approach" of our services with a strict management procedure, which ensures timely and reliable deliverables. To achieve these goals, we follow a set of principles during our work-flow not only as a team, but as a company as well.



CONTINUED BUSINESS JUSTIFICATION

Business justification is documented by a business case created for each project. As projects are inextricably linked to their business justification, the latter drives the decision-making process to ensure that a project remains aligned with the business objectives and benefits being sought.

DEFINED ROLES & RESPONSIBILITIES

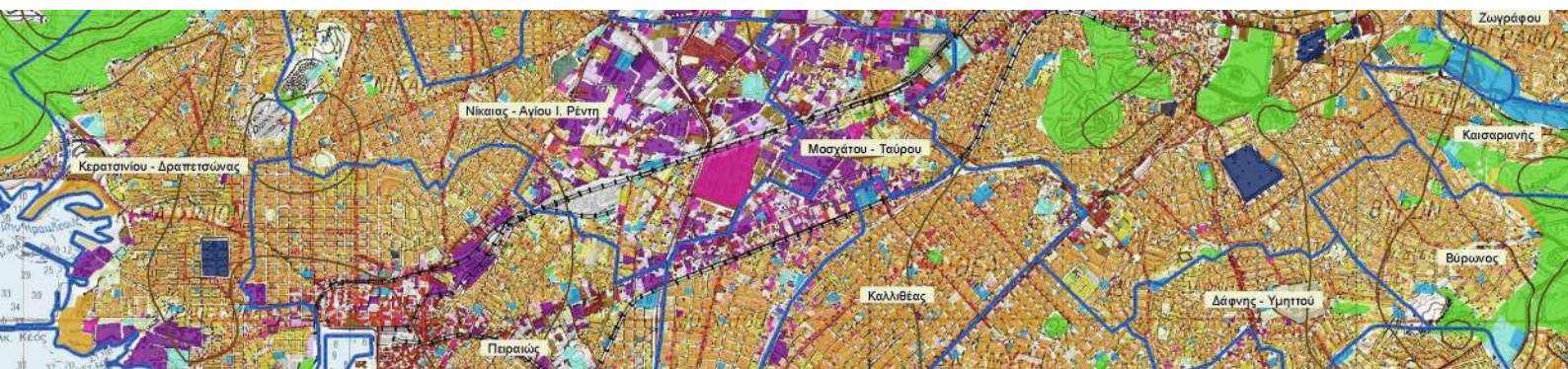
For each new project, specific roles and responsibilities are defined and agreed within the company's structure, thus engaging, in an efficient and effective manner, the consultant with the client and any other stakeholders involved.

FOCUS ON DELIVERABLES

Each and every project manager focuses on the production and delivery of agreed deliverables, giving special attention to their quality requirements. This project management approach provides the opportunity to AMBIO's management team to carry out multiple projects and eliminate the risk of any setback.

LEARN FROM EXPERIENCE

AMBIO's project teams learn from previous experience: lessons are sought, recorded and acted upon throughout the life of the project. It is the responsibility of everyone involved with the project to seek lessons learned rather than waiting for someone else to provide them.





