

INVESTMENT  
OPPORTUNITIES  
COME IN  
MANY SHAPES,  
BUT ONLY  
A FEW OF THEM  
SHAPE THE FUTURE





# THE VISION



“

Our vision is to develop the most Innovative Smart EcoCity in the Mediterranean that will set standards of excellence in Healthcare, Education, Research, Business Parks and Planned Green Living with an integrated blend of Lifestyle Retail, Entertainment and Culture

”

# THE CONCEPT





# Neapolis

## A New Planned City of €2 Billion in Pafos puts Cyprus on the Map for 'Smart EcoCities' in the EU.

A new mixed-use development by the Leptos Group that is destined to put Cyprus and Pafos on the map for Smart EcoCities in the EU is under way to break ground. The very first project of its kind in the Eastern Mediterranean and one of the largest in Europe, the development of the 1,1 million sq. mt. site, sets the stakes very high.

With major anchors of the development, a State of the Art Total Care Healthcare Park, a well positioned Private Campus University (currently open for classes) along with the first of its kind Innovation Research and Development Center and in excess of 70% of the land coverage dedicated to green areas, the new development is set apart!

A vibrant Commercial Park with a High Street Retail and a state of the art International Business Center, plus a wide range of cultural and leisure facilities immersed in "Aphrodite Gardens" including theatres, museums, an antiquities site and a wide selection of themed restaurants and entertainment outlets signify the "Town Center".

The New City offers a stylish and exciting selection of themed neighbourhoods with residential properties, ranging from affordable lifestyle residences to the ultimate in luxury living, all designed to incorporate the very latest innovative eco principles supported by a centrally run city-wide intelligent infrastructure.

Neapolis aims to position itself as the first 'Smart EcoCity' within the EU with the 'first knowledge based society' while advancing the synergy of education, research and innovation.



# STRATEGIC OBJECTIVES



## Key Strategic Objectives

- Develop a truly integrated “Smart EcoCity” in the EU
- Develop a nucleus of Services & Products in an “intelligent” city-wide environment
- Establish Neapolis & Cyprus into a major “knowledge based” center with links to the EU and the Middle East Region
- Promote our Cultural Heritage, Customs & Traditions
- Create New Employment Opportunities – “Knowledge Workforce”
- Create a Sustainable Green Environment
- Deliver Quality of Life Services through a “Knowledge Society”
- Maximize Returns for our Shareholders

