



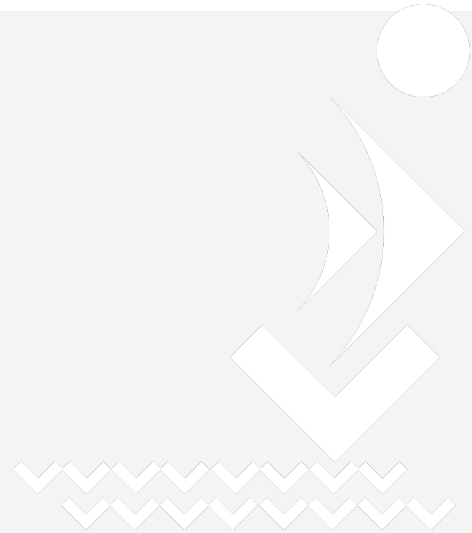
• INSIGHT | TRUST | PASSION •



July 2025



Alexandros Kosmopoulos
Co-Managing Partner



Dear clients and friends,

We are delighted to share the latest AKL update for what has been a busy and energizing first half of 2025.

While we remain focused on maintaining our rigorous service standards, we see value in occasionally pausing to reflect on our blessings.

This newsletter coincides with the successful completion of AKL's summer internship program. Over a full two weeks, the genuine enthusiasm and true talent of our aspiring future colleagues sparked memories of our own professional beginnings. It was a powerful reminder of the constant need to nurture talent, acknowledge and reward hard work and be ready to listen up to new and fresh ideas. After all, remaining genuinely open to talent and self-reflection is the only way to maintain high standards consistently over time.

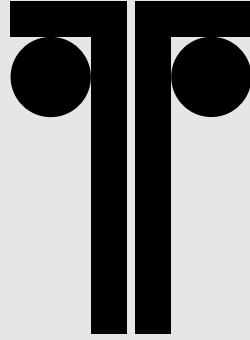
We wish you a refreshing summer break and a well-deserved recharge for the mind, body and soul.

Thank you, as always, for your trust and partnership.

We hope to be in touch soon.

With warm regards,
Alexandros Kosmopoulos

Our Semester in Deals



■ Advised a syndicate of banks on the **project financing of a ca. 19,000 GLA** complex that will become the primary luxury shopping destination within the **Hellinikon project**, hosting 70 exclusive retail units and 25 prime food and beverage units.

■ Acted for the lenders in connection with the financing of the secondary acquisition of an **NPL portfolio** that resulted from a HAPS securitization, as well as associated liquidity and letter of guarantee facilities.

■ Advised the lender on the financing of a **redevelopment project at a historic landmark** located at a prominent intersection in Athens. The financing supported the comprehensive transformation of the site into a vibrant multi-use complex integrating gastronomy, culture, and commerce.

■ Advised the lenders on the financing of construction, equipping, commissioning, operation, and maintenance of **photovoltaic parks in Romania and Italy**.

■ Advised the lender in a portfolio (master) acquisition facility that was initially utilized to fund the acquisition of a **3-hotel resort in Halkidiki**.

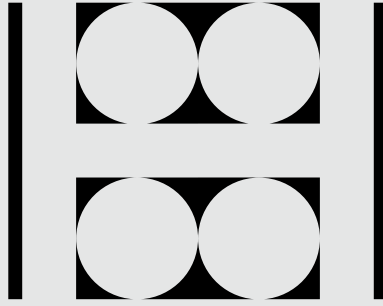
■ Advised an international developer on its strategic joint venture with a local partner for the development of a **large-scale residential project**, including second homes and villas.



■ Acted for a private equity fund in the acquisition of a Greek entity operating **one 5* and one 4* hotel** on a very popular Greek island.

■ Advised client on an **envisaged equity investment in an SPV** that is developing a data center in Attica.

■ Drafted and negotiated on behalf of our client, the owner of a hotel building at the center of Athens, of a 30-year-term commercial lease agreement **concerning the lease of the building** to be operated as a hostel under a well-known brand.