MANAGE BY STAGES

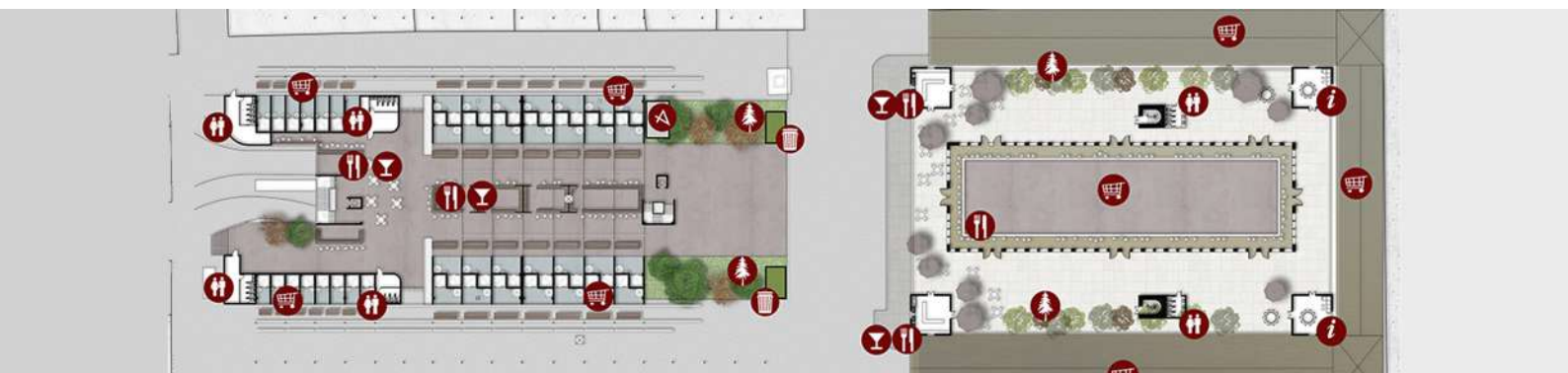
Each project is planned, monitored and controlled on a stage by stage basis. Breaking the project into a number of stages enables the extent of senior management control over projects to be varied according to the business priority, risk and complexity involved.

In addition, by putting in place an assurance mechanism, each management layer can be confident that such controls are effective. This implementation of 'management by exception' provides for very efficient use of senior management time as it reduces senior managers' time burden without removing their decision-making responsibility at the right level within the company.

MANAGE BY EXCEPTION

Appropriate project governance is enabled by defining distinct responsibilities for directing, managing and delivering a project and clearly defining accountability at each level.

Accountability is established by delegating authority from one management level to the next, by setting targets against objectives for the respective level of the project plan (as time, cost, quality, scope, risk limits and benefits).



**CLIENT
TEAMWORK
RESPECT
TRUST
CUTTING EDGE
INTEGRITY
SUSTAINABILITY
GROWTH**

CENTRAL MARKETS

The central market, as a hub of commercial activity and social interaction, has traditionally been one of the most significant central places in a city's history. A planning project aimed at developing and operating a modern market, inspired by the vibrant essence of central markets, will not only honor this historical legacy but also leverage its importance in the community. By creating a dynamic central market, we anticipate generating extensive multiplier effects at the economic, social, and urban planning levels. A central market will serve as a vibrant epicenter where producers and entrepreneurs can showcase their goods and services to the local community. It will bolster and diversify commercial, tourist, and cultural activities, supporting local businesses and attracting visitors from near and far.

More than just a shopping destination, a central market becomes a gathering place, encouraging social interactions and fostering a sense of community. By revitalizing the surrounding area, the market will also act as a catalyst for urban enhancement, transforming the neighborhood into a vibrant and thriving space that reflects the richness and diversity of the community, that not only pays homage to tradition but also propels the community forward, supporting economic growth and fostering social cohesion.

In the context of combating climate change, the European Union and its Member States have established strategic targets for reducing carbon dioxide emissions. The construction sector in Europe accounts for approximately 43% of total final energy consumption.

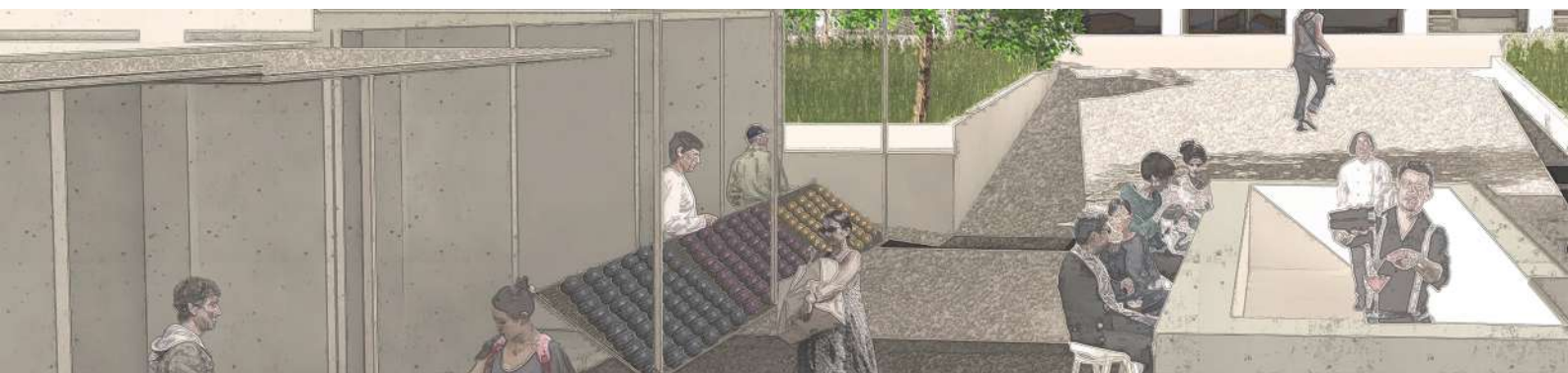
Around 75% of the building stock in the EU suffers from energy inefficiency. According to the European Commission data, enhancing energy efficiency in the EU's building stock could potentially result in an overall energy consumption reduction of about 6% and carbon dioxide emissions reduction of about 5%.