## Unique Aspects

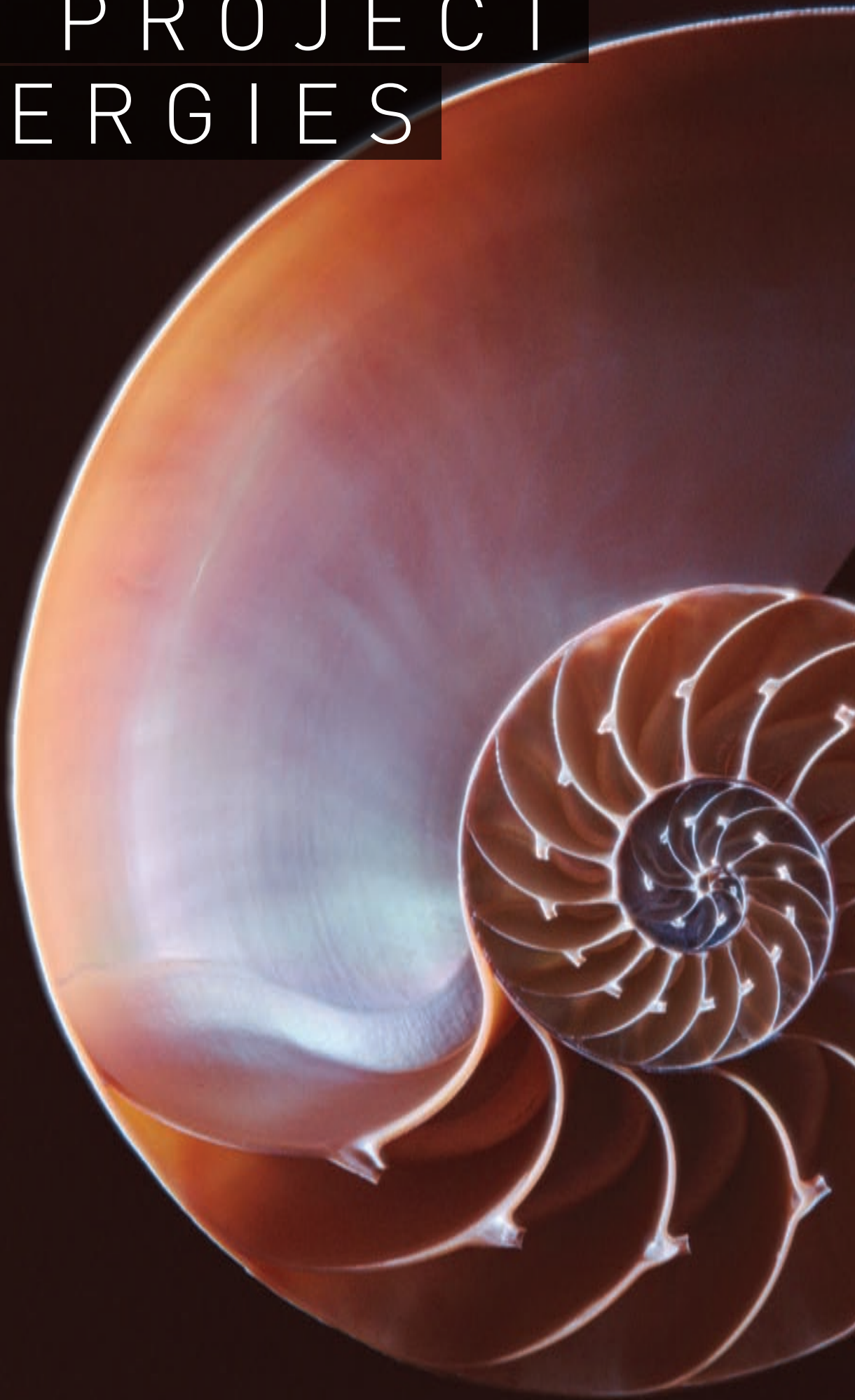
- Developed in the mythical “Aphrodite Gardens”
- Private Campus University
- Total Healthcare Park
- Significant Environmental / Cultural Works & Activities
- First Innovation, Research & Development Center
- Agora with exciting Retail / Entertainment / Leisure & Office Park
- Largest Urban Green Areas & Parks
- Antiquities Site Development – Aphrodite’s Gardens and Cultural Showcase
- Largest Unified Branded Residential Community

“A well focused strong branding strategy with renowned partnerships in all distinct business disciplines sets the project apart”