- Acted as Greek law counsel to a client in relation to its participation in a competitive auction for the purchase of a European developer, holding a **significant portfolio of RES projects across Europe**, including in Greece.
- Advised the client in connection with the **drafting and negotiation of a JVA and an IP** license for the purpose of setting up a group of companies providing engineering, project management and cost consultancy services in the wider Middle East area under the client's brand and trademark.
- Advised local and international clients **on the potential review and amendments of projects in light of critical Council of State rulings** on the New Building Regulations (NOK).
- Assisted an international client with the legal and planning due diligence for the **acquisition of a large property** in Attica intended for the development of high-end residences.
- Assisted an international client on its **binding bid in an international tender** initiated by the HCAP for one of the major Greek ports.
- Identified the **planning and licensing requirements of a private island** ("planning identity"), assessing applicable planning and environmental restrictions to determine permitted uses for a unique development project of an international client.
- **Co-represented the Client (acting as syndicated bondholders agent of a EUR 300 million secured bond-loan)** before the Supreme Court in the context of judicial proceedings related to the validity of the bond -loan termination /acceleration.
- Represented the Client in a series of interim protection proceedings sought against enforcement/acceleration actions initiated by two technical-construction companies in the context of **disputes arising from works conducted for a prestigious luxurious hospitality asset**.



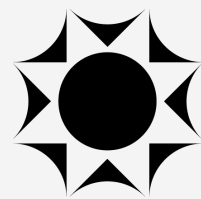
Red carpet Highlights



This semester, AKL was everywhere that mattered. From the BHCC's Real Estate Market Outlook - where George Zohios shared his insights on hospitality investments - to the 'Most Powerful Women 2025' conference, where Helen Alexiou brought her A-game on legal strategy in real estate and tourism, we were honored to be at the table with thought leaders shaping the future. Whether it was discussing the evolution of Greek leadership or exploring the future of property law, we didn't just attend events - we helped spark conversations.



League of Legends



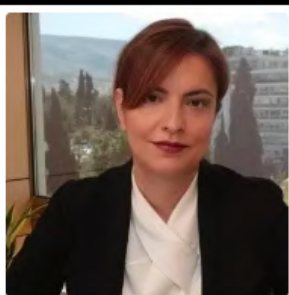
From team triumphs to individual distinctions, our awards wall has grown richer. Our Managing Partner, Helen Alexiou, was included on **Fortune Greece's "Most Powerful Women in Business"** list and was also **shortlisted as "Lawyer of the Year" in Real Estate at the Women in Business Law Awards EMEA**. She also made **mononews.gr's list of Greece's 100 most influential personalities!**

Leaders

MONONEWS100 2024



ΟΔΥΣΣΕΑΣ ΑΘΑΝΑΣΙΟΥ



ΠΑΝΙΑ ΑΙΚΑΤΕΡΙΝΑΡΗ



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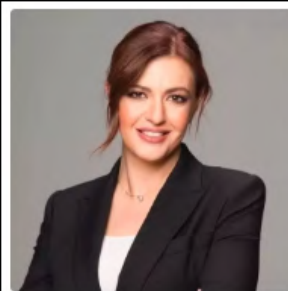
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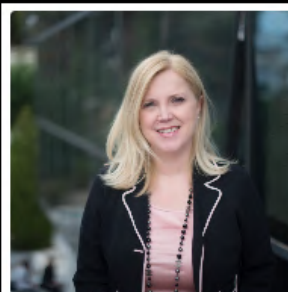
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ΜΑΡΙΝΑ ΚΑΠΕΤΑΝΑΚΗ



ΦΩΤΙΩΝ ΚΑΡΑΒΙΑΣ

On the rankings front, **Chambers and Partners** and **Legal 500** showered us with praise – 15 distinctions from Legal 500 and top-tier placements in Chambers across Real Estate, Banking & Finance, Corporate and Dispute Resolution. Huge congratulations to all our lawyers recognized individually, including **Constantine Alexiou**, **Alexandros Kosmopoulos**, **Helen Alexiou**, **Sotiris Foteas**, **George Zohios**, and our rising stars **Eleftheria Vassila** and **Georgios Rafail Athanassiou** and Leading Associate, **Vicky Zarakioti**.