The positive results of the application of the above principles in the design of central markets are as follows:

- Protecting the environment and reducing the ecological footprint
- Enhancing the aesthetic appeal of central markets
- Revitalizing and improving the built environment and working conditions
- Preserving and enhancing the cultural, historical, morphological, and aesthetic aspects of the study area
- Promoting social integration and reducing exclusion within the community
- Repurposing and developing abandoned and degraded sites and properties
- Organizing and strengthening commercial activities
- Encourage the use of local products and strengthen the community's economic foundation.

The development of central markets using bioclimatic design and sustainable mobility principles aims to enhance the quality of life for citizens and the community within municipalities. It also seeks to promote the integration of vulnerable social groups and foster the growth of local markets and retail trade. By implementing this perspective, numerous positive benefits can be realized for agencies, public authorities, the municipality as a whole, and the greater area.





Furthermore, AMBIO identifies opportunities for regeneration and development in underprivileged public spaces and buildings. It also formulates strategies for the broader context of townships and municipalities. The feasibility of projects is assessed by considering the overall organization and enhancement of the built environment.

AMBIO adopts a systematic approach to determine the most suitable strategy for each investment. The company acknowledges the significance of innovation and generates market-oriented ideas, with a focus on implementing cutting-edge techniques and designs.




Incorporating the perspectives of stakeholders and local communities is an integral part of AMBIO's approach. This ensures the realization of maximum economic, social, and environmental benefits. Sustainable development and environmental awareness are key considerations for AMBIO, as it integrates these principles into its planning and proposals.

SERVICES & TOOLS

AMBIO offers a comprehensive range of services that cater to various activities and support both public and private investment initiatives in strategic planning and development. The company provides guidance and assistance in the formulation of strategic plans and the execution of development plans for public realm projects. AMBIO's team of dedicated professionals leverages their expertise in planning, development, financing, and operation to deliver exceptional outcomes for central markets.



AMBIO possesses expertise in crafting funding plans for projects through National and European Investment co-funded programs like NSRF (National Strategic Reference Framework), Green Fund, URBACT, among others. The company is well-versed in navigating these funding avenues to secure financial support for various initiatives.

-  Waste management studies
-  Traffic studies
-  Social impact studies

Furthermore, AMBIO takes charge of urban planning control and oversees the licensing processes for public buildings and open spaces. These tasks are facilitated through the use of Greek electronic registers, ensuring efficient and streamlined procedures. AMBIO provides a comprehensive range of services, including:

-  Expertise in architectural and conceptual design
-  Development of a marketing strategy promoting local products
-  Expertise in urban and regional planning and integration of central market
-  Incorporation of renewable energy sources such as photovoltaic systems





REDEVELOPMENT & FUNCTIONAL UPGRADE OF CENTRAL MARKETS

AMBIO specializes in providing integrated solutions for the redevelopment and functional upgrading of central markets. Through collaboration with stakeholders, our aim is to unlock the full potential of these sites and adopt a holistic approach that encompasses functionality, aesthetics, and sustainability. We strive to find innovative solutions that incorporate best practices in sustainability, such as the incorporation of green surfaces, the use of sustainable building materials, and the promotion of renewable energy sources. Our ultimate goal is to create vibrant and inclusive spaces that attract both local residents and visitors, enhancing the overall experience and vitality of the market environment.