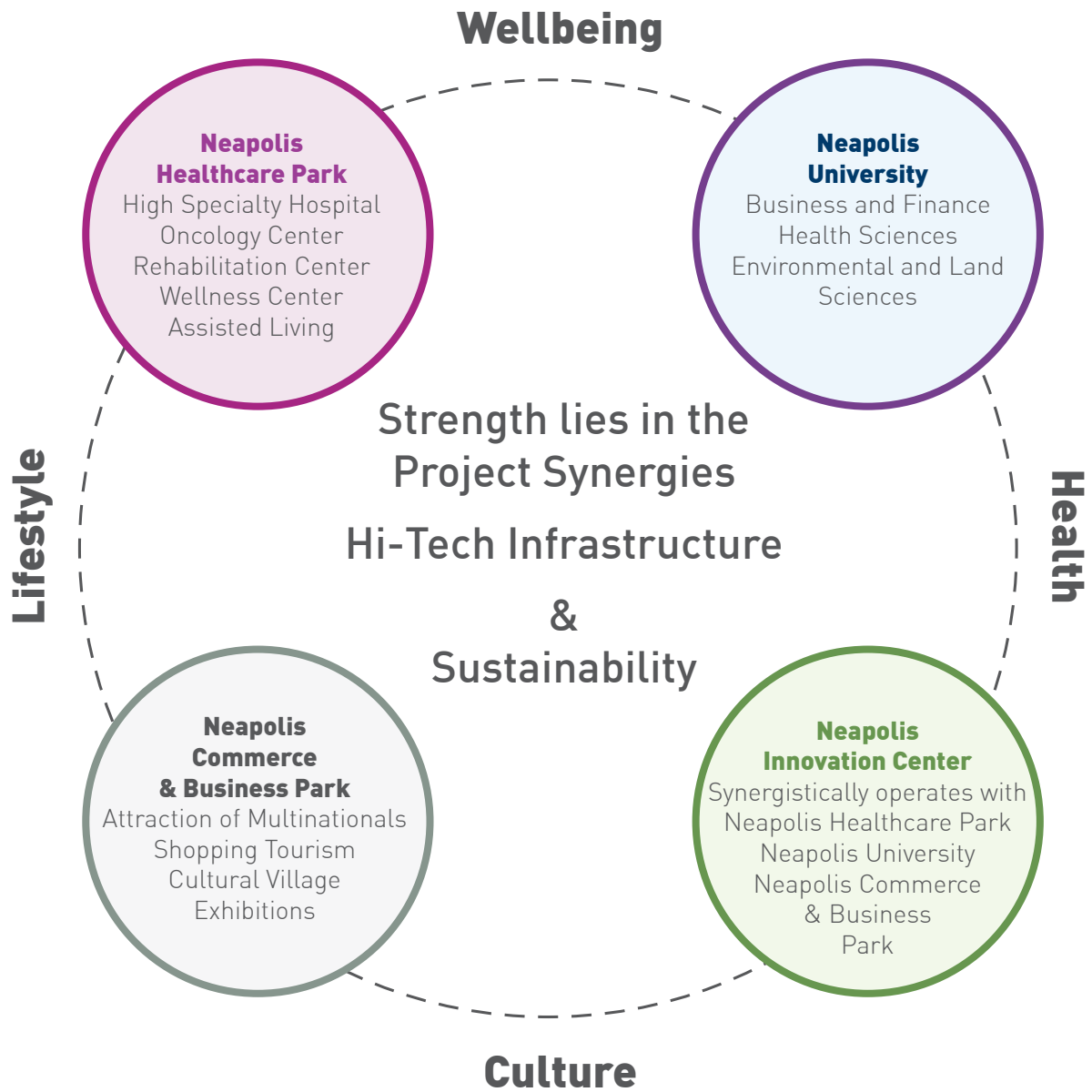











# THE PROJECT SYNERGIES

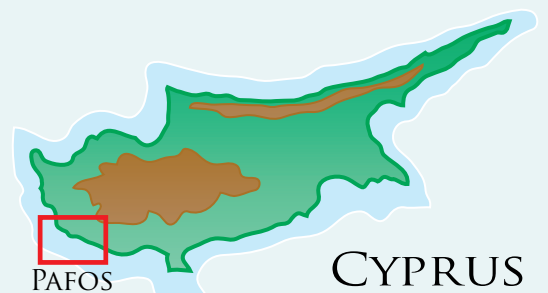






<b>Neapolis Healthcare Park</b>    	<b>Neapolis Commerce &amp; Business Park</b>   
<b>Neapolis University</b> 	<b>Neapolis Lifestyle</b>    
<b>Neapolis Innovation Center</b> 	<b>Neapolis Aphrodite Gardens</b>   

# THE LOCATION





# Neapolis - Cyprus is situated in a Privileged Geographical Position with major Strategic Benefits.

Cyprus' unique strategic position in the crossroads of Europe, Middle East and Africa offers an investor unrivalled qualifications:

- European Union Member State
- Highly qualified and multilingual labour force
- Lowest EU corporate tax rate
- FDI track record
- Macroeconomic stability with successful economic performance
- Efficient legal, accounting and banking services
- Strategic Location Europe's Middle Eastern Outpost
- Advanced telecommunications network and infrastructure
- Reputable International Shipping Center
- Living and working on the Island for all seasons
- Cosmopolitan lifestyle

## Neapolis Site is centrally located bordering the Towns of Pafos and Geroskipou

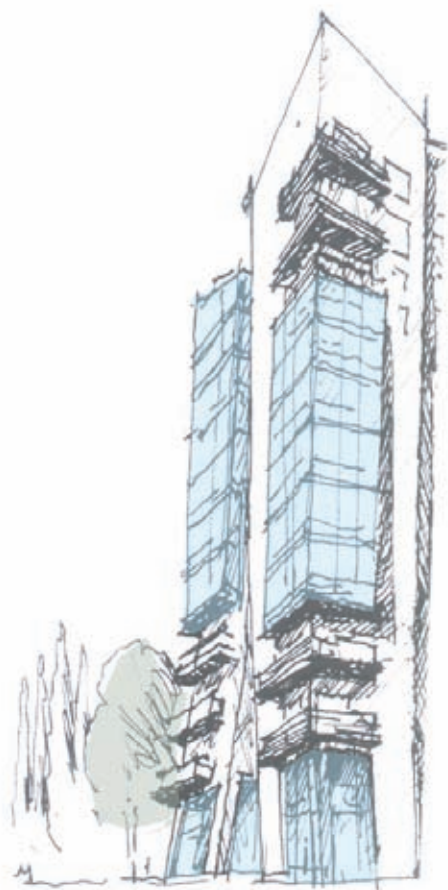
A rectangular segment of real – estate totalling an area of 1.131.142 sq. meters set on a privileged area – practically a 'City within a City' within the area of the mythical Aphrodite Gardens of the ancient times:

- 5 minutes from the center of Pafos
- 10 minutes from the Pafos International Airport
- 40 minutes from the Town of Limassol
- 700 meters from the Cosmopolitan Seafront
- Surrounded by highly developed residential and tourist zones
- Natural extension of development activities of Pafos / Geroskipou to the West

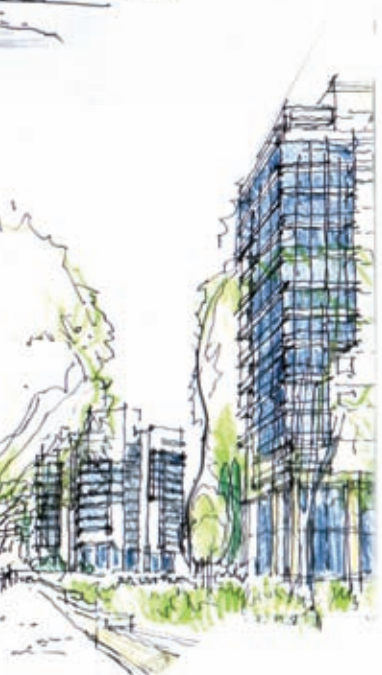
## Site Access

- Central location with easy access
- Easy and direct access not only from the town, but also through the motorway networks
- To the North it is flanked by the motorway to the rest of the Town
- To the South lies the Pafos main tourist area
- Direct easy access from the Pafos tourist area
- Multiple entrances and exits to the Project