Last but not least, our trainee lawyer Lenia Ntoulas wowed us all by graduating as valedictorian from the Law School of Athens, delivering the graduation oath.





Knowledge in motion

AKL lawyers weren't just busy practicing law—they were also busy writing about it! From Helen Alexiou and Sotiris Foteas' insights in **Chambers & Partners' Real Estate Litigation Guide**, to George Zohios and Amalia Vardakoulia's deepdive on **disaster risk in bond loans** and Kostas Fatsis' insights **on the evolving legal and regulatory landscape and the country's new FDI screening regime**, our publications have spanned real estate, finance, urban planning, arbitration, and foreign direct investments.



We made appearances in **Chambers & Partners**, **CEE Legal Matters**, **Lexology**, **Nomiki Bibliothiki**, and more. Special shoutouts to contributors of the CEE Legal Matters Comparative Guide on Real Estate and to Maro Argyrou for her constitutional law commentary. Let's not forget our in-depth briefing on **Greece's new building regulations** - and our hot take on the **FDI regulatory shakeup**. At AKL, we don't just follow legal trends - we help define them.

**CEE
LEGAL MATTERS**

The Buzz in Greece

Greece continues to ride a wave of investment interest, with momentum building across real estate, hospitality, renewables, and increasingly, digital infrastructure, according to AKL Partner Kostas Fatsis, who walks us through the latest legislative developments shaping the market, including energy reforms, FDI screening, and judicial modernization.

LEXOLOGY | PANORAMIC

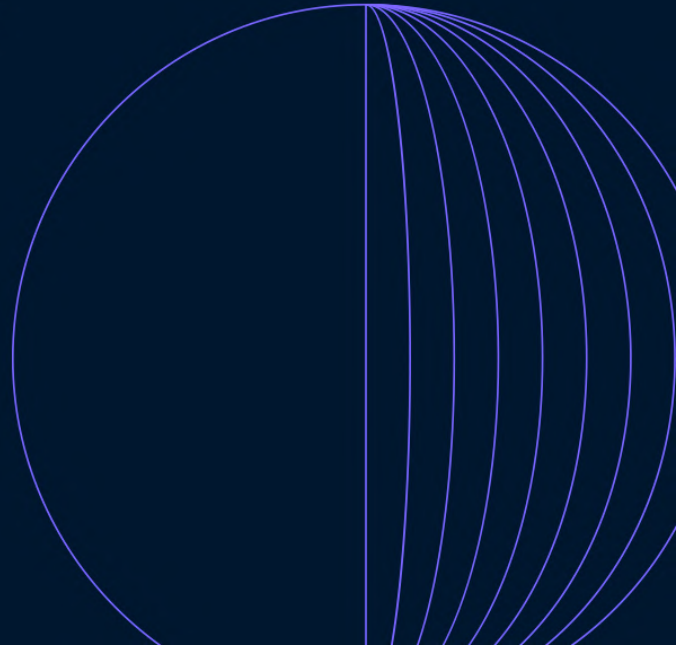
Arbitration

GREECE

CONTRIBUTOR | AKL LAW FIRM



Sotiris Foteas



Heart & Soul

AKL's Commitment to Community, Sustainability, and Inclusion



From pounding the pavement at the **Lawyers' Run** to **cleaning up a beach after World Environment Day**, our CSR calendar has been anything but dull! On June 6th, we got sandy (and inspired) at Thoriko beach with HELMEPA. Earlier in the year, we collaborated with Make-A-Wish Greece **to help grant a London adventure to a brave young girl**.

We ran **blood drives with Bloode**, explored bone marrow donation with Choose Life, and celebrated female leadership on **International Women's Day** with Helen Alexiou's feature in epixeiro.gr.



We even squeezed in a **cultural stroll to the Acropolis** and opened our doors to ELSA Athens students for **Lawyers at Work**.

Oh, and we swam (and won!) at **Spetsathlon**. And just a few days before closing this Newsletter, we had the honor to host 17 law and high school students **for our Summer Internships** and also to support the **10th ELSA Athens Summer Law School!** Because at AKL, giving back—and getting involved—is part of who we are.



Enjoy Your Summer!