Our services encompass the following categories:

- Due Diligence (for pre-existing markets)
- Architectural and conceptual development of the market, from preliminary to as-built design
- Urban planning and integration of the market in the broader area
- Environmental studies for market modernization
- Lighting design services
- Energy management studies
- Business plan development

In detail AMBIO uses the following tools:





- BIM Technology in design
- 3D Visualization of the project
- Detailed architectural plans and flow charts.





QUALITY ASSURANCE

AMBIO supports the implementation of quality, environmental, health and safety, food safety, and corporate social responsibility management systems in various sectors for both public and private entities. Our services cover analyses, design, and implementation of management systems in line with international standards:

-  Quality Management Systems (ISO 9001)
-  Occupational Health and Safety Management Systems (ISO 45001)
-  Environmental Management Systems (ISO 14001 & EMAS)
-  Personnel Training

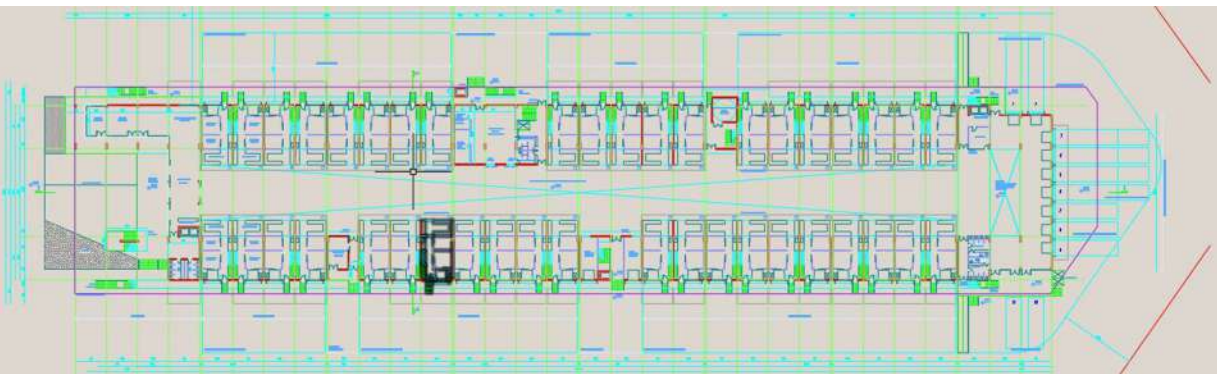
AMBIO offers tailored financial solutions for our clients' strategic objectives, ensuring success and growth through innovation and collaboration.

PROJECT & BUSINESS FINANCING

AMBIO aims to assist clients in securing financing for their competitive position and future growth by identifying suitable sources of funding. We provide services that encompass the selection of appropriate financing instruments from national, European, and global resources and programs.

Additionally, AMBIO actively promotes European public management policies in collaboration with private entrepreneurship. Our objective is to conduct thorough research, develop strategic plans for both public and private sectors, and implement innovative actions utilizing European Union funds, co-funding, and NSRF programs.








By offering advanced services, AMBIO excels in identifying and evaluating opportunities, as well as designing and managing a range of activities funded by diverse financial instruments.



EXPERTISE

AMBIO's expertise in central market projects sets it apart, providing reliable and trusted services.

With a proven track record, AMBIO has established numerous successful partnerships with public authorities and institutions. Some notable projects undertaken by AMBIO include:

-  Proposal for inclusive school yard and energy upgrade of public schools
-  Architectural design and licensing of various logistic centers and industrial buildings.
-  Redevelopment of Varvakeios Agora and square in the Municipality of Athens
-  Environmental impact and waste management study for Athens Central Market
-  Architectural design of Athens Fish Market
-  Preliminary approach for the redevelopment of Vlali Market in the Municipality of Thessaloniki
-  Bioclimatic redevelopment of public common areas in the Municipality of Peania and Glyka Nera