# SHAPE THE FUTURE

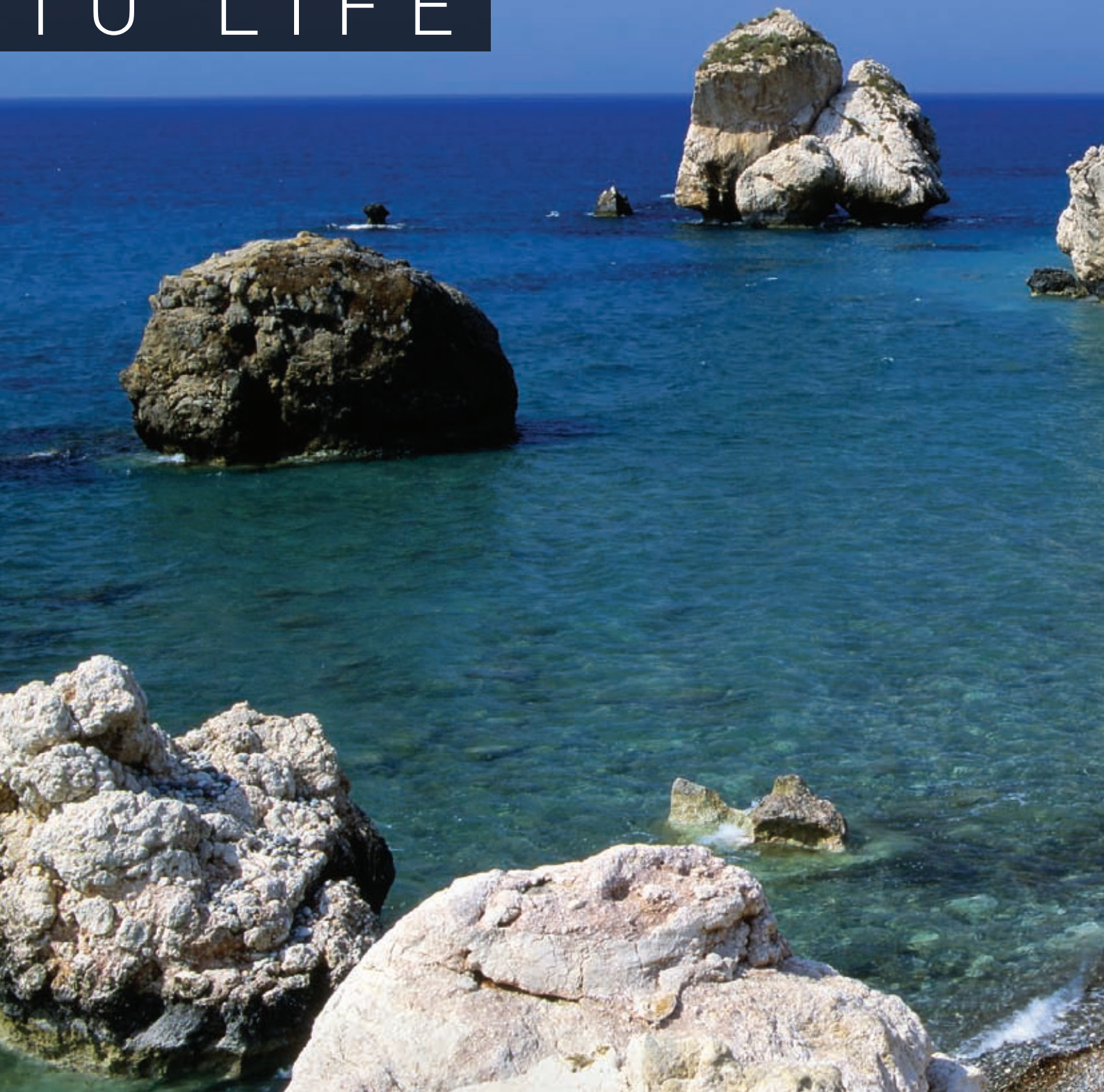








HERE, WHERE  
A GODDESS WAS  
BORN, A NEW  
IDEA COMES  
TO LIFE









# SMART ECOCITY

A Green Sustainable Community



Neapolis Integrated Smart Services





## Neapolis will become the Prototype 'Smart EcoCity' within the EU.

The Neapolis Project is about a world-class sustainable "New City" of Eco-Intelligence implementing the most innovative development strategy aiming for a green, smart, and intelligent community.

Neapolis will provide an Intelligent Lifestyle built on Innovative Eco-Design utilizing intelligent urban planning and sustainable strategies based on new and innovative technologies regarding Energy, Water, Waste and Lighting aiming for Zero Carbon Emissions.

The New-City's concept, design and implementation are in line with the Future Europe 2010-2020 Strategy and capitalize on the synergy of education, research and innovation, proposing innovational programs utilizing the resources of EU Funds, national funds and private investment.