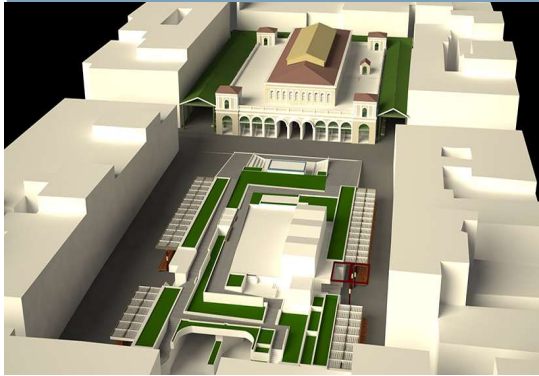


CASE STUDIES



VARVAKEIOS AGORA

Axonometric view



FUNDING BODY

CENTRAL MARKET AND FISHERY ORGANIZATION (OKAA S.A.)

PHASE:

Completed

PROJECT DESCRIPTION

Full and detailed investigation and documentation of the Market's current state.

Renovation of Existing Facilities, Restoration of the Square to Street Level, Introduction of Recreational Uses, Green Spaces, and Solid Waste Management Facilities, and Undergrounding of the supply lines.

AMBIO'S SERVICES

Technical report on the current state of the Market

Preliminary conceptual study for the project's development including the composition of 3 alternative scenarios according to the results of the Market's evaluation and cost estimate

Technical and financial evaluation feasibility study

Development and evaluation of the project development and funding sources



Varvakeios Agora, Athens

Central Market Section



SECTION



ATHENS FISH MARKET

Axonometric view



FUNDING BODY

CENTRAL MARKETS AND FISHERY ORGANIZATION (OKAA S.A.)

PHASE:

Completed

PROJECT DESCRIPTION

Architectural studies of building installations and environmental licensing for the project, aiming to establish a new commercial fishing hub in Athens' central market. The focus is on creating a modern and efficient facility to support the fishing industry and promote economic growth in the area.

AMBIO'S SERVICES

Urban planning review and urban planning study (modification of building terms)

Detailed architectural study of the fish market

Evaluation of the project development and funding resources

Preliminary conceptual design for the project's development

Environmental impact assessment and waste management plan



Central Markets & Fishery Organization

Fish Market Axonometric View



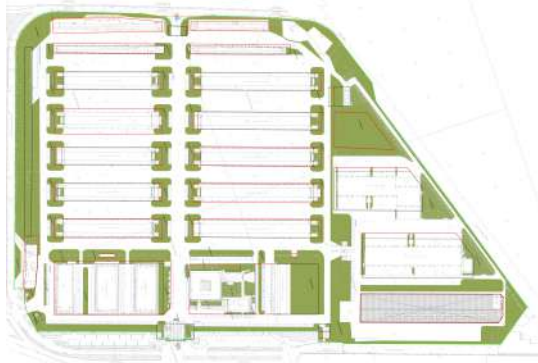
Fish Market Section





ATHENS CENTRAL MARKET

Architectural Urban Plan



AMBIO'S SERVICES

Technical report
on the current state
of the Market

Urban and Regional
Planning
Redevelopment

Environmental impact
assessment and
waste management
plan

Evaluation of the
project development
and funding resources

Business Plan



Athens Central
Markets

FUNDING BODY

CENTRAL MARKETS AND FISHERY
ORGANIZATION (OKAA S.A.)