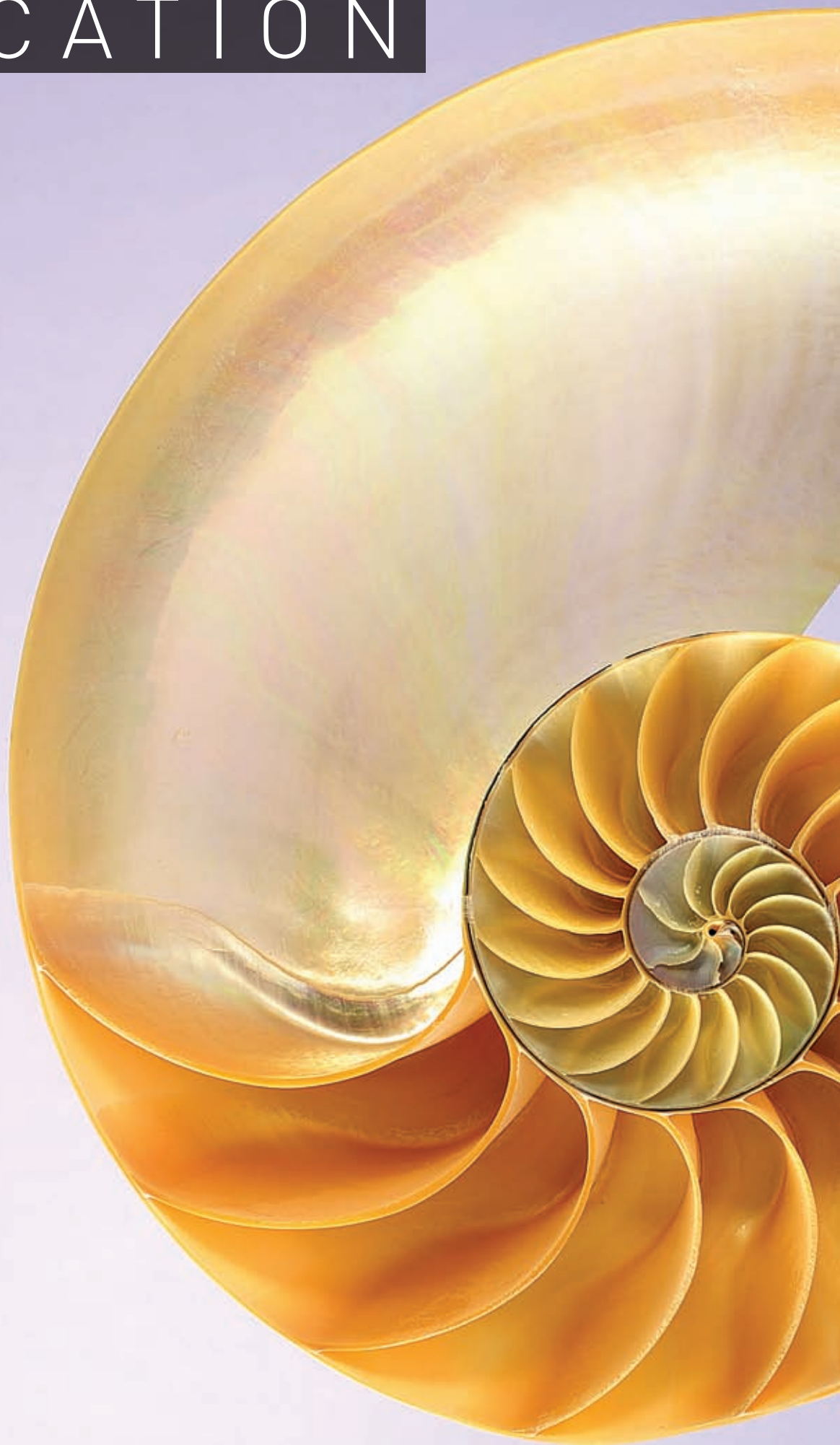
Neapolis will employ a single Intelligence Platform which will accommodate new 'green technologies', latest digital applications and sustainable town infrastructure solutions.

## Our Critical Value Propositions:

- EcoCity Green Design & Architecture – Balanced with Nature, Tradition and Culture; Intelligent City Planning; Sustainable Strategies.
- EcoCity Intelligent Utilities Network – Includes Smart Energy, Water, Waste Grids (integrated smart Energy grids with smart meters in every home and business).
- EcoCity Green, Clean Technologies - Recycling; Water Purification; Sewage Treatment; Solid Waste Management; Renewable Energy.
- EcoCity Smart & Green Building – Green Building Technologies (Materials & Resources, Indoor Environment etc), Energy Efficiency (BMS, Integrated Photovoltaic Systems etc).
- EcoCity Intelligent Platform & Internet - Smart Web Search Engine, knowledge resources and online public services with a single Ethernet environment.
- EcoCity Knowledge Grid Environment - Intelligent Information Ecosystem.

*The warranty of the Program's achievement is our commitment to critical Value Propositions: Ecopolis; Urban Aesthetics; Integrated Township & City Intelligence; Green Infrastructure; Intelligent Lifestyle Communities; Quality of Life Services; Sustainability Standards.*

# EDUCATION





### **Objective**

To develop Cyprus' first premiere International Private University in Pafos that will promote a dynamic learning environment focused upon the student and combine excellent academic standards with renowned staff and state of the art facilities.

### **Main Schools**

- School of Business
- School of Health Sciences
- School of Architecture, Land and Environmental Sciences

### **Accreditation**

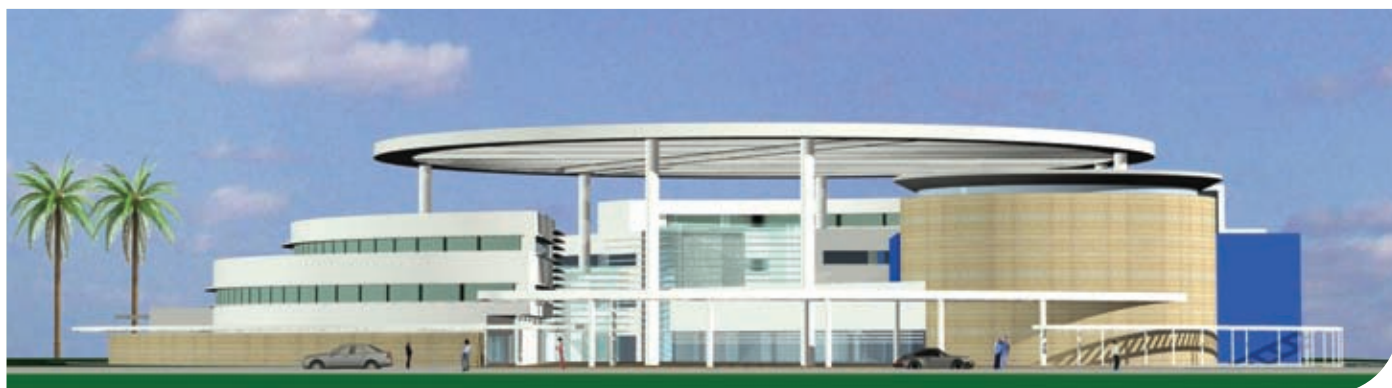
Neapolis University and its programs are fully accredited by the Ministry of Education of the Republic of Cyprus. As a result of the evaluation and accreditation the status and standard of the University and its degree programs is confirmed, both within Cyprus and overseas and it gives an indication that Neapolis University is a high quality provider of tertiary education.

The University has been staffed with high caliber academics with long experience in teaching and research at leading overseas Universities.

### **Facilities**

The University has commenced operations in its newly renovated temporary facilities adjacent to the Neapolis site on September 2010 until its new facilities on site are completed. The Neapolis University will be the first true campus University on the Island and will accommodate up to 3.000 students at full development.

It aspires to attract a wide range of students coming from Cyprus, Greece, other European countries, Middle East and Asia. Its vision is that of a forward looking research and high quality teaching institution at both local and global level.



# HEALTHCARE PARK



**The Neapolis Healthcare Park comprises of the:**

- Neapolis Health Center – High Specialty Hospital
- Neapolis Rehabilitation Center
- Neapolis Oncology Center
- Neapolis Wellness Center
- Neapolis Assisted Living Residences



### **Neapolis Health Center**

Aspires to become a prominent regional health care institution and provide high quality care services. A new 120-bed speciality Hospital to become the pillar of the Neapolis Healthcare Park is planned to commence construction early 2011. The new Hospital on site will offer the following centers of excellence:

- Geriatrics & Human Nutrition
- Physical Rehabilitation
- Reconstructive & Plastic Surgery
- Oncology with Community Outreach Programs
- Orthopedic Center
- Neurosciences
- Cardiology Center
- Thoracic Surgery / Esophageal & Lung Institute

### **Neapolis Oncology Center at Iasis**

The existing 40 bed Iasis Hospital (adjacent to the Neapolis site) to convert into a fully operational Oncology Center by the end of 2011:

- Development of comprehensive, state-of-art diagnostic services
- Enhancement of existing medical and surgical services
- Development of a comprehensive oncology center including PET/CT scanning

### **Neapolis Assisted Living Residences**

Assisted living accommodation is sited adjacent to the Hospital designed to offer to both “assisted” and “independent” residents, tailor made medical care and other support services. The Assisted Living residences will cater to the special needs of the elderly and will feature specially designed gardens, amenities and services.

# COMMERCE & BUSINESS PARK



The Neapolis Commercial Scheme extends over the southern part of the new city and represents the core focus for high street shopping, leisure, entertainment and cultural activities with over 75.000 sq. meters of gross leasing area. The Neapolis Commercial Scheme aspires to become the prime themed attraction destination of Cyprus.

**The Neapolis Commerce & Business Park represents the “downtown” of the new City and comprises of:**

- The Neapolis Mall
- The Neapolis Aphrodite Cultural Park
- The Neapolis Office Park
- The Neapolis Executive Suites
- The Neapolis Power Center



## The Neapolis Mall & Aphrodite Cultural Park

The themed Neapolis Lifestyle Mall integrated with the Aphrodite Cultural Park represents the highlight of the Commercial Scheme and the front door to the City. It provides a blend of traditional and high street retail with a mixture of family entertainment and themed attractions with a showcase of local culture, creating an unparalleled visitor "experience".