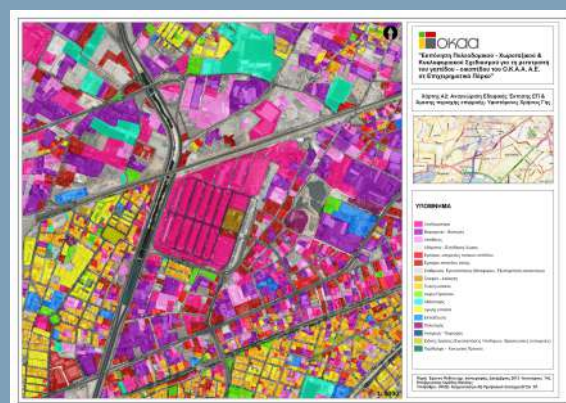
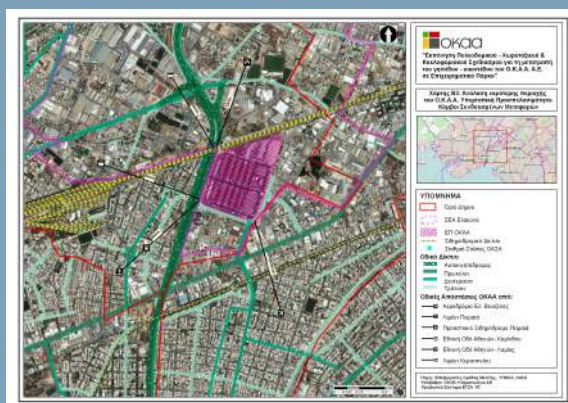
PHASE:

Completed

PROJECT DESCRIPTION

Urban, Regional, environmental impact and waste management studies for the redevelopment of Athens Central Market.
Creation of a sustainable business plan and research of the corresponding funding resources.

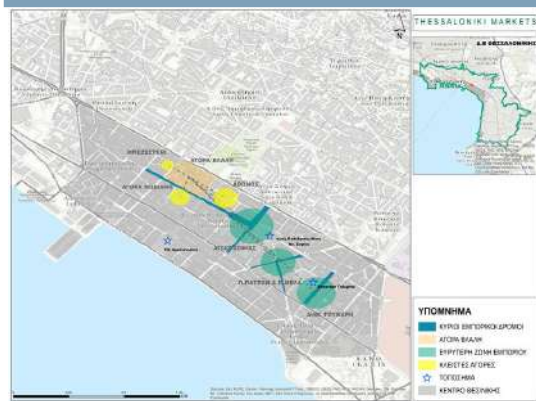
Urban Planning Diagrams





VLALI CENTRAL MARKET

Axonometric view



AMBIO'S SERVICES

Technical report
on the current state
of the Market

Preliminary conceptual
study for the project's
development according
to the results of the
Market's evaluation
and cost estimate

Technical and
financial evaluation
feasibility study

Development and
evaluation of the
project development
and funding sources



Vlali Central
Market, Thessaloniki

FUNDING BODY

CENTRAL MARKETS AND FISHERY
ORGANIZATION (OKAA S.A.)

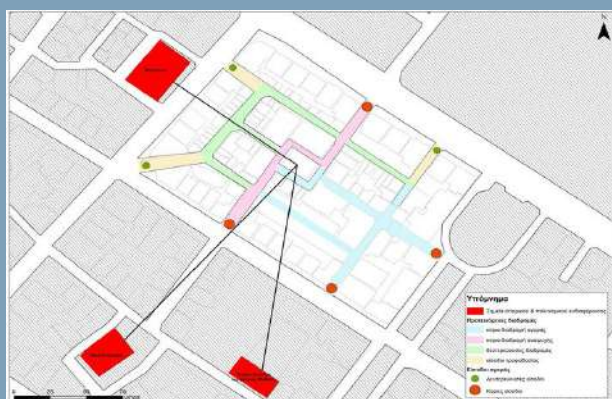
PHASE:

Completed

PROJECT DESCRIPTION

A comprehensive study to preserve and enhance the historical and distinctive features of the market area. This includes aesthetic and functional upgrades, and establishing connections with surrounding landmarks and the urban fabric. The aim is to preserve the market's historical identity while revitalizing it as an integral part of the urban landscape.

Urban Planning Diagrams



CLIENTELE

AMBIO has established enduring partnerships with public institutions, private companies, start-ups, and financial institutions, forming a diverse clientele that encompasses both promising Greek and foreign enterprises. Through these strategic collaborations, AMBIO aims to support and empower the business world by facilitating the achievement of clients' objectives and addressing their unique requirements. By investing in successful partnerships, AMBIO actively contributes to the growth and advancement of businesses, fostering a thriving and dynamic economic landscape.



HELLENIC REPUBLIC
MINISTRY OF
DEVELOPMENT AND INVESTMENTS



HELLENIC REPUBLIC
Ministry of Rural Development
and Food





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