Its key elements are the Fashion District (indoor/outdoor scheme), the Cultural District (Aphrodite Cultural Park) and the Entertainment & Leisure District. A vibrant meeting place with high street lifestyle retail plus a wide range of cultural and leisure facilities including theatres, museums, an antiquities site and a wide selection of themed restaurants and entertainment outlets signify the "Town Center".

## The Neapolis Office Park

A state-of-the-art branded Office Park designed to accommodate the needs of multinational corporate tenants offering custom designed distinct Office Towers on demand. Located at the southwest corner of the site which is the most privileged, this state-of-the-art office complex will be unique to Pafos and Cyprus as it will be built to international modern standards with sustainable design aspects in order to appeal to both local and international tenants.

## The Neapolis Executive Suites

An icon mixed use tower building will house a 120 room business hotel along with luxury offices and lifestyle single storey residences at the higher floors. Designed to meet the needs of the most demanding modern business traveller, the new tower is to be situated in the main City Center Plaza. The Neapolis Executive Suites will provide for all luxury amenities including en-suite upgraded business facilities, spa facilities, as well as executive conference facilities equipped with latest teleconferencing facilities. The Tower will in addition house the new Neapolis Wellness Center which will offer non-clinical specialized health treatments.





# INVESTMENT OPPORTUNITIES





# East and West Local and Global Modern and Traditional High Tech and Ecological. A New City, The City of the Future.

The NEAPOLIS Smart EcoCity is being constructed on a 1.1 million square meters site in the Pafos area of the Island and is unique in several critical respects as it is designed as an intelligent sustainable community of creative lifestyle, learning, research, innovation and productive entrepreneurship. Emerging as one of the first genuine green and smart cities in the EU, the New-City's concept, design and implementation are in line with the Future Europe 2010-2020 Strategy.

The €2 billion NEAPOLIS Smart EcoCity represents the future in city planning and smart eco-friendly living, raising the standards of development at a time when new construction has been severely affected by the global economic crisis.

The NEAPOLIS Smart EcoCity offers exciting opportunities for strategic institutional investors providing several venues for seed capital participation in a range of businesses that better serve their investment interests.

## Unique Benefits for Strategic Investor

- Participate in the first "closed" private placement issue of the first 'Smart EcoCity' within the EU with significant realizable benefits
- Partner with the Leptos Group and leverage on its branding, accumulated expertise and know-how
- Participate either directly in a new Company with significant growth potential and / or in any of its niche growth segments; Healthcare, Education, Commercial Development, Assisted Home Living, Smart Eco Lifestyle Communities
- On-going project with major partnerships in place and strong branding strategy
- Major part of project funding needs, secured with Phase I commencement underway
- Embark on our vision of building the first Company that will undertake the planning and development of 'Smart EcoCities' worldwide, with Neapolis serving as the prototype and first major showcase to be kicked off in 2010

# THE COMPANY

## The Leptos Group

The Group has become synonymous with refinement and excellence in quality design, construction and development services in Cyprus and Greece.

Fifty years of experience have paved the way for one of the largest and most successful private Groups in Cyprus that has pioneered the development of the holiday home industry. Today, its diversified presence in critical sectors of the economy include real estate, property development services & management, design & construction, hotel ownership & management, travel and large mixed use developments.

The launch of Neapolis this year, coupled with the development of Costa Nopia, another pioneer mixed use resort development in Chania – Greece, provide for a true reflection of the unique and ground breaking vision for which the Leptos Group is known.

In summary, the greatest emphasis of the Leptos Group, is the continuous redefinition of the term “land development” in conjunction with a deep-rooted concern for both the environment and true lifestyle needs.





## The Leptos Group of Companies maintains a leading position in most vital sectors of the Cyprus economy

- One of the largest and most successful private Groups on the Island
- 50 Years experience
- Operates mainly through three companies, two of which are listed on the Cyprus Stock Exchange
- Diversified presence in critical sectors of the economy
- Well established internationally and acknowledged for designing and implementing innovative property development concepts
- Delivered over 20.000 high quality housing units as well as 5-star hotel resorts, shopping malls and industrial complexes
- Synonymous to Pafos land development and holiday industry
- Offices, associates and agents worldwide

## Our new Portfolio



DEL MARE Residences  
(in partnership with Zavos Group)



LIMASSOL MARINA Residences



CHANIA HARBOR Residences

